



# Life at Ken-Caryl

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## Master Association Board Election Ends March 5 at 5 p.m.

See Page 6 For Details

MA ANNUAL MEETING	JOB OPENINGS	COVENANT CLIPS	MEETINGS	CRIME
Master Association Annual Meeting March 5	The Changing Demographics of Lifeguards	2019 Paint Review	Ken-Caryl Swim Team	Car Trespasses
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Waterfowl Die-Offs in the Denver Metro Area

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**Call for Candidates for New Equestrian Center Task Force**

The Master Association is seeking applicants for the next version of the Equestrian Center Task Force. The 2018 Task Force wrapped up its duties, and a new Task Force will be formed to look at additional duties. To apply or read the job description, go to [www.ken-carylranh.org](http://www.ken-carylranh.org) under the Administrative tab then Committees and Task Forces. Applications are due March 1. If you have any questions, contact Chris Pacetti at [chrisp@kcranch.org](mailto:chrisp@kcranch.org).

**Please Place Trash Out by 7 a.m.**

Waste Connections would like to remind residents to place trash and recycling out no later than 7 a.m. on their designated pickup day. It can also be placed out after 7 p.m. the night before. The trash truck drivers are reporting that residents are not putting their containers out on time. The driver is often in the neighborhoods by 7 a.m. to start, and some residents do not have their trash out.

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# Gallagher Amendment Update

By KCRMD District Manager Melissa Daruna

Last fall a special legislative committee met for the last time to present recommendations for a solution to the Gallagher Amendment. Three bills were presented, but only one was moved forward with a guarantee to be introduced in 2019.

The Colorado Legislature has been in session for a little over a month now. There has been little discussion around a long-term solution to the Gallagher challenges, however. The most recent report from the Special District Association's legislative committee is that the momentum is still there, legislators are still aware of the challenges many communities face, but there is concern over the support needed to move a ballot initiative forward. The House and Senate would need a 2/3 majority vote to put a Gallagher repeal question on the November ballot. After that, the people of Colorado would need to weigh in. What is still largely undetermined is what, if anything, would replace Gallagher, leaving many uneasy with an outright repeal.

So where does that leave local communities? In recent weeks the Department of Local Affairs has issued a preliminary Residential Assessment Rate Study that helps. While there is still a projected decline in the Residential Assessment Rate (RAR), it is not as low as the State projected last year. The latest preliminary number is 6.95 (6.11 was the projected number at the end of 2018). It is believed that the number was adjusted up because there was a large increase in oil and gas values, but residential values had a more modest increase. The current RAR is



7.2 so a decline in residential tax revenue is still expected, though not as much.

The District is preparing more preliminary projections to determine how this will impact tax revenue collections in 2020. In addition to this being a preliminary figure, there are other unanswered questions such as whether the District will see a significant increase in commercial tax revenue or if property values will still increase enough to offset the decline in RAR. The District is closely following the legislature and working with the Special District Association and Colorado Municipal League to stay abreast of the most recent developments.

While I am cautiously optimistic with the discussion and momentum at the Capitol, I am not holding my breath that this issue will be resolved in 2019. To me, it means we need to continue to focus on local solutions for creating financial sustainability for the District, solutions that work for residents and that the community supports.

## February

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

Sun.	Mon.	Tues.	Wed.	Thurs.	Fri.	Sat.
17	18	19 6 p.m. Master Assoc. Board	20 4:30 p.m. Covenant Committee	21 10:15 a.m. Family Story Time	22	23 6-8:30 p.m. Family Masquerade
24	25	26 6 p.m. Metropolitan District Board	27 7 p.m. Open Space Committee <b>Dakota Lodge</b>	28 7:30 a.m. Architectural Committee 10:15 a.m. Family Story Time		

## March

Sun.	Mon.	Tues.	Wed.	Thurs.	Fri.	Sat.
					1	2
3	4	5 7 p.m. Master Association Annual Meeting 7:30 p.m. MA/MD Joint Study Session	6	7 10:15 a.m. Family Story Time	8	9
10	11 7 p.m. Community Planning Committee	12	13 1 p.m. Historical Society	14 7:30 a.m. Architectural Committee 10:15 a.m. Family Story Time	15	16

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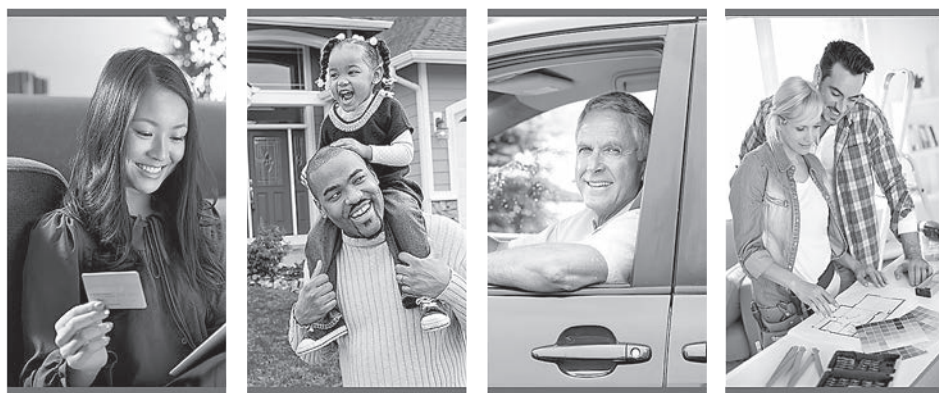
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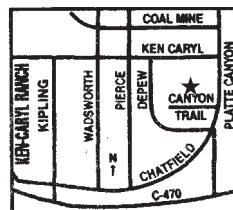
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Life at Ken-Caryl is a private newspaper published every other week by the Ken-Caryl Ranch Master Association. OUR PURPOSE is to bring timely information to the residents of Ken-Caryl Ranch. Permission to reprint articles is granted, provided that 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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**Ken-Caryl Ranch Master Association**

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MA Executive Director:  
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303-979-1876, ext. 116

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

**Ken-Caryl Ranch Metropolitan District**

Board of Directors:  
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District Manager:  
Melissa Daruna  
melissad@kcranch.org  
303-979-1876, ext. 136

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

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

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

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

**2019 Paint Review**

By Community Standards Administrator  
Jenny Bernal

It's that time of year again, the Annual Paint Review. Through the month of February, Covenant Enforcement will be reviewing properties for paint compliance. Some of the conditions we'll be looking for include chipping, peeling, and faded exteriors; need for siding and trim repair; and accent maintenance such as shutters, doors, fascia, and garage doors, just to name a few. We perform this review at this time of year to allow residents ample time to plan for the scheduling and expense of such a project.

- What you can do:
- Regular Maintenance and Painting: The experts will tell you that you'll need to paint every five to ten years. This timeline can vary depending on where you live and the climate conditions for your location; the quality of the previous paint job; and the surface that's painted such as wood siding or stucco. Other factors include exposure, colors, and paint quality.
  - Flaking, Bubbling, or Cracking Paint on the Field, Trim and Accents: Often dry rot, wet rot, or mold are caused by failed weatherproofing. Strong sunlight, harsh winters, arid climates, and storms can contribute to peeling or bubbled paint.
  - Fading Paint and Color Morphing: Sun

bleaching is common, and dark colors tend to fade faster than paler shades. UV rays can cause the paint to fade and sometimes transform to a shade you weren't expecting. A seemingly neutral taupe can transform to pink in a matter of weeks under some conditions. Always use a paint that is an exterior grade that can withstand UV effects.

Don't wait until unsightly paint conditions are noticeable from the curb. Regular maintenance can reduce the need for preparation work, like scraping flaking paint, caulking seals, or replacing wood, lowering the costs of repainting. Painting your house every 5-10 years helps to minimize damage to the exterior materials of the home and helps to maintain your home's (and your neighbors' homes) property value. As always, remember to submit paint colors to the Architectural Committee for approval prior to commencing work, even if you are using the same colors. Visit <https://ken-carylranh.org/residents/property-improvements/painting-resources/> for more information.



**Joint Study Session**

The Ken-Caryl Ranch Master Association and Metropolitan District Boards held a Joint Study Session on Feb. 5 and discussed the following items:

- A.D. Miller gave an overview of expected construction costs for a new pool at the Ranch House. If all requested design elements are included, the pool is projected to cost \$4.1 million, which includes design work, pool construction, and contingency. The projected costs came from three bids per trade area for construction costs. The Metropolitan District will contribute \$2.25 million from the Plains Metropolitan District lawsuit settlement. The Master Association will contribute \$1.3 million from Reserves and additional funding. The Board recommends scaling back the design to cut costs and be within budget. The Board wants to target a cost of \$3.6 million. Some design elements can be added in the future as budgets allow. An updated design and project budget will be available for review and feedback in the coming weeks.
- The Boards discussed a potential 2nd Amendment to the Reorganization Amendment between the Master Association and the Metropolitan District. The amendment outlines transferring financial responsibility for Master Association-owned water taps to the Master Association.
- Staff gave an overview of the development of a Community Strategic Plan. Planning will continue with core staff and board representatives, followed by reports back to the Boards. There will also be opportunities for public input and community involvement.
- Staff provided an update on audio streaming board meetings. The Boards support live-streaming the meetings if the cost is minimal and there is participation from residents. Staff is pursuing options and will do a trial run of the streaming in the next few weeks before making it available to residents.
- Chris Pacetti talked about signage in the open space regarding closures after sunset. Staff is adding the words "except for authorized activities" to the signs to be consistent with the open space rules.
- Melissa Daruna gave an update on the projected Residential Assessment Rate for next year. It is currently projected at 6.95%, which is higher than the initial projection of 6.11%. The final RAR will not likely be set by the Legislature until April or May of this year.

**Car Trespasses**

There have been recent reports from residents regarding vehicle trespasses. Criminals are checking for unlocked cars and stealing items that are left in the cars. Please LOCK your cars and don't leave valuables or garage door openers in them. If something has been taken from your car, please report it to the Sheriff either at 303-277-0211 or online at [www.jeffco.us/597/Report-a-Crime](http://www.jeffco.us/597/Report-a-Crime).

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- Debby Murray (North Ranch sale - 2018)

◆ MA Annual Meeting

**Master Association Annual Meeting March 5**

The Annual Meeting of the Ken-Caryl Ranch Master Association is scheduled for Tuesday, March 5 at 7 p.m. at the Ranch House, 7676 S. Continental Divide Road. Residents need to sign and return their proxy slip because 2,462 signed proxies are needed to establish quorum for the Annual Meeting. The proxy does not grant your voting privileges to anyone. Proxy forms are available at the Ranch House or at [www.ken-carylranh.org](http://www.ken-carylranh.org). If you have any questions about the Annual Meeting, contact Chris Pacetti at [chrisp@kcranch.org](mailto:chrisp@kcranch.org) or 303-979-1876, ext. 116.



## Staff Highlight: Open Space Manager Sean Warren

By Open Space Manager Sean Warren

My name is Sean Warren, and I'm the Open Space Manager. I work for the Ken-Caryl Ranch Master Association but am responsible for managing all Ken-Caryl Ranch Open Space (KCROS), including the public open space parcels owned or leased by the Ken-Caryl Ranch Metropolitan District. KCROS covers approximately 4,800 acres and for the most part is located west of highway C-470. KCROS is dominated by natural vegetation, harbors a diverse range of wildlife, and has over 45 miles of hiking trails. KCROS does NOT include irrigated streetscapes, landscaping, playing fields, or greenbelts.

March 2019 will be my 25-year anniversary working at Ken-Caryl Ranch. I was hired on in 1994 as the Environmental Education Specialist and at the time was responsible for planning and running the nature programs and patrolling open space facilities. After working for a couple of years as the Environmental Education Specialist, the previous Open Space Manager left Ken-Caryl Ranch, and I was hired to replace him. The open space program has grown since then. There were two full-time employees back then and a couple of seasonal employees. Now we have four full-time and four part-time employees. In 1999, the open space budget was about \$160,000. The 2019 budget is \$549,000.

I am under the direct supervision of the MA Executive Director but have a lot of interaction with community leaders, which is important for me in understanding what our program priorities should be. I attend all the MA Board meetings and am the staff liaison to the Open Space Committee (OSC). My interaction with the OSC is one of the more engaging parts of my job. I draft the monthly meeting agendas with input from the committee chair, and I prepare and send out meeting documents to committee members prior to the meeting. I follow up on tasks as directed by the committee and Board by conducting research and providing reports; gather bids on construction and consulting work;

facilitate requests from residents to the OSC; write recommendation memos and other communications; and facilitate review and modification/formulation of various policies and procedures. I also work closely with the OSC in late summer and early fall to identify budget priorities and draft budget requests to the Board.

In addition to my close work with community leaders, I also provide direct supervision and encouragement to three full-time Rangers and monitor budget activity for the department. I perform a variety of administrative tasks including facilitating requests to use open space for group and special events and act as the department's main point of contact for inter-agency/community relationships.

I also spend a good portion of my time managing construction projects that range from \$10,000 to upwards of \$500,000. There is a lot of planning work that goes into these projects; it typically takes a couple of years from vetting a project to completing the engineering and securing permits before construction

begins. The construction phase is typically six months to a year, and I am responsible for providing overall management and day-to-day oversight. Since 2015 we have completed two major drainageway projects on Massey Draw; one just downstream of the Community Center and the other, which just wrapped up last Thanksgiving, in Brannon Gearhart Park.

I also oversee and manage the paving conversions of our hard-surface trail system. This project is funded by the Reserve Study at a rate of \$100,000 per year with the goal of converting all 5+ miles of these trails from asphalt to colored concrete. I find the best-value contractor, execute the contracts, and oversee the work. We have been replacing sections of hard-surface trails every year for the past eight years and have about four more years before this project is complete.

Since 2016, Open Space Department staff have transitioned into more of a support role in the management of backcountry trails. The Volunteer Trail Coordinators are now responsible for

overall management, including on-going maintenance and construction of backcountry, single-track trails. Much like the drainageway projects mentioned above, new trail projects can take up to two years of planning work before construction begins. I am responsible for finding scientists and consultants to complete biological and cultural survey work to help community leaders and trail planners design trails that minimize impacts to our open space resources. I'm also responsible for securing the necessary permits and communications/updates to appropriate regulatory agencies.

I've really enjoyed my time at Ken-Caryl Ranch. Every day seems to bring a new challenge. I love the variety of tasks I'm involved in, the people I work with, and the land I work on. I'm proud of the fact that as a department we really go out of our way to be transparent and work very closely with community members to make sure that open space, probably the most valued asset in the community, is managed according to the will of the people.

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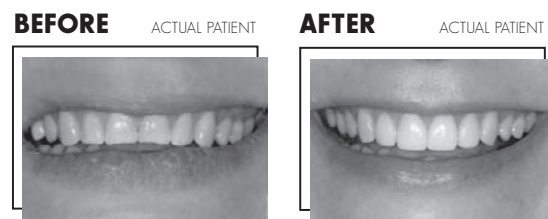
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Thank you for the impossible BREAN SMALL! - Forever clients, Jason and Rachel Osborne

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# Master Association Board Election Ends March 5 at 5 p.m.

The Ken-Caryl Ranch Master Association Board election began Feb. 12 and runs through March 5 at 5 p.m. Here's how the election works:

- There is one open position for the Board, so you will vote for one of the two candidates. Candidate Jack Sawatzki withdrew his application.
- Residents and businesses with an email address in our accounting system should have received an email from kcr@ivotehoa.com on Feb. 12 with voting instructions.
- Those residents and businesses without an email in the system should have received a postcard in the mail.
- If you have not received your voting instructions or cannot find them, please contact Victoria DeSair at victoriad@kcranch.org or 303-979-1876, ext. 122.
- There is one ballot per household or business.
- If you own multiple properties and the same email address is associated with all properties, you should have only received one voting invitation, and your vote will be weighted.
- The election is primarily done online, but paper ballots are available at the Ranch House Monday through Friday from 8 a.m. to 5 p.m. for those residents who do not wish to vote online. You will need a photo ID to vote with a paper ballot.
- The election will close online Tuesday, March 5 at 5 p.m., and results will be posted at www.ken-carylranh.org later that night. The results will also be published in the March 20 Life at Ken-Caryl newspaper.
- If you have any questions about the election, contact Chris Pacetti at chrisp@kcranch.org or Victoria DeSair at victoriad@kcranch.org or call 303-979-1876.



**Scotty Martin**

**Email:** scotty@martinize.com  
**Phone:** 303-669-6866  
**Community Area:** Valley  
**Resident Since:** 2002  
**Occupation:** Consultant  
**Involvement in Community Organizations:** Leadership Douglas County (Trainer/Volunteer), City and County of Denver (Manager, Budget Office), Boy Scouts Troop 686 Assistant Scoutmaster  
**Hobbies:** When I'm not doing my best to be a good husband and father, I enjoy tennis, volunteering, hockey, skiing/snowboarding, and hiking.

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

I've been a resident in Ken-Caryl Ranch since 2002. During that time, I've been focused on being the best husband I can be, being an Assistant Scoutmaster for my son's Boy Scout Troop, volunteering at Chatfield High School, coaching volleyball, all while growing as a municipal leader working for two Mayors in Denver's Budget Office. I recently left civil service to work as a consultant to several local area governments in the Front-Range, but I long for a way to get involved right here in Ken-Caryl, my own community. In short, I'm hoping to be of service here in our community rather than downtown where they have a \$1.2 billion budget or consulting to local governments with over 6,000 team members. I long to meet more of my neighbors, to learn what they value about our community, and empower us to be even more data driven in our decision making. I would love the opportunity to actively facilitate and get involved in the conversations that will impact

Ken-Caryl in the next 3 to 10 years.

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

I bring an eclectic balance of budgeting, facilitation, strategic planning, information technology, and data science skills with me. I'm a civil/environmental engineer by training that, through the luck of a varied consulting career, somehow landed me as a civil servant in Denver. While working for Denver, I built an internal process improvement and data science team that trained over 6,500 FTE in five years. Those trainees identified and implemented \$22M of efficiencies and by doing so gained national and international recognition for the City and County of Denver. I humbly bring these skills in hopes of learning more about my neighbors, learning more about the history of our community, and ultimately learning how best to be of service if called upon for a role on our Master Association Board of Directors.

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

If called upon to join a committee or nominate committee members, I would want to learn more in order to be thoughtful about each committee. However, during a quick review of the committees there are three that seem to align best with how we might best leverage my background and experience:

- Architectural Committee – One way in which a group of residents can directly translate their values into actions and norms is by setting the architectural look-and-feel standards for their community. I would be honored, if called upon, to help facilitate those values into our architectural standards. I feel that serving on this committee may be one of the highest duties a member of our Board can fulfill.
- Community Planning Committee – It's invigorating to think about collaborating with the Metro District (MD) and engaging our neighbors to document our collective vision for the next 5 to 10 years. I'd be honored to serve as a liaison on this committee to build close, trusting relationships with the MD board, with MD team members, experts, and our neighbors during future planning events. It may be important to catalog our accomplishments and measure the impact our current KC2020 plan has had before embarking on creating the next strategic plan for Ken-Caryl Ranch.
- Historical Society Committee – I read a lot of history because knowing history helps me feel connected with the past and to feel more connected with where we came from. I also feel history helps set the foundation for our future. History is a passion of mine, and I'd respectfully want to join in hopes of finding ways to help protect our collections of distant history as well as find ways to add recent history before it's lost in the fast-paced life we all lead.

**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?**

Ken-Caryl Ranch is positioned nicely to tackle major issues facing the community in the coming years. However, we may have some challenges rather than major issues we'll need to address. I'd suggest we document our common values as guideposts to discuss those challenges when they arise. If we document our community values, then some of the challenges and topics listed below may seem easy to address:

- Planning for the Future – Do we want to measure the success of our previous investments and decisions using some form of metrics? How can we do this at the board level that best represents our community values? Do we have operational, financial, and other ROI-level metrics that we can adopt to track how we're doing as a community?
- Preserving what makes KCR so wonderful – How can we protect our Open Spaces and

the beauty that surrounds our community in a balanced manner?

- Investing in our Rich History – Will we commit resources to track down and catalog new information about our rich history? Will we work hard to continue to share those stories with our community?
- Community Safety – Are we tracking overall safety as well as tracking if our residents feel safe? Can we improve the partnership with our sheriff?
- Revenue Shortfalls for our Community Partners – We are currently facing and may face declining tax revenues in the next few years. If this happens, it may create some tensions for our partner organizations.
- Home Rule Implications for KCR – What does Home Rule mean for Ken-Caryl Ranch and our covenants? Are we educated about Home Rule and what flexibility or restrictions that may provide for our community?
- Partnering with Jefferson County Schools – How can we improve our partnership with Jeffco schools to enhance our community?

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

Simply put, my vision for the future of Ken-Caryl Ranch is:

"Ken-Caryl will become THE sought-after community by every family in the Denver Metro Area."

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

I come with a background in fiscal management and data analysis that heavily influences what might be considered my philosophy of our amenities and spending money on those amenities. That philosophy may be summarized with the following phrases:

- "Live within our means"
- "The dollars we spend should have some measurable impact"
- "What we spend money on demonstrates our community values"

What this means is we should strive to keep all things in balance. Spending money proactively now to save replacement costs in the future seems appropriate, and data, rather than emotions, should drive those spending decisions. I believe in maintaining investments and making good on financial promises before chasing any new investment opportunities. I also believe in being open to change and recognizing that sometimes to move forward, there may be situations where it is appropriate to stop spending on some items and shift those dollars to new areas. And, in closing, any money we spend should have operational and outcome metrics tied to those dollars that we collaboratively track to show how our investments are improving our community.



**Seth Murphy**

**Email:** seth\_murphy@hotmail.com  
**Phone:** 970-485-0894  
**Community Area:** Valley  
**Resident Since:** 2011  
**Occupation:** Lawyer  
**Involvement in Community Organizations:** KCRMA Board, 2014 - Present; Summit County Countywide Planning Commission, 2009-2011; Pro-Bono Lawyer of the Year for Summit County, 2010  
**Hobbies:** Outdoor activities, competitive swimming, beer aficionado

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

I was originally elected to the MA Board of Directors in 2014 and been on the Board since that time. I am running for the MA Board again because I believe there are a number of issues that will be addressed in the next 2-3 years that are very important to our neighborhood. Most importantly, with Chris Pacetti resigning after 30+ years

(!!!), the MA will be hiring a new Executive Director this year. Additionally, the MA and MD Board are moving forward with the re-development of the Ranch House swimming pool, which is a project I have been closely involved with since its inception. I believe my knowledge and experience will be helpful with these, and many other, issues.

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

I have been the President of the MA Board for approximately 4 years, which has provided me with a wealth of knowledge into the how the MA works on all levels. Additionally, I am a real estate lawyer, and I have a broad knowledge of the legal issues affecting HOAs. Finally, I believe I am very balanced and open to all sides on issues, which is essential when making decisions on how to best move the MA forward.

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

I have previously served as the MA Board liaison to the Open Space Committee, MD Board, and Election Committee. I would be open to appointment to any committee, as I feel they all serve essential functions.

**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 most important action the MA Board will take during the next three years is the selection of a new Executive Director. The MA's staff is essential in the day-to-day operations of our neighborhood, and the Executive Director is our most important single employee. The importance of selecting the right person cannot be overstated.

Additionally, as stated above, the renovation of the Ranch House Pool, which is scheduled to begin the fall of 2019, is another project that I have worked on for the last few years, and which is finally coming to fruition. Lastly, I am hopeful that much of the contentiousness that has arisen over the Docmann Gulch and other open space issues can be remedied. I believe we have built out our trails for the foreseeable future, and I have worked hard to make sure all voices on those issues have been heard. Hopefully, that work will now pay off, and we can enjoy our neighborhood and its fabulous amenities.

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

We live in a special place, and through the recent improvements made with the MD's bonds, and the upcoming Ranch House pool improvements, we have greatly updated the look of our neighborhood. The MA and MD must work to maintain those improvements and continue to upgrade our neighborhood. However, challenges exist on this front, given the recent effect of the Gallagher and Tabor Amendments on the MD's funding. The MA and MD should continue to work closely to insure our amenities are properly cared for and essential services continue to be provided. The MA has already assumed certain financial responsibilities the MD can no longer afford, and ongoing cooperation must continue to preserve our wonderful amenities and lifestyle.

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

I am very careful with managing the MA's funds. I fully understand the MA budget, and have worked with the Board and Staff to be a good steward of our community's assets. Obviously, there are times when money must be spent, and I will always measure the cost v. benefit of those decisions. I believe the money paid to improve Dakota Lodge, the Ranch House, and Community Center was well spent, and I support further updating of our assets, to the extent necessary. However, those decisions have to be weighed against our ongoing, day-to-day obligations, such as maintaining existing facilities and providing services to our members such as reliable (and excellent!) trash pickup, open space management, and special events.



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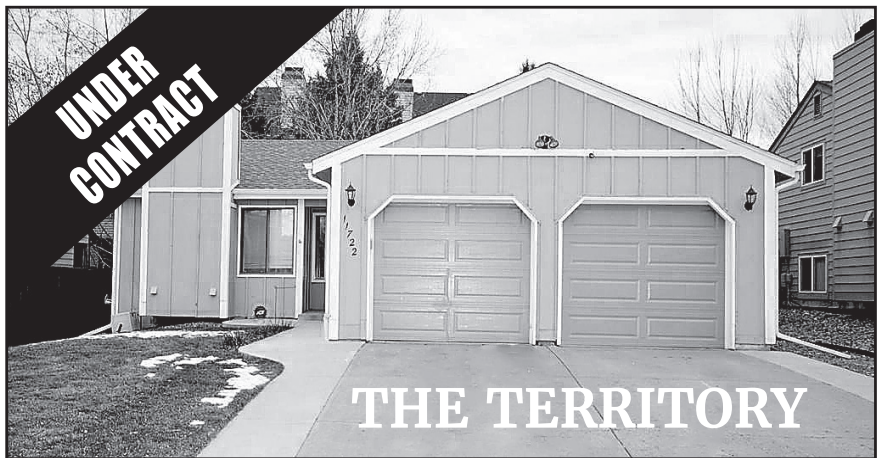
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**MEADOW RANCH**

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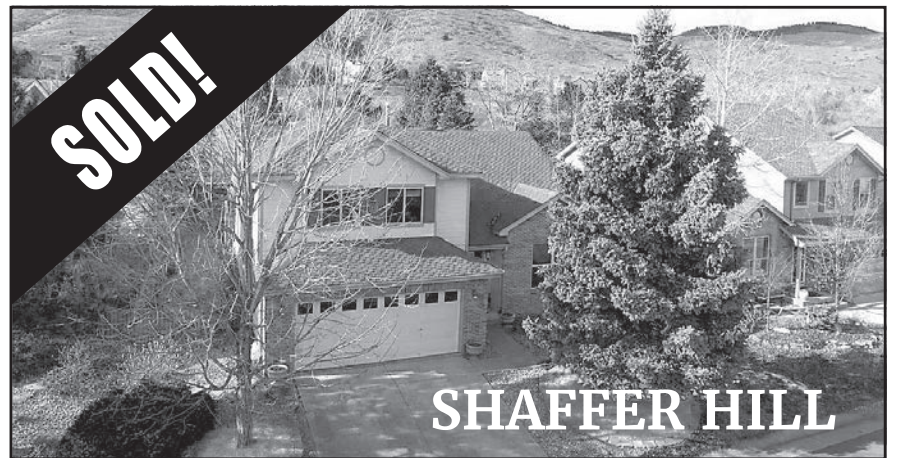
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## The Changing Demographics of Lifeguards

By Sara Heisdorffer, Recreation Coordinator

With extracurriculars, internships, sport commitments, summer classes, and students' ever-dwindling free time, recruiting high schoolers and college students to lifeguard for summer jobs is getting increasingly difficult nationwide. As trends change, so do strategies.

Area recreation agencies have tried a variety of tactics as their workforce resources get tighter and tighter: some pools have stayed closed and defunct during the dog days of summer, others have seen hours restrictions, and still others have had to cut back on the programming that is available to the communities they serve.

As we approach summer (I know, it doesn't feel like we're there yet, but it's coming quick!), Ken-Caryl Ranch Aquatics is looking to think outside the box. We know we have amazing and talented adults in this community, so if you're an adult lap swimmer, aqua aerobics aficionado, or a daytime leisurely lounge at our pools and you're available to help us continue providing services to the community, we hope you'll consider joining our award-winning lifeguard team!

Lifeguard training prerequisites: candidate must be able to swim 200 meters of freestyle or breaststroke non-stop, tread water without hands for 2 minutes, and retrieve a 10-pound brick from the deepest point in the pool, all without goggles. Lifeguard candidates will need to pass a written test and demonstrate technical proficiency in the following skills by the end of training to pass the course: vigilance/

awareness while scanning the water, a variety of aquatic rescues for active or passive distressed swimmers, in-water back boarding for a suspected head, neck, or back injury, rescue breathing, CPR/AED for the professional rescuer, first aid, customer and guest services, and risk management.

All lifeguards employed by KCRMD are trained at no cost to the employee. If you feel you may be a quality active adult lifeguard candidate and are available to work a minimum of 15 hours per week from Memorial Day weekend through Labor Day, please apply by sending your resume and cover letter to sarah@kcranch.org with the subject "Lifeguard Application." We're excited to hear from you!

## Waterfowl Die-Offs in the Denver Metro

A few ducks and several geese have recently been reported dead in the Denver metro area. Colorado Parks and Wildlife has conducted necropsy of several of the dead geese and found that the most significant factor in their deaths is a bacterial infection with *Riemerella anatipestifer*, also known as New Duck Disease. This disease affects primarily waterfowl, but it can cause disease in poultry and other birds. The Denver Metro area is home to large populations of resident Canada Geese year-round. In addition, large migratory flocks of geese make temporary residence in the Denver area during the winter



months. These large, congregated flocks create ideal conditions for various illnesses to travel amongst their populations.

Do not make contact with dead or sick fowl, and do not allow your pets to have interactions with them. If you observe dead waterfowl, you can report it to the Ken-Caryl Rangers at 303-979-1876, ext. 170.

## Ken-Caryl Swim Team

The Ken-Caryl Lightning Swim Team is hosting a NEW Family Information Meeting on Tuesday, Feb. 26 at 7 p.m. at the Ranch House. This information session will be for parents who have swimmers interested in joining the team for the 2019 season. Come meet Coach Toby, along with some of the steering committee members, as we share the ins and outs of the KC Lightning Swim Club.

The Swim Team will also have an information meeting for RETURNING families on Thursday, Feb. 28 at 7 p.m. at the Ranch House. At this parent session, we will share details about clinics, the new process for clinic and season registration, 2019 changes for the League Meet, open steering committee positions, and volunteer commitments. Please email kcswimming@gmail.com with any questions.

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© Life at Ken-Caryl

February 20, 2019

# RECREATION PROGRAMS & ACTIVITIES

## ◆ For Your Information

### Facility Hours

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

### How to Register for Classes & Events

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

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

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

For those paying for programs with a credit or debit card, you will now see an increase of 4.25% per transaction, which will help offset \$90,000 the District pays in card processing fees each year. Payments made with cash or check will not be subject to the increased fee. The District has consulted its legal team and other professionals in the credit card industry to determine that as a governmental entity, it is exempt from the law that prohibits charging patrons for credit card fees.

## ◆ Tennis

### Tennis Lesson Registration

The next session of tennis lessons is March 4 - May 10. Adult lesson registration was done through a lottery, but you can sign up for any remaining spots online at [www.ken-carylranh.org](http://www.ken-carylranh.org). The junior tennis lottery deadline is Feb. 24, and the schedule is available online.

### Tennis Level 2.5 Info Meeting

Join us for a meeting for all prospective tennis level 2.5 summer league players. Covered topics: league formats and schedules; fees; commitments; and practices.

Date: Tuesday, Feb. 26

Time: 6 p.m.

Location: Community Center

## ◆ Adult Programs

### Community CPR/AED Class

Community CPR/AED will provide lay rescuers the fundamental skills, knowledge, and confidence to provide life-saving care to adults, children, and infants. Students will learn to recognize and provide care for airway obstructions, difficulty breathing, cardiac arrest, heart attacks, and strokes. They will also learn how to safely use an AED in the event of cardiac arrest.

Ages: 12 and up

Date: Saturday, Feb. 23

Time: 2-4 p.m.

Location: Ranch House

Fees: Resident: \$40

Non-Resident: \$48

Course #46951

## ◆ Youth Programs

### Spring Break Camp

Join us for fun-filled camps each day of spring break at the Ranch House or Dakota Lodge! These full-day camps take place March 25-29. Public registration begins Feb. 25. Check out [www.ken-carylranh.org](http://www.ken-carylranh.org) for details!

## ◆ Youth Programs

### Young Engineers Lego STEM Program

Build amusement park rides, simple machines, robots, and more! The Bricks Challenge program introduces elementary-aged children to the basic principles of Science, Technology, Engineering, and Mathematics (STEM) through storytelling and building exclusive motorized models with LEGO® bricks. You can sign up for multiple weeks, one week, or even just drop in. Register at <https://littletoncolorado.e2youngengineers.com/locations/>.

Ages: 1st - 5th Grade

Dates: Wednesdays, Jan. 16 - April 24

Time: 4:30-5:45 p.m.

Location: Ranch House

### Babysitting Clinic

This course is designed for 11-13 year olds, to give the knowledge necessary for the first-time babysitting. The skills covered are: pediatric CPR/first aid 2-year certification, personal safety, growth and development, discipline, injury and illness prevention, and basic childcare such as diapering, feeding, and bathing. Bring a sack lunch and drink. You must stay for the entire time to become certified.

Date: Saturday, March 9

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

Location: Ranch House

Fee: Resident: \$70

Non-Resident: \$85

Course #46523

## ◆ Special Events

### Family Masquerade

Join us for dinner, dancing, and crafts for the entire family! White masks will be provided to decorate or wear your own! Pre-registration is required. Space is limited so register today!

Date: Saturday, Feb. 23

Time: 6-8:30 p.m.

Location: Ranch House

Fee: Resident: \$12

Non-Resident: \$15

Course #46916

## ◆ Special Events

### Easter Egg Hunt

Celebrate the holiday with thousands of eggs, a raffle, and a visit from the Easter Bunny!

Date: Sunday, April 14

Time: 11 a.m. - 1 p.m.

Location: Ranch House



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## 2018 YEAR IN REVIEW - SALES

### Ken-Caryl Valley Residential\*

Community	# of Homes Sold	Average Sales Price	Average % of List/Sold	Average Square Feet	Average Price per Square Foot	Average Days on Market
Barrington Ridge	2	\$1,195,000	95%	4,216	\$283	32
Bradford Place	0	-	-	-	-	-
Bridle Gate	0	-	-	-	-	-
Carriage Hill	4	\$1,047,801	98%	3,629	\$287	31
Deer Creek	6	\$566,800	99%	1,898	\$303	17
Deerwood Vista	4	\$1,158,750	98%	3,447	\$335	16
Eagles Pointe	7	\$870,686	98%	3,278	\$267	43
Heirloom	4	\$697,250	99%	2,578	\$272	5
Legacy	2	\$816,000	97%	3,342	\$245	56
Manor Ridge	4	\$1,347,250	98%	3,809	\$350	44
North Ranch	23	\$973,593	98%	3,534	\$279	66
Retreat	7	\$717,500	99%	2,542	\$283	28
Shaffer Hill	1	\$600,000	100%	1,850	\$324	4
Shavano	6	\$679,167	101%	2,429	\$281	16
Stallion Pointe	2	\$841,000	97%	2,813	\$300	16
Stratford Farms	3	\$601,333	101%	2,036	\$296	11
The Colony	1	\$620,000	100%	2,344	\$265	0
The Enclave	4	\$576,725	99%	2,059	\$284	12
Traditions	7	\$573,143	100%	2,000	\$290	33
Wynterbrooke	3	\$774,000	100%	3,046	\$254	8
<b>TOTALS 2018</b>	<b>90</b>	<b>\$837,321</b>	<b>98.8%</b>	<b>2,936</b>	<b>\$287</b>	<b>35</b>
<b>TOTALS 2017</b>	<b>78</b>	<b>\$784,490</b>	<b>98.5%</b>	<b>2,902</b>	<b>\$273</b>	<b>31</b>
<b>% Change 2017 vs. 2018</b>	<b>15%</b>	<b>7%</b>	<b>0%</b>	<b>1%</b>	<b>5%</b>	<b>12%</b>

### Ken-Caryl Plains Residential\*

Community	# of Homes Sold	Average Sales Price	Average % of List/Sold	Average Square Feet	Average Price per Square Foot	Average Days on Market
Aspen Meadows	5	\$527,600	100%	2,347	\$225	5
Cimarron	17	\$512,242	100%	2,338	\$225	14
Quail Ridge	6	\$479,833	97%	2,117	\$226	21
Saddlewood	3	\$470,000	100%	1,976	\$239	4
Spread	6	\$603,195	98%	2,587	\$242	37
Territory	8	\$400,500	100%	1,337	\$302	8
Village	13	\$462,577	101%	1,985	\$236	8
<b>TOTALS 2018</b>	<b>58</b>	<b>\$490,893</b>	<b>99%</b>	<b>2,106</b>	<b>\$241</b>	<b>14</b>
<b>TOTALS 2017</b>	<b>59</b>	<b>\$464,527</b>	<b>100%</b>	<b>2,106</b>	<b>\$228</b>	<b>19</b>
<b>% Change 2017 vs. 2018</b>	<b>-2%</b>	<b>6%</b>	<b>-1%</b>	<b>0%</b>	<b>5%</b>	<b>-30%</b>

### Ken-Caryl Plains Condos & Townhomes\*

Community	# of Homes Sold	Average Sales Price	Average % of List/Sold	Average Square Feet	Average Price per Square Foot	Average Days on Market
Mountain Gate	31	\$251,879	101%	1,064	\$237	10
Settlement	16	\$335,613	98%	1,805	\$187	26
Sunset Ridge	14	\$356,164	101%	1,475	\$243	8
<b>TOTALS 2018</b>	<b>61</b>	<b>\$297,776</b>	<b>100%</b>	<b>1,353</b>	<b>\$225</b>	<b>14</b>
<b>TOTALS 2017</b>	<b>77</b>	<b>\$264,969</b>	<b>100%</b>	<b>1,249</b>	<b>\$217</b>	<b>13</b>
<b>% Change 2017 vs. 2018</b>	<b>-21%</b>	<b>12%</b>	<b>0%</b>	<b>8%</b>	<b>4%</b>	<b>3%</b>

\*Display of MLS data is deemed reliable but is not guaranteed accurate by the MLS.

## 2018 YEAR IN REVIEW - SUMMARY

### Ken-Caryl Valley Residential\*

Price Range	# of Homes Sold	Average Sales Price	Average % of List/Sold	Average Square Feet	Average Price per Square Foot	Average Days on Market
Up to \$499,999	1	\$492,000	100%	2,183	\$225	1
\$500,000 - \$749,999	36	\$625,006	99%	2,195	\$288	21
\$750,000 - \$999,999	35	\$861,466	99%	3,280	\$266	52
Over \$1,000,000	18	\$1,234,186	97%	3,790	\$328	31

### OVERALL SUMMARY 2018 vs. 2017

Year	# of Homes Sold	Average Sales Price	Average % of List/Sold	Average Square Feet	Average Price per Square Foot	Average Days on Market
KC Valley 2018	90	\$837,321	98.8%	2,936	\$287	35
KC Valley 2017	78	\$784,367	98.5%	2,902	\$273	31
<b>% Change 2017/2018</b>	<b>15%</b>	<b>7%</b>	<b>0%</b>	<b>1%</b>	<b>5%</b>	<b>12%</b>

### Ken-Caryl Plains Residential\*

Price Range	# of Homes Sold	Average Sales Price	Average % of List/Sold	Average Square Feet	Average Price per Square Foot	Average Days on Market
Up to \$399,999	5	\$370,800	101%	1,427	\$267	6
\$400,000 - \$499,999	32	\$460,521	99%	1,937	\$245	10
Over \$500,000	21	\$565,768	99%	2,524	\$227	20

### OVERALL SUMMARY 2018 vs. 2017

Year	# of Homes Sold	Average Sales Price	Average % of List/Sold	Average Square Feet	Average Price per Square Foot	Average Days on Market
KC Plains Res. 2018	58	\$490,893	99%	2,106	\$241	14
KC Plains Res. 2017	59	\$464,527	100%	2,106	\$228	19
<b>% Change 2017/2018</b>	<b>-2%</b>	<b>6%</b>	<b>-1%</b>	<b>0%</b>	<b>5%</b>	<b>-30%</b>

### Ken-Caryl Plains Condos\*

Price Range	# of Homes Sold	Average Sales Price	Average % of List/Sold	Average Square Feet	Average Price per Square Foot	Average Days on Market
Up to \$399,999	59	\$294,277	100%	1,326	\$227	14
\$400,000 - \$499,999	2	\$401,000	100%	2,130	\$188	3

### OVERALL SUMMARY 2018 vs. 2017

Year	# of Homes Sold	Average Sales Price	Average % of List/Sold	Average Square Feet	Average Price per Square Foot	Average Days on Market
KC Plains Condo 2018	61	\$297,776	100%	1,353	\$225	14
KC Plains Condo 2017	77	\$264,969	100%	1,249	\$217	13
<b>% Change 2017/2018</b>	<b>-21%</b>	<b>12%</b>	<b>0%</b>	<b>8%</b>	<b>4%</b>	<b>3%</b>

## 2017/2018 NORTH RANCH SUMMARY

### OVERALL SUMMARY 2018 vs. 2017

Year	# of Homes Sold	Average Sales Price	Average % of List/Sold	Average Square Feet	Average Price per Square Foot	Average Days on Market
North Ranch 2018	23	\$973,593	98.1%	3,534	\$279	66
North Ranch 2017	16	\$1,018,125	97.9%	3,586	\$287	28
<b>% Change 2017/2018</b>	<b>43%</b>	<b>-4%</b>	<b>0%</b>	<b>-1%</b>	<b>-3%</b>	<b>139%</b>



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

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

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

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

**Email to [victoriad@kcranch.org](mailto:victoriad@kcranch.org). Deadline for March 6 Issue: Feb. 25 at 5 p.m.**

**Dear Editor:**

The media bias limits the public's knowledge of changes in Washington, D.C. during the last 24 months. This is a list of accomplishments; facts are from Wall Street Journal.

85 Federal judges have been approved by Senate.

The U.S. Embassy was moved to Jerusalem, \$300 million U.S. aid to PLO cut, and their mission in Washington, D.C. closed.

U.S. is selling military weapons to Ukraine.

Suspends \$300 million U.S. military aid to Pakistan for failure to tackle terrorism.

U.S. demanding NATO member states pay more of the operating costs. U.S. pays 72% of NATO's budget.

Dakota Access oil pipeline completed; Keystone Pipeline approved for construction.

August 2018 IRS pleads guilty to politically targeting non-profits; 100 groups will split a \$3.5 million award.

GI Bill will no longer have time limit.

EPA will not regulate water quality of stock ponds.

Native Americans are permitted to build distilleries on reservations.

College students accused of a crime can cross examine their accuser.

Bump stocks are illegal.

It's legal to grow hemp.

Corporate tax rate reduced to 21%, and profits will not be taxed worldwide.

To bring \$3 trillion in overseas profits back to U.S. a one-time rate of 15%.

Obamacare was NOT repealed; you don't pay a fine if you don't have insurance.

40% excise tax on deluxe health plans is

delayed until 2022, referred to as "Cadillac Tax."

Business trade groups can sell members group health insurance.

Pastor Andrew Brunson was released from a Turkish jail after two years in prison.

The First Step Act was signed into law, reduces three strikes penalty for drug felonies.

The unemployment rate is 3.7%. Average hourly wage increased 3.2% in 2018.

In the past 24 months, manufacturing jobs grew by 473,000. The 8 years' prior, manufacturing jobs fell by 210,000.

African American unemployment at record low.

Out of 19 million acres of the Alaska National Refuge, 400,000 acres will be permitted for oil exploration.

Signed the Right to Try Law, gives terminally ill patients easier access to experimental drugs.

Negotiated a new NAFTA trade agreement.

Full pardon for Lewis "Scooter" Libby. Jeff Esbenshade

Ken-Caryl Resident

**Dear Editor:**

Please join me in voting to re-elect Seth Murphy to the MA Board. I have had the opportunity to volunteer directly and indirectly with Seth since he joined the Board in 2014 and have witnessed first-hand his dedication and passion for our community. Seth has a proven track record of attendance and preparedness, and in my opinion makes decisions after carefully considering both sides of a given issue. With the impending retirement of the Executive Director of the MA, Chris Pacetti (thanks, Chris!), I believe that maintaining continuity with the current Board is more important than ever. The knowledge and experience Seth has gained over these handful of years will be extremely valuable during the transition period between Chris retiring and a new person filling his very large shoes.

I'm able to attend a handful of meetings each year, and as President of the MA Board, Seth has impressed me with his ability to lead with a steady hand while maintaining balance and order. Volunteering in our wonderful community is at times a thankless position, and I commend Seth for all that he has helped accomplish since joining the Board, and for wanting to run again to help complete the goals and initiatives that need more time. Voting starts this week, and I hope you will join me in voting for Seth.

Mike Miro  
Ken-Caryl Resident

**Dear Editor:**

As a longtime resident of the KC Valley, I'm very concerned about the majority of our residents being fairly represented by the MA Board.

I'm strongly endorsing and supporting Scotty Martin because I believe he will be approachable, openminded and facilitate communication, which we have been sadly lacking in our representation. He has an impressive background managing large budgets and is fiscally conservative.

We are constantly seeing money deficits and yet a huge amount of money has been spent on trails including most recently over \$80,000 for the much contested Docmann Trail, which serves only a small group of our residents.

I'm very much against the reelection of Seth Murphy who in the past has shown favoritism, exclusion of those who disagree with him and a lack of respect of our residents. It also seems he is listening to the Open Space Committee and is pushing to build other trails in the South Valley on MD property. Except for the recently elected board member, Dave Seagraves, I believe our community has not been fairly served. We need to have candidates who will listen to all our voices. Importantly, we will need unbiased MA Boards as they will have the responsibility of selecting the new Master Association Executive Director this year.

Shirley Scabavea  
Ken-Caryl Resident

**Dear Editor:**

I'm voting for Scotty Martin as our next board member of the Master Association, and I hope you will, too. Scotty has worked extensively with large budgets, is money-smart, and he believes in data-driven decisions rather than putting himself in the pocket of special interest groups or pushing personal agendas. He truly wants what is best for us, and he cannot be bought. To quote Scotty's comments during his interview with Life at Ken-Caryl, he believes in "making good on financial promises before chasing any new investment opportunities." He also believes that "what we spend money on demonstrates our community values."

Looking at the other candidate, if you have attended any Master Association Board meetings, you have undoubtedly witnessed the rude, arrogant, and childish behavior of Seth Murphy. He does not listen, he blatantly shows favoritism, and he ignores those with opposing views. He dominates board discussions by pushing his views; he cuts speakers off in mid-sentence; and he literally yells at us. He has undoubtedly deepened the disharmony in our community by voting against issues that aren't in keeping with his personal agenda.

Seth Murphy does not deserve another term on the board of the Master Association, and we should not give him one. He had his chance, and he failed miserably. That is why we should all vote for Scotty Martin – a candidate who will

make a difference in our community.  
Ellen Kessler  
Ken-Caryl Resident

**Dear Editor:**

This letter is a vote for change in the management of the KCRMA in KC. Elect Scotty Martin. Over the past 6 years, the existing board has prioritized new development of trails, overlooked the need for maintenance of existing trails and facilities, and not listened to voters' wishes for the community. It is time for change. Start the process by electing Scotty Martin a 17-year resident. Although new to politics and involvement in KC, Scotty has committed to a "listen and learn" approach to governing rather than the arrogant "my way or the highway" attitude frequently displayed by Seth Murphy. Elect Scotty Martin.

Stephen Saul  
Ken-Caryl Resident

**Dear Editor:**

I am recommending that Scotty Martin be elected for the MA Board opening. In meeting with him face to face, he was very sincere in wanting to be involved in the future challenges facing KCR. He is a data guy with experience in budgeting for Denver city and county and is fiscally responsible, believing we need to live within our means. He also has expressed to me a commitment of listening to both sides of issues. This has not been shown

continued on page 14

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by Seth Murphy (the other candidate reapplying for the MA Board opening), especially over the last couple years. Scotty is also committed to being open, transparent, and available for the whole KCR community, not just the Valley or the Plains. I look forward to assisting Scotty in learning more about the KCR community, as he moves forward helping KCR be an even better community than it already is.

Vote for Scotty Martin.

Rilla Reinsma  
Ken-Caryl Resident

**Dear Editor:**

This year's MA election, for just one open position, offers a simple choice, between re-electing the current Chairman of the Board, who has already served two terms, and a candidate who has lived in Ken-Caryl for 17 years and recognizes that the Board should begin to consider balance in its decision making.

Residents who have attended MA Board meetings over the last few years will have witnessed the often hostile manner in which the Board treats residents airing views differing from theirs, without the Chairman asking the Board to maintain a respectful discourse. A new candidate might bring a sense of calm to the Board.

In 2017, a survey of HOA members was commissioned by the Board to identify residents' wishes. While much of the numerical data garnered by the answers to many of the "how satisfied" questions was subject to different interpretation, and therefore contentious discussion in meetings, the additional written comments in the survey sent a clear message. That message was simply to ask the Board to fix what we have instead of constantly spending on expansion. The outgoing Chairman has consistently ignored the wishes of the majority of all residents, who

clearly indicated how they would like their dues to be spent.

These answers are available for all to see on the K-C website at <https://ken-carylranh.org/community-news/resident-survey/>

This election provides an opportunity to elect a new face to the Board, Scotty Martin, whose profile suggests that he would like to protect the Open Space in a balanced and informed manner. He wants to give voice to the silent majority. He wants to reserve Ken-Caryl Ranch for its residents. In short, he wants to represent all of those who pay dues.

If we really want balanced representation, we now have a chance by electing Scotty Martin.

Philip Varley  
Ken-Caryl Resident

**Dear Editor:**

I believe in term limits. Seth Murphy has reached the end of his term. Under his lack of leadership, our community is more divided than ever. "If you see something, say something." I have seen Seth Murphy publicly shame a volunteer. I have seen Seth be disrespectful to residents in meetings and refuse to listen/cutoff residents with differing viewpoints. "If you hear something, say something." I heard Seth Murphy say at a JeffCo hearing, "It doesn't matter what the resident survey says, I can do whatever I want if I think it is in the best interest of the K/C community."

In his profile, Seth says he has "broad knowledge of HOA legal issues." If legally true, just because he can doesn't mean he should do whatever he wants. Seth also mentions, "the contentiousness that has arisen over the Docmann Gulch" trail. A large part of that "contentiousness" was fired by Seth's inability to listen and to acknowledge over half of the community

held a different viewpoint than his. His comment that his leadership was balanced and "allowed all voices to be heard" is false.

I have met Scotty Martin twice. Once in group meeting and once face to face. Although not as passionate about the environment as I am (who could be), I believe that he is eager and fully qualified to accept this commitment. He has the temperament and skills to be a leader. He has financial experience budgeting for the city and county of Denver. He believes in "living within our means." He is a consultant which requires diplomatic skills for compromise. He was trained as a civil/environmental engineer. Looking me in the eye, he promised to be open, respectful, a good listener and lead in a balanced way both fiscally and environmentally.

Scotty deserves the opportunity to bring new insights into leading our community to higher ground. He seemed sincere and genuine in wanting to be involved in solving the challenges of the near future. Scotty Martin is the right vote for the MA Board opening.

Kathy Webster  
Ken-Caryl Resident

**Dear Editor:**

Please Vote for Scotty Martin for the open Master Association Board position. He has lived in Ken-Caryl since 2002, worked with large budgets for 10 years by implementing millions of dollars of operational efficiencies, which would make him an asset to the Board when dealing with the declining KCRMD revenues, and he is a fiscal conservative that truly loves and cares about all of Ken-Caryl and our beautiful open space and trails. He is open-minded and willing to listen to all members of Ken-Caryl. He does not have a pre-existing agenda like the other candidate who has already served on the Board since 2014. Scotty would actually add a new, fair and competent approach to the open board seat.

Please take the time to re-read his personal letter submitted to the Editor for the Feb. 6 issue of Life at Ken-Caryl. Also look at the questions he answered in that same paper. You will see he is the best candidate as we approach the 2020s in Ken-Caryl. Scotty's responses and his letter are found on pages 6 and 18, respectively in the Life at Ken-Caryl issue link below.

<https://ken-carylranh.org/wp-content/uploads/2019/02/KCR-2.06.19-Web.pdf>

I strongly urge everyone to Vote for Scotty Martin and support the true values of Ken-Caryl.

Sue Ann Van der Vieren  
Ken-Caryl Resident

**Dear Editor:**

In the Jan. 23 issue, MD Manager Melissa Daruna asked: "Why do you think the mill levy was defeated...If you voted no on 6G, we would like to hear why?"

On May 6, 2014, voters in the Ken-Caryl Ranch Metropolitan District passed Bond Issue 5A, authorizing \$7.9 million in municipal bonds to finance facility, park and recreation improvements for the community. We trusted that our Boards would be responsible with the funds, follow the community guidelines set forth in the 2013 Survey and the multiple meetings/presentations made available before the vote for 5A took place. The

plans laid out for the 5A funds sounded reasonable and positive. The results were not. Please refer to the notes and Life at Ken Caryl archives (Victoria is amazing at keeping all of these easily available) to get the details on promises made and reality.

When the MD began presenting their appeal for the 6G Mill Levy increase, they sent out official postcards using the Ken-Caryl logo (with permission from the MA), wrote "informational" articles in Life at Ken-Caryl using the same bullet points they had used for 5A: maintenance upgrades that would benefit the Community, swimming pool scare tactics (along with graphic pictures) and others. They secured the same support from the MA for 6G that they had previously for 5A (financing, strong public bias and free advertising). This time, residents refused to be fooled. They voted, not against an increase in financing for our Community . . . but against the MD, MA Boards and Staff that they could no longer trust to represent them with transparency.

"Fool Me Once, Shame On You - Fool Me Twice, Shame On Me."

Our vote on 6G proved an important point: we were not going to be fooled into making the same mistake twice. We need change on our Boards. When choosing new Board members on either Board, please consider voting for change, trust, transparency, mutual respect and love for the natural beauty of our Ken-Caryl Ranch Neighborhoods and Community. I will be voting for Scotty Martin for the MA Board. Thank you.

Catherine Packard  
Ken-Caryl Resident

**Dear Editor:**

If you have been to MA Board meetings and witnessed the rude and arrogant behavior of Seth Murphy, you can understand why he should not be re-elected. He consistently does not listen to both sides, shows favoritism for his friends and special interest groups, and ignores people with hands raised that disagree with him. He has a lack of respect for all those with opposing viewpoints. He dominates the Board discussions with his views, cuts speakers off, and literally yells at residents. Contrary to what he says in his profile, he has not worked hard to make sure all voices on open space issues have been heard. He has only deepened the divisiveness in our community. He consistently voted for all the new trails in the past 5 years, including the controversial Docmann Trail. Master Association dues have risen \$8 in the past 5 years under his tenure.

The Ken-Caryl community needs new blood on the MA Board! I support Scotty Martin for the MA Board. Scotty seems to have a much more balanced view than Murphy, appears to be reasonable, and is willing to listen and learn from residents. He has lived in KC for 17 years. He comes with a blank slate and no predetermined agenda. I believe he will be approachable and open-minded and will help to facilitate communication. He has worked with large budgets for 10 years and is fiscally conservative. He believes in making data-driven decisions. Please spread the word among your friends and neighbors to vote for Scotty Martin.

Linda Metzger  
Ken-Caryl Resident

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

### LOST & FOUND

**FOUND** – Set of keys. Found Friday 2-8-19 at Last Dollar Pass and Cochetopa Pass in The Village. Ford Car Key/Mail box key. Contact Charleen at the Ranch House to identify & claim. 303-979-1876

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**MOBILE AUTO DETAILING** – Your Garage or mine. Pick up /Drop off. Steam clean engine & interior. Leather treatment. Hand Wash/Wax 720-318-5411 KC RESIDENT

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

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

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

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

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

**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) 303-570-7930.

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

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

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

**LOCAL GENERAL CONTRACTOR** – Kitchens, basements, bathrooms, decks and pergolas. Big jobs and small. Licensed & Insured. Call or text 303-960-6859. Email: [gcdavis@gmail.com](mailto:gcdavis@gmail.com)

**MASTER ELECTRICIAN** – Residential specialist for over 24 years. KC resident. Free estimates. Ask for discount with ad. Redman Electric 303-356-1968.

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

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

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

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

Name	Phone	Services	Age	Neighborhood
Ava Ahrenholtz	720-546-7365	B, P	12	Cimarron
Jade Atkinson	720-616-0063	P	13	Aspen Meadows
Katelyn Atkinson	303-916-7666	B, P	16	Aspen Meadows
Sierra Baliko	303-809-1117	B, P	17	Traditions
Charlie Beelaert	720-688-1597	L, P, S	13	Colony
Kiera Bierstedt	720-937-2102	B, P	14	Traditions
Piper Blarr	720-255-6877	B, P	14	Colony
Adam Brandland	720-838-1032	L, S	14	Settlement
Abby Burton	720-616-1333	B, P	13	Aspen Meadows
Bridget Cassidy	720-244-1359	B, P	14	Stratford Farms
Hope Cuttitta	303-517-8864	B, P	14	Deer Creek
Ella Daugherty	303-591-2004	B, P	13	Village
Quinn Daugherty	303-591-2004	B, P	11	Village
Brooke Ellis	720-988-9162	B, P	16	Heirloom
Ella Famariss	303-588-4130	B, P	16	North Ranch
Kyla Fouts	303-668-0581	B, L, P, S	13	Mountain Gate
Abbie Gallant	303-517-8864	B,P	14	Deer Creek
Lila Garcia	303-475-0888	B, P	14	Legacy
Marcus Garcia	303-704-9796	L, P, S	16	Legacy
Erin Giles	303-885-8787	B, P	17	Colony
Karmin Groom	720-980-9088	B, P	14	Sunset Ridge
Nicole Guarino	303-720-3036	B	17	Bradford Place
Kara Hammond	720-979-4069	B, P	12	Carriage Hill
Trisha Henderson	732-915-1214	P	17	North Ranch
JJ Heupel	720-372-9476	B, L, P, S	14	Enclave
Aubrey Jones	720-971-6680	B	16	Manor Ridge
Salome Kekelia	801-201-1183	B	13	Territory
Eva Kiebler	303-478-6050	B, P	11	Cimarron
Ethan Lehrke	720-240-3980	L, P, S	15	Cimarron
Andrew Lerudis	303-523-0765	L, P, S	13	Village
Payton Lott	720-415-3486	B, L, P, S	14	Spread
Rachael Lott	720-415-3486	B, L, P, S	14	Spread
Hadley Marx	720-380-4671	B, P	18	Shaffer Hill
Hannah Marx	720-380-4670	B, P	16	Shaffer Hill
Hayden Marx	720-588-7486	L, P, S	15	Shaffer Hill
Bethany McCollough	720-749-0298	B, P, S	16	Stallion Pointe
Holly McCollough	720-492-0288	B, P, S	17	Stallion Pointe
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	17	Legacy
Ethan Pankow	720-217-8175	P	14	Heirloom
Alec Prinzi	303-810-3221	B, L, P, S	12	Shaffer Hill
Joshua Reisinger	303-973-2469	L, P, S	13	Eagles Pointe
Seth Reisinger	303-973-2469	B, L, P, S	17	Eagles Pointe
Kylie Richards	720-414-0008	B, P	15	Settlement
Max Ruskowski	720-517-9066	L, P, S	15	Stallion Pointe
Nic Sarkisov	720-470-1486	P, S	15	Heirloom
Megan Schuster	720-587-7265	B, P	16	Heirloom
Nicholas Schuster	720-990-7465	B, P	14	Heirloom
Ava Secondo	303-883-2592	B, P	13	Cimarron
Jacob Seybert	303-668-5987	L, P, S	16	Saddlewood
John Seybert	303-668-5987	L, P, S	16	Saddlewood
Maria Seybert	303-668-5987	B, P	15	Saddlewood
Austin Skeffington	720-308-8704	L	17	Wynterbrooke
Ian Soukup	303-862-5756	B, P, S	14	Eagles Pointe
Cameron Sternberg	303-949-3691	P	12	Aspen Meadows
Wesley Sternberg	303-949-3691	P	14	Aspen Meadows
Abby Szabo	303-915-3730	B, P	13	Aspen Meadows
Ben Szabo	720-413-3072	L, P	15	Aspen Meadows
Maddy Szabo	303-915-3730	B, P	13	Aspen Meadows
Lauren Thorp	303-995-5551	B, P	17	North Ranch
Cole Torgerson	720-291-9022	B, L, P	16	Legacy
Jack Torgerson	303-981-7617	B, P	13	Legacy
Zane Tweedie	720-688-9440	L, P, S	15	Deerwood Vista
Olivia Vangels	720-292-6727	B, P	13	Village
Charlotte Webster	703-655-4428	B, P	14	The Spread
Genevieve Webster	703-655-4428	B, P	16	The Spread
Judah Webster	703-655-4428	B, L, P, S	11	The Spread
Ella Widmann	720-318-7927	B, P	16	Territory

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

# Eva Stadelmaier

kencarylrealty.com 303-619-4880

**26 Years in Sales!**

*When I bring  
in the buyer, you save  
\$ on commissions.*



CARRIAGE HILL

**12 Mountain Laurel • \$1,050,000**

Updated throughout with fabulous views. The main floor boasts a top of the line kitchen with Cherry cabinets and GE Monogram SS appliances. 6 Bedrooms. 5 Baths. New Windows. New Stucco. New Roof. New Decks. New Carpet. New Flooring.



SUNSET RIDGE

**11808 Elkhead Range Road • \$450,000**

Completely Updated Throughout with Top of the Line Finishes. 4 Bedroom, 4 Bath End Unit with Ken-Caryl Amenities. 2-Car Attached Garage.



LEGACY

**28 Desert Willow Lane • \$824,900**



COLONY

**9 Paonia • \$685,000**



WYNTERBROOKE

**4 Summit Cedar Drive • \$685,000**

## Bringing Buyers into Ken-Caryl! 2018 Year in Review

*Listed by  
Eva*

21 Summit Ash  
3 Kokanee  
4 Wren  
7 Pheasant Lane  
65 Deerwood Dr  
6 Mountain Pine Dr  
5 Oakmont Lane  
10 Dawn Heath Dr  
11426 San Joaquin Dr  
6224 Gunsight Pass

*Sold by Eva*

17 Tamarade  
76 Deerwood Dr  
4 Lindenwood Lane  
42 Elk Lane

*Listed &  
Sold by Eva*

3 White Fir Court  
85 Deerwood Dr  
147 Willowleaf Dr  
10 Pin Oak Dr  
31 Willowleaf Dr

## SAVE THE DATE FOR THE SHRED-A-THON

- MAY 4th -

Proudly sponsored by Eva  
Stadelmaier and her team.

## COMING SOON:



### 67 BUCKTHORN DRIVE Colony

Updated. 3 Car Garage. 4 Bedrooms.  
3 Baths. Finished Walkout Basement.  
Newer HVAC. Fenced Yard.



### 12 MOUNTAIN CEDAR LANE Barrington Ridge

Custom home backing to open space  
with gorgeous views and a main floor  
master.



### 12 SYCAMORE LANE Legacy

4 Bedrooms. Main Floor Study.  
Formal Dining Room. Oversized  
Corner Lot.

## GIVING BACK TO OUR COMMUNITY

I will donate \$500 in your name to Bradford or your school of choice when you buy or sell through me.

**#1 AGENT IN JEFFERSON COUNTY 2011-2018 #1 AGENT IN KEN-CARYL 2011-2018**

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