



# Life at Ken-Caryl

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

## New Features Added to Splash Pad

Thanks to the Conservation Trust Fund and a Jefferson County Open Space Local Park and Recreation Grant, several new features were recently added to the Community Center Splash Pad. The Splash Pad is open daily from 10 a.m. to 7 p.m.




PROJECTS	SPECIAL EVENT	AQUATICS	SURVEY RESULTS	JEFFCO SHERIFF
Ranch House Pool Replacement Update	Ninja Warrior Challenge	Ranch House Pool Closures for Swim Meets	I Am Ken-Caryl: Fences and Covenants	Fire Restrictions Implemented for Jefferson County
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**Items Hauled Away for Free**

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**Historical Society Dedicates Pump House**



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**RTD Proposing Bus Route 85 Elimination in Ken-Caryl Area**

The Master Association recently learned about proposed changes to RTD bus route 85, which runs on Continental Divide Road down to Chatfield Ave. and then east along Chatfield Ave. and north on Platte Canyon to Mineral. RTD is proposing to eliminate the route due to low ridership. As an alternative, the entire route is in the South Jeffco Call-n-Ride service area. If you would like to submit comments about the proposed route elimination, send an email to [service.changes@rtd-denver.com](mailto:service.changes@rtd-denver.com) by June 14. Details about the changes can be found at [www.rtd-denver.com/servicechanges-august2018.shtml](http://www.rtd-denver.com/servicechanges-august2018.shtml).

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## A Tale of Two Amendments

By KCRMD District Manager Melissa Daruna

Most Coloradans are familiar with TABOR in some form or another. TABOR is the "Taxpayer Bill of Rights," which was passed by a vote of the people in 1992. TABOR imposes some of the strictest revenue and spending limits in the nation by prohibiting any tax increase without a vote of the people, limiting how much revenue the state can keep and spend, and requiring any revenue collected in excess of set limits to be refunded to the taxpayers.

While these restrictions may sound great for the average taxpayer, they made it difficult for many local governments to function well. As a result, many municipalities and special districts, including the Ken-Caryl Ranch Metropolitan District, "de-bruced" by a vote of the people. "De-brucing" lifts some of these restrictions, in turn allowing the District to retain revenue from year-to-year in the form of reserves.

Turning the clock back another decade, in 1982 Colorado voters passed the Gallagher Amendment. Gallagher is another tax amendment intended to protect residential and commercial tax rates from an imbalance by maintaining a consistent ratio between the revenue from each. The effect of Gallagher is of particular significance for the District because our tax revenue is approximately 80 percent residential. As property values rise, Gallagher reduces the assessment rate to keep residential rates in line with slower growing commercial rates. This, in turn, reduces the amount of tax revenue the District receives, which is a significant funding source for services to the community.

I bring these two amendments up because you will likely hear more about them in the coming months as more and more communities feel the impacts of lower tax revenue and the limitations on raising taxes without a vote. At the District, the Board and staff are working diligently to evaluate our service levels and ensure we are operating as efficiently as possible without disrupting services. We are also paying close attention to projections for the next rate adjustment and what that will mean for our tax revenue in the future. Each month at the Metro District Board Meetings, we are discussing our current mill levy and next steps. Stay tuned for more information or join us at a meeting to learn more.

### ◆ Resident Survey FAQs

## Who Pays for Fence Repairs/Replacement?

The subject of fences is a complicated issue because some sections of perimeter and greenbelt fence are the financial responsibility of the Master Association or Metropolitan District, while individual owners are responsible for other sections. The Metropolitan District pays for fence repairs on identified perimeter and greenbelt fences out of its annual operating budget, and replacement of these fences is budgeted for in the Master Association Reserve Fund.

The fences were installed by the builders/developers at different stages of the development of Ken-Caryl Ranch. Depending upon the conditions at the time and location of the neighborhood, different standards were applied and fence responsibility assigned. The Master Association and Metropolitan District Boards have discussed fences periodically since the early 1990s with no obvious or easy solution. Survey results regarding fences are on page 11.

## Ranch House Pool Closures for Swim Meets

Ken-Caryl Lightning Swim Club will host swim meets on the following dates at the Ranch House Pool:

- Friday-Saturday, June 22-23: Closed all day both days.
- Friday, June 29: Pool will open to the public at approximately 2 p.m.
- Saturday, July 14: Pool will open to the public at approximately 2:30 p.m.

The Ranch House Pool will be closed for these meets. Please visit the Community Center or Bradford Pools. We apologize for any inconvenience, and we hope you will cheer on the KC Lightning Swim Team!

## June

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

Sun.	Mon.	Tues.	Wed.	Thurs.	Fri.	Sat.
10	11	12	13 7 p.m. Equestrian Task Force Dakota Lodge	14 7:30 a.m. Architectural Committee 10:30 a.m. Story Time	15	16 7:30 p.m. Flick & Float
17	18 7 p.m. Community Planning Committee	19 6 p.m. Master Association Board	20 4:30 p.m. Covenant Committee	21 10:30 a.m. Story Time	22 Ranch House Pool Closed for Swim Meet	23 Ranch House Pool Closed for Swim Meet
24	25	26 6 p.m. Metropolitan District Board	27 7 p.m. Open Space Committee Dakota Lodge	28 7:30 a.m. Architectural Committee 10:30 a.m. Story Time	29 8 a.m. - 2 p.m. Swim Meet Ranch House Pool Closed 7-9 p.m. Teen Night at the Pool Community Center	30 8 a.m. Family Ninja Warrior Challenge Community Center

## July

Sun.	Mon.	Tues.	Wed.	Thurs.	Fri.	Sat.
1	2	3	4 Administrative Offices Closed 10am.-5pm. Fourth of July Event Ranch House Pool	5 10:30 a.m. Story Time	6	7
8	9	10 6 p.m. MA/MD Joint Study Session	11 1 p.m. Historical Society	12 7:30 a.m. Architectural Committee 10:30 a.m. Story Time	13 7-9 p.m. Teen Night at the Pool Community Center	14 8 a.m. - 2:30 p.m. Swim Meet Ranch House Pool Closed
15	16 7 p.m. Community Planning Committee	17 6 p.m. Master Association Board	18 4:30 p.m. Covenant Committee	19 10:30 a.m. Story Time	20	21 7:30 p.m. Flick & Float Ranch House Pool
22	23	24 6 p.m. Metropolitan District Board	25 Open Space Committee 7 p.m. Dakota Lodge	26 7:30 a.m. Architectural Committee 10:30 a.m. Story Time	27 7-9 p.m. Teen Night at the Pool Community Center	28
29	30	31				

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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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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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**For Sale**

Submitted by Community Standards Administrator Jenny Bernal

Buying and selling a home can be such an exciting process, but there is a lot to do. We rely on realtors, title companies and other support systems to help get through the task.

Part of the process includes a review of the property and membership status to ensure the homeowners are in good standing with the Master Association as well as any

subassociations. When a title company requests the status for a property from the Master Association, we review the dues payment status and assess future months' dues to be paid at closing; we look at the property history for any outstanding covenant violations and may conduct a visual curbside inspection of the property for any non-compliant exterior improvements may need to be addressed prior to the transfer of ownership.

Additionally, if the property is adjacent to Open Space, the Rangers will conduct a review as well. They look for any open encroachment violations or notifications that would need to be communicated to the new owner. Finally, the title company is notified of instances where a property is managed privately by a subassociation, who will submit their own status as well.

After closing, the title company will mail a check for the dues payment, transfer fee, the required Senate Bill 100 Disclosure Statement, warranty deed and a buyer information sheet. This process can take up to a few weeks, though once received is administered as quickly as possible. The prior owner's dues payment account will be closed and a new account created for the new owner. The Master Association then sends an update to the Recreation Department, Open Space Department and the new owner is added to the e-News (upon request). The new resident receives a Welcome Letter e-mail telling them about Ken-Caryl, their account number and how to access it, payment options, and helpful links to important homeowner resources.

Master Declaration, Articles of Incorporation and Bylaws, Rules and Regulations, Master Association Board and Annual Meeting Minutes, Neighborhood Subassociations, Master Association Audit, Master Association Budget, Master Association Monthly Financials and Master Association Insurance Certificate: these documents are commonly requested at the sale of a property and are available on our website at [www.ken-carylranh.org](http://www.ken-carylranh.org) under the Administration tab, then Realtor Package.

We want to do our best to ensure a smooth transition when a property changes hands and that new residents to Ken-Caryl Ranch receive a proper welcome to the neighborhood. If you have any questions, feel free to contact me at [jennyb@kcranch.org](mailto:jennyb@kcranch.org) or 303-979-1876, ext. 113.

◆ Board Meeting Summary

**Joint Study Session**

On June 5, the Ken-Caryl Ranch Master Association and Metropolitan District held a Joint Study Session and discussed the following items:

- A resident presented to the Boards about the proposed Line 85 elimination from the RTD bus routes. He encouraged the Boards to advocate to RTD to keep the line. Board members in attendance supported this request. Staff will confirm support from the Board members that were unable to attend the meeting and send a letter asking RTD to maintain this service.
- The Boards discussed the Ranch House swimming pool project and cooperative agreement. To ensure there is sufficient time for public input, a more thorough design and bid process, and to accumulate more funding, the Boards and staff agreed to push the pool build out a year and start in fall 2019 instead of 2018.
- The Boards plan to review greenbelt W drainage conditions and some other pools at their July 10 Study Session.
- The Boards discussed the possibility of a Metro District Mill Levy and Gallagher Amendment Update for the November 2018 Metro District ballot.
- The Boards discussed a letter from the Ken-Caryl Ranch Foundation. They would like to strengthen ties with the Foundation.
- The Master Association Board agreed to fund a second community trash day to be scheduled in the fall.
- The Boards discussed the opportunity to gather license plate numbers from cars parked in the Brannon Gearhart and Bradford parking lots, identify owners, and contact non-members to see why they were in the lot. It was decided not to pursue this option at this time.

**Volunteer Patrollers**

Ken-Caryl Ranch Park Rangers would like to remind trail users that Volunteer Patrollers will be on the trail system verifying KCR membership and educating users on the Open Space Rules and Guidelines.

- Be COURTEOUS as they are your neighbors.
- Please display a bracelet, either a KCR ID (GREEN) or KCR Trail Club (RED), or identify yourself verbally as a member.
- There are 26 volunteer patrollers and each will be wearing a blue vest with a KCR Volunteer Patrol patch and identification.



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## How to Safely Haze Nuisance Mammals Out of Yards

By Open Space Ranger Matt Owen

- If approached by a coyote or fox, do not run or turn your back on it. Be as big and loud as possible.
  - Wave arms and yell in an authoritative voice.
  - Turn on sprinklers or spray with a garden hose.
  - Throw rocks, sticks, tennis balls or anything else you can find.
  - Bang pots and pans together.
  - Sling a rock using a slingshot.
  - Turn on flood lights.
  - Shake or throw a shaker can, which is a soda can filled with pennies or pebbles and sealed with duct tape.
  - Make noise with an air horn, whistle or other noise maker.
  - Spray pepper spray or citronella spray such as Sprayshield product.
  - Use a paintball gun to scare them off. The intent is to scare, not injure them.
- If animals are staying in yard overnight in specific area:
- Remove any attractants, pet bowls, birdfeeders, fallen fruit, remove/clean dirty grills and trash.
  - Trim bushes/trees, mow tall grass, remove any brush piles so as to eliminate cover for animals.
  - Place bright light by the area at night.
  - Throw dog scat or rags/tennis balls soaked in ammonia by the area.
  - Placing a loud radio (or other sound-producing device) by the area.
- The main goal is to make mammals that are a nuisance to humans uncomfortable and to instill the fear of humans and leave the area. Fireworks are prohibited in Jefferson County and cannot be used



as a deterrent. Do not harass or injure the animals as this will make the situation worse. If you have any questions, feel free to email [matto@kcranch.org](mailto:matto@kcranch.org) or call the Rangers at 303-979-1876, ext. 170.

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## Ranch House Pool Replacement Update

The Ken-Caryl Ranch Master Association and Metropolitan District Boards and staff are working with Ohlson Lavoie Architects on a design for the new pool at the Ranch House. To ensure there is sufficient time for public input, a more thorough design and bid process, and to accumulate more funding, the Boards and staff are going to push the pool build out a year and start in fall 2019 instead of 2018. This would mean the current Ranch House Pool would remain for the 2019 summer swim season.

The pool may cost more money than initially thought, especially if the majority of the community's needs and desires are incorporated. Delaying the pool construction by a year will allow more money to be saved. Even after evaluating possible increases in construction costs, the Boards and staff still feel it is in the community's best interest to wait a year.

The architect is currently improving the design based on feedback from the community open house in March. A revised design will be presented at another open house later this summer. Watch the paper and e-News for details!



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◆ Giving Back

## Items Hauled Away for Free

By Ken-Caryl Residents Brian Lee and Greg Milano

The Recycling Event has come and gone. The Community Garage Sale is past. Still got some stuff hanging around the house that you have been meaning to get rid of? Didn't get around to organizing that garage sale or summon the energy to get rid of that '80s sleeper sofa? What if there was a company that would come pick up almost anything you want to get rid of and haul it away? There is!

Local Real Estate Agents from Colorado Home Realty are sponsoring a pickup with Gone for Good of one to three items on June 29 and 30, from 8 a.m. to 6 p.m. on both days. For most items this service will be FREE; however, there will be charges for electronic items as follows: 31-inch or smaller TV or large monitor \$25, 32-42-inch TV or monitor \$50, 43-inch or larger TV or monitor \$75, console or rear projection TV \$100. Printers and flat screen monitors are \$10.

Gone for Good is an eco-friendly local company that will pick up most everything from trash to furniture, large or small, haul them away, and do everything they can to find them a new home or recycle them. Reid Husmer, owner and originator of the concept, and his crew work hard to resell items, donate items to charity, or break them down and recycle. Reduce/Resell/Recycle is the mission at Gone for Good.

Gone for Good typically charges \$150 to pick up 1-3 items, \$300 for a quarter-truck pickup, \$450 for a half-truck, \$550 for three-quarters truck and \$650 for a full truck (16-foot box truck, 39 cubic yards). The only items they are not able to take are household hazardous chemicals.

The guys from Gone for Good will do the lifting and hauling. The normal minimum cost to pick up one to three items is \$150, so take advantage of this event if you can. All you have to do is call to let them know what you would like hauled away.

Call Nicky at 303-618-3234 to schedule a time to have your unwanted item(s) picked up. You must call before June 26 to ensure your pick up. For more information about Gone for Good, check out the website at [www.goneforgoodstore.com](http://www.goneforgoodstore.com).



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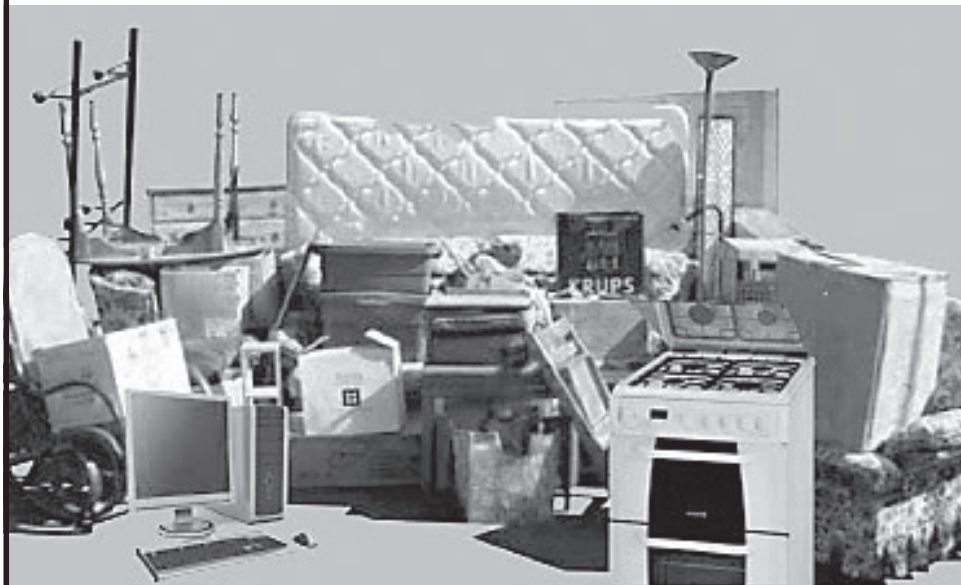
### Sign Up for the e-News!

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

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## 6<sup>TH</sup> ANNUAL KEN-CARYL COMMUNITY EVENT

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## Fire Restrictions Implemented for Jefferson County

On June 5, Jefferson County Sheriff Jeff Shrader implemented temporary Stage 1 Fire Restrictions for all lands in Jefferson County. Please note the Fire Restrictions were in place as of press time. Citizens wishing to obtain current fire restriction or fire ban information, firework regulations, burn permit information, or to report a firework violation can call the Jeffco Sheriff's Fire Information Hotline at 303-271-8200. For more information about the restrictions, see the Jeffco Sheriff's website at <https://www.jeffco.us/511/Fire-Restrictions-Bans>

These restrictions are being enacted due to current dry conditions favorable for the possibility of a wildfire and limited availability of fire control resources. Please note the use of all fireworks is prohibited within the restricted area. Conditions will continue to be monitored and restrictions

will be adjusted in the coming weeks as necessary.

The following activities are prohibited under Stage 1 Fire Restrictions in the restricted portions of the county:

- Building, maintaining, attending, or using any fire or recreational campfire, except a recreational fire within a permanently constructed fire grate in a developed park, campground, private residence, or picnic area.
- Smoking, except within an enclosed vehicle or building, a developed recreation site, or while stopped in an area of at least six feet in diameter that is barren or cleared of all combustible material.
- Open burning, including "bon fires" that require a permit from the fire authority having jurisdiction
- The use of all fireworks.

## Bookmobile Summer Events

The Jefferson County Public Library Bookmobile visits the Ken-Caryl Safeway, 12442 W. Ken Caryl Ave., every Saturday from 12-4 p.m. The following activities are planned at the Bookmobile this summer:

### Ann Lincoln's Boogie Woogie

#### Bunnies

June 16  
1-2:30 p.m.

Ann's magic animals are having a dance party and you're invited! Libraries rock and so can you. Pick up a kit or make your own tambourine.

### Fossil Fun

June 23  
1-3 p.m.

Potentially messy, definitely fun! Have fun learning about fossils, how they are formed, and making one in the library laboratory.

### Rock it Decals

June 30  
1-3 p.m.

Rock out your water bottle, phone, bike or any object with a vinyl decal of your choice. Learn to make your own sticker on the Silhouette maker.

## Bradford-Perley Memorial Bench Dedication Ceremony

Date: Sunday, June 24  
Time: 2 p.m.

Location: Bradford-Perley House & Apple Orchard, 6 Killdeer Lane

Join us to commemorate the new Bradford-Perley Memorial Bench in the

Apple Orchard. There will be a brief ceremony in the Orchard, followed by refreshments in the Bradford-Perley House. Transportation will be provided from Bradford Park parking lot to the Orchard.



Bradford-Perley Apple Orchard

=====

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## SOLDS

### MEADOW RANCH



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## TESTIMONIALS

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

— Steve & Roberta Harrell

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

— Lauri Osborne

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Please keep our troops and America in your thoughts and prayers.  
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## Peggy Stenmark: Devoted to a Life of Art

By Ronnie Seagren, Ken-Caryl Art Guild

In addition to putting on superb productions, the Miners Alley Playhouse in downtown Golden also features artist exhibits in the lobby that never fail to intrigue and impress. Peggy Stenmark is one of those artists. Her ink-resist technique creates a unique look to her paintings.

According to Stephen Quiller, "Gemlike color and rhythmic, geometric abstract patterns, as well as her personal approach to tempera-ink resist, make her work distinctive."

What Man builds, Nature eventually destroys. This persistent battle and its effects on man-made objects intrigues

Peggy, who finds beauty and inspiration in the impermanence of human installations, the effects of weathering and age on such mundane objects as junction boxes and water mains. Trains, bikes and weathered walls, all come under the expression of her unique talent, and her work explores themes of human interconnectedness and dependence on the material world.

Peggy lives near Crested Butte, and the historic mining town's old structures and alleyways inspire her. Her work has been featured in *Watercolor*, *Watercolor Magic* and *Fine Art Connoisseur* magazines and in the book *Creative Freedom*, edited by Maggie

Price. A signature member of the American Watercolor Society, the National Watercolor Society, the Rocky Mountain Watermedia Society, Western Federation of Watercolor Societies and the Colorado Watercolor Society, Peggy has been exhibiting since 2005. The latest of her many awards is the Rantaen Family Award at the Eighth Annual Signature American Watermedia Exhibition. Her work may be seen at the Oh Be Joyful Gallery in Crested Butte and at C. Waters Gallery in Creede. And sometimes on the

walls and sets of Miners Alley Playhouse.

Come meet Peggy at the next Ken-Caryl Art Guild meeting and learn more about her work and how value, color and composition help make a successful painting. The meeting is June 14 at 7 p.m. at the Ranch House. To see Peggy's work in its remarkable detail and vibrant color, check out her website at [pmorganoriginals.com](http://pmorganoriginals.com). For more information about the Ken-Caryl Art Guild, see [kencarylartguild.org](http://kencarylartguild.org).



Artist Peggy Stenmark will present at the June 14 Ken-Caryl Art Guild meeting at 7 p.m. at the Ranch House.



CB Hot Rod by Peggy Stenmark



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## Pet Care and Evacuation in Wildfire

By Daniel Hatlestad, Ken-Caryl Firewise Committee

Just as humans prepare, it's important to have household pets ready year-round for a potential wildfire evacuation. Preparing animals for an evacuation, however, requires an extra level of planning, preparedness and practice.

### Evacuation Tips

Bring pets inside at the early signs of a wildfire - if an evacuation notice is issued, they'll be close and you won't have to spend time searching for them outdoors. If possible, take pets with you when evacuating; they could encounter problems when left on their own, and you could have difficulty locating them when you return. Don't ever delay leaving home during a fire to find pets; your personal safety could depend on a quick exit!

Make sure your pets have proper identification in case you are separated from the animals. A collar and identification tag with current information will help to ensure that your pets are reunited with you should you become separated during an emergency, such as a wildfire, as often occurs. Provide a set of house keys to a trusted neighbor who is willing to assist your pets in case a wildfire strikes when you are not at home. And promise to do the same for their pets.

### What to Expect for Your Pets When You've Been Evacuated

The majority of human evacuation centers cannot accept pets due to health and safety regulations. Typically, only service animals are permitted in an evacuation center. If your family will be staying at a public shelter during an evacuation, it's important to know animals may not be allowed to stay with you.

In some communities, evacuation shelters are located close to where pets are kept, but that's not always the case. If they're housed closely, you may have an opportunity to care for them yourself.

Many of the supplies needed for a pet kit can be used. When you buy a new leash, collar or bed, add the old item to your pet's emergency kit. Instead of disposing of old towels and blankets, wash them and put some in your pet's kit.

Capture high-quality photos and descriptions of your pets electronically. Scan the recommended documents and photos and store them on a flash drive inside the kit or email the photos and other information to yourself. Consider giving an additional flash drive to a friend or relative that lives in a neighboring community; that way if you don't have time to pack your pet evacuation kit, you'll have another option to retrieve the information.

### Pet Wildfire Evacuation Kit

- Pet carrier for each pet
- Two-week supply of food and water
- Non-spill food and water bowls
- Pet first-aid kit
- Medications and dosing instructions
- Cat litter box and litter
- Plastic bags for waste disposal
- Paper towels
- Disinfectants
- Leashes/collars/harnesses
- Blankets
- Toys and treats
- Newspaper

### Preparing to Evacuate Your Pets in Wildfires

- Plan ahead. Know where you will take or leave your pets. In case you are not home when disaster strikes, arrange in advance for a neighbor to check on or transport your pets. Make sure your neighbors have your contact numbers (cell phone, work, home, etc.). In the event of evacuation pets may not be allowed inside human emergency shelters - have an alternate prearranged location to take your animals.
- Make sure your pets are always wearing properly-fitted collars with personal identification, rabies and license tags.
- Each animal should have its own pet carrier. Birds, rodents and reptiles should be transported in cages. Cover cages with a light sheet or cloth to minimize their fear.
- Store vaccination/medical records, veterinary contact information, proof of ownership, a current photo, and a Pet Evacuation Kit with your GO Kit. You can prepare your family and pets for a safe evacuation with a little advanced planning.





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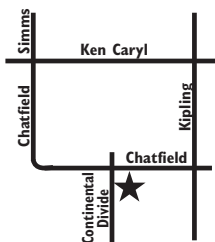
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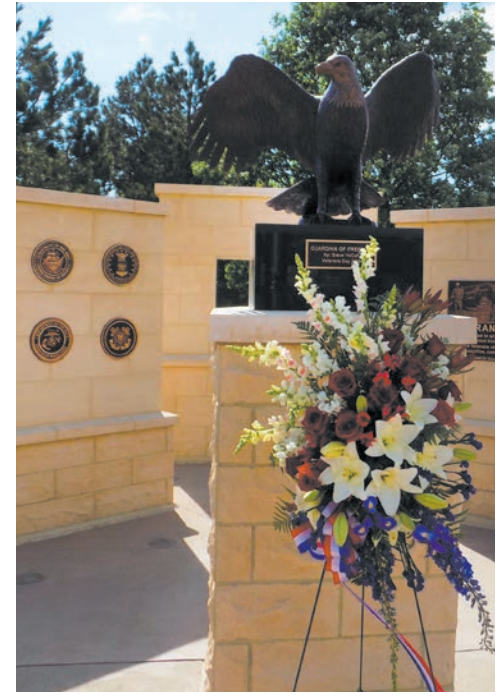
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## Memorial Day Event

Ken-Caryl Ranch Metropolitan District coordinated a Memorial Day event at the Veterans Monument. The event was planned to commemorate the special day and honor the veterans in the community. Special thanks to Boy Scout Pack 742, Girl Scout Troup 1564 and the Voices West Select Choir for making the ceremony extra special.





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## I Am Ken-Caryl

### Fences and Covenants

By Chris Figge, Master Association Board and Community Planning Committee Member

My name is Chris Figge. I've been a member of the Community Planning Committee for several years, as well as the Master Association (MA) Board liaison to the Covenant Control Committee. As a 26-year resident of Ken-Caryl Ranch, I've seen our community grow, change, evolve and refresh itself through the most recent bond referendum. Two issues I'd like to give my input on are perimeter fences and the covenant control process. I am Ken-Caryl.

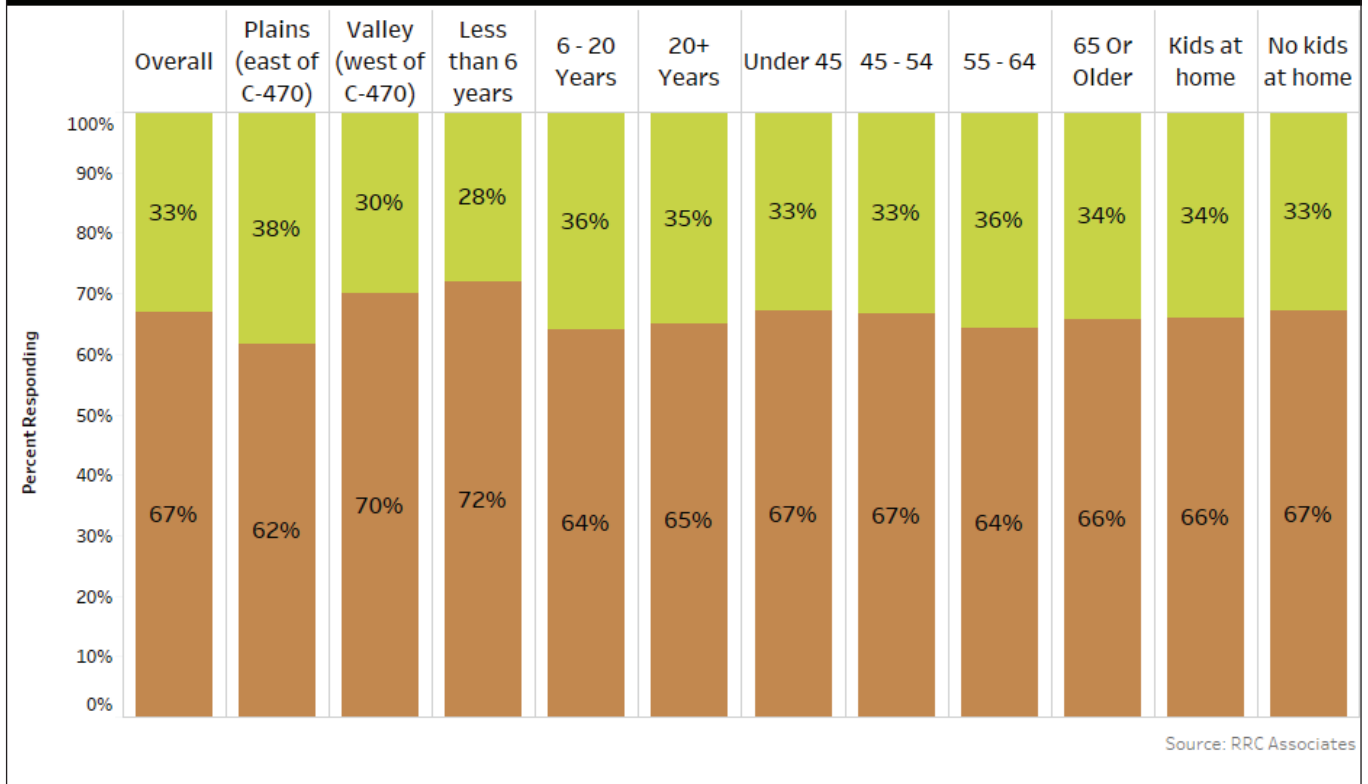
**Fences.** I've included the survey results from our most recent survey regarding your opinion on what, if anything, the MA should do regarding the deteriorating condition of our perimeter fences. Most of these fences are owned and maintained by residents. It is estimated to cost approximately \$750,000 to replace them if these fences were to become MA responsibility in the future. Maintenance would cost an additional \$25,000 per year for these fences.

Fences are divided into essentially three groups. First, fences owned by the MA and on MA property are maintained and replaced when necessary by the MA and Metropolitan District (MD). Second, fences where one side of the fence borders private property and the other side is community property. In some cases, maintenance and replacement is the responsibility of the MA/MD. However, in many other cases the adjacent homeowner is responsible. Third is where the fence is entirely on private property, and in this case the individual homeowner is the responsible party and must adhere to fencing guidelines as set by Architectural Standards and enforced by the Covenant Control Committee.

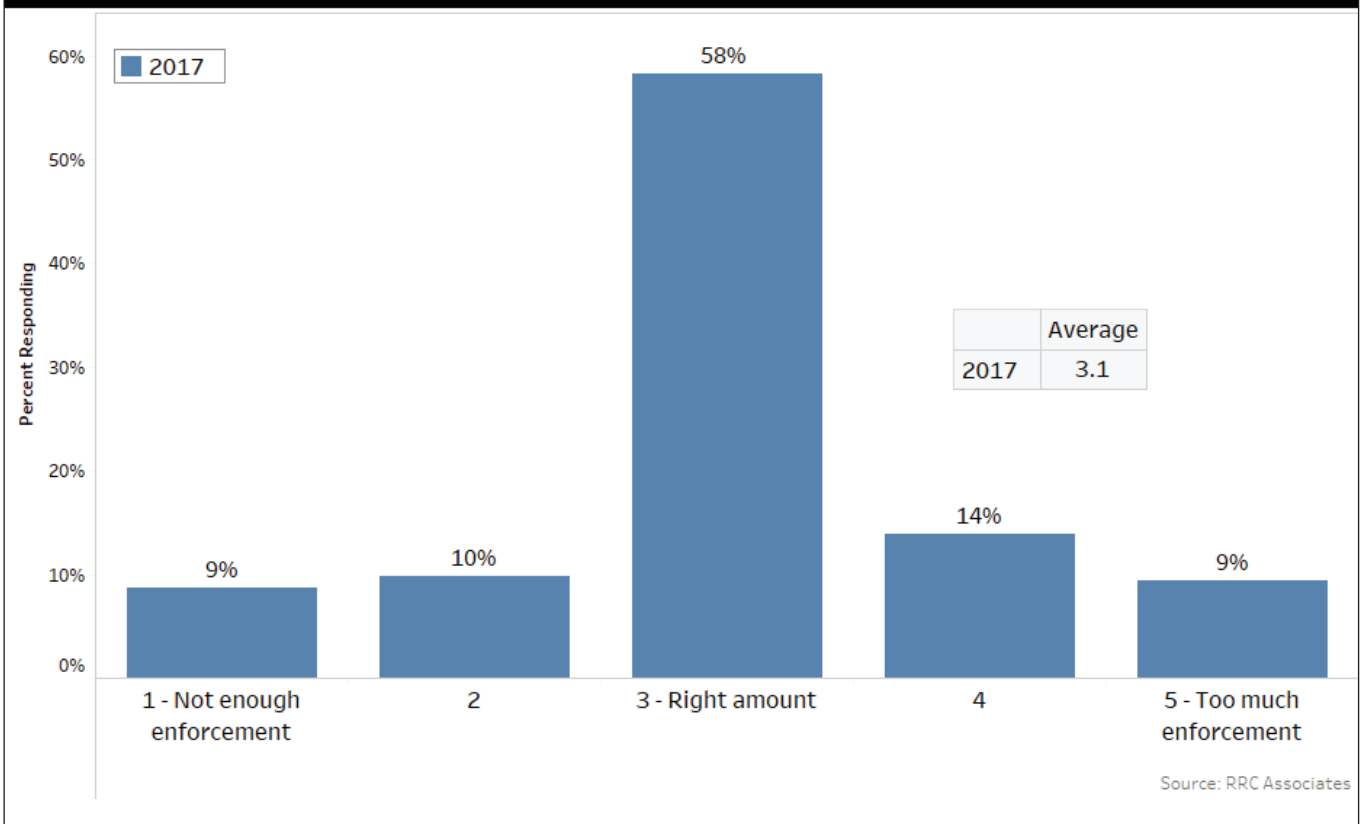
Results from our most recent survey fairly mirror the results of the 2012 survey. In every segment of our community, the overwhelming consensus is NOT to fund additional fence maintenance and replacement through MA dues or MD taxes. And while I have been an advocate for MA/MD responsibility of our perimeter fences, the results are clear.

**Covenants.** As the liaison to the Covenant Control Committee, you can see from the attached graph that most people are in fact quite pleased with the level of covenant enforcement on KCR. We deal with myriad issues, from paint, roofing, landscaping, trees and so on. Anything that is visible from the street impacts the appearance of the entire community. It is our responsibility to you, the members of this covenant-protected community, to do our utmost to help you maintain home values. The survey results reflect a job well done by this dedicated group of volunteers who are your neighbors.

Ken-Caryl Ranch Community Survey | Resident-Owned Community Perimeter Fences Preferences  
(Nothing beyond enforcement of existing covenants, Plan to replace/ take ownership of/ maintain)



Ken-Caryl Ranch Community Survey | Covenant Enforcement



# Family Ninja Warrior Challenge



**Date:** June 30  
**Time:** 8 a.m - 10 a.m.  
**Cost:** *On or BEFORE June 25*  
 Resident \$5  
 Non-Resident \$7  
*After June 25*  
 Resident \$7  
 Non-Resident \$9  
**Ages:** 5 and up  
**Location:** Heirloom Park  
**Course #46202**

**Bring the entire family for a fun and challenging outdoor fitness event. The Ninja Warrior Challenge will include an obstacle course, 1/2-mile run, and a dive/swim event. This event is limited to 90 Ninjas - so sign the ENTIRE family up NOW!**

**Register at [www.ken-caryl-ranch.org](http://www.ken-caryl-ranch.org)**

**Contact Janet Robbins at [Janetr@kcranch.org](mailto:Janetr@kcranch.org) or 303-979-2233 for additional information.**



# 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.-9 p.m.
Friday	5 a.m.-7 p.m.
Saturday-Sunday	8 a.m.-7 p.m.

### How to Register for Classes & Events

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

## ◆ Aquatics

### Pool Hours

**Bradford Open Swim**  
Daily 10 a.m. - 6 p.m.

**Community Center Open Swim**  
Daily 10 a.m. - 7 p.m.

**Community Center Adult Lap Swim**  
Monday-Friday 6-9 a.m.  
Monday-Thursday 7-8 p.m.

**Ranch House Open Swim**  
Monday-Friday 12-7 p.m.  
Saturday & Sunday 10 a.m. - 7 p.m.

### Summer Swim Pass

To get a summer swim pass, you must show proof of residency within the Metropolitan District boundaries by presenting one of the following:  
A valid Colorado Driver's License  
Warranty Deed  
Colorado ID  
Lease Agreement  
Property Tax Statement  
Proof of residency must have applicant's name and valid KCRMD address. If you have questions regarding residency, call the Ranch House for assistance at 303-979-4070.

## ◆ Tennis

### Rookie Tennis

Rookie Tennis is available to children 8-10 who are currently in Level C or above and children 11-13 who are in Level B or above. The program will provide an introduction to recreational unassisted match play. Participants must be able to return 5 out of 10 fed forehands and 3 out of 10 fed backhands into the age-appropriate court. Must be able to serve 3 out of 10 balls in and are beginning to learn to score. Space is limited so register early. If you are unsure if your child is ready, please plan to attend the tryouts on June 18 at 4 p.m. at the Community Center. Schedule and registration is available at [www.ken-carylranh.org](http://www.ken-carylranh.org) by clicking on Register for Classes.



### Sign Up for the e-News!

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

## ◆ Youth Programs

### Super Hero Engineering using LEGO

Save the world with LEGO Super Heroes! Build the hideouts and vehicles of your favorite caped crusaders and learn what makes them not only super heroes but super hero engineers! An experienced Play-Well instructor guides young heroes as they design, build and save a city where ingenuity and imagination can solve any conflict.

Ages: 5 to 6 years  
Dates: Monday-Friday, June 18-22  
Time: 9 a.m. - 12 p.m.  
Location: Ranch House Bradford Room  
Fee: Resident: \$165  
Non-Resident: \$180

### Course #45987

### Super Hero Master Engineering using LEGO

LEGO Super Heroes need your help to defeat the destructive forces of evil archvillains as they threaten LEGOpolis! Explore the tools and techniques of your favorite caped crusaders and learn what makes them not only super heroes but super hero engineers. An engineering curriculum designed by Play-Well challenges heroes to design, build and save a city where ingenuity and imagination can solve any conflict.

Ages: 7 to 12 years  
Dates: Monday-Friday, June 18-22  
Times: 1-4 p.m.  
Location: Ranch House Bradford Room  
Fee: Resident: \$165  
Non-Resident: \$180

### Course #45988

### Mad Science Space and Flight Academy Camp

From our Earth's atmosphere to the outer reaches of the solar system, this hands-on program sends aspiring Mad Scientists on a quest for exploration! Explore the Four Forces of flight through an exciting series of demonstrations and activities involving kites, planes, rockets and more!

Ages: 6 to 12 years  
Dates: Monday-Friday, June 25-29  
Times: Half Day: 9 a.m. - 12 p.m.  
Full Day: 9 a.m. - 4 p.m.  
Location: Ranch House Bradford Room  
Fee: Half Day: Resident: \$200  
Non-Resident: \$220  
Full Day: Resident: \$290  
Non-Resident: \$320

### Course Half Day #45977

### Full Day #45985

### Princess Ballet Camp

Our summer ballet camps are designed to build a strong understanding of the Art of Ballet. This is achieved through proper ballet vocabulary, proper ballet class etiquette, basic ballet positions and skills, and learning routines all to the dancer's favorite princess music. Classes may include storytelling, games and occasional performances.

Dates: Tuesdays, July 10-31  
Time & Age: 3-3:50 p.m. for 5-8 year olds  
4-4:50 p.m. for 3-4 year olds  
Fee: Resident: \$42  
Non-Resident: \$49

Location: Community Center

### Course #46168: 5-8 year olds

### Course #46169: 3-4 year olds

### Hip-Hop/Theatre Dance Camp

These fun-filled four-week camps will be fast-moving, choreography-based classes. Dancers will learn skills to put in two different routines to show their family and friends. Each class will include games for warm-ups and proper stretching to all their favorite music. Grab some friends

## ◆ Youth Programs

and come join the fun!

Ages: Grades K-4  
Dates: Tuesdays, July 10-31  
Time: 2-2:50 p.m.  
Location: Community Center  
Fee: Resident: \$42  
Non-Resident: \$49

### Course #46104

### Jedi Engineering with LEGO

The Force Awakens in this introductory engineering course for young Jedi! Explore engineering principles by designing and building projects such as LEGO X-Wings, R2 Units, Energy Catapults, Defense Turrets, and Settlements from a galaxy far, far, away.

Participants will enjoy building daily projects but will not be able to take projects home.

Ages: 5 to 6 years  
Dates: Monday-Friday, July 16-20  
Times: 9 a.m. - 12 p.m.  
Location: Ranch House-Bradford Room  
Fee: Resident: \$165  
Non-Resident: \$180

### Course #45973

### Jedi Master Engineering with LEGO

The Force Awakens in this advanced engineering course for young Jedi! Discover key engineering concepts such as gear trains, worm drives, pneumatics, and eccentric motion. Build projects from LEGO® Materials such as X-Wings, AT-AT walkers, Pod Racers, Star Destroyers, Cloud Cities, Settlements, Fortresses, and other complex machines and structures from a galaxy far, far away. Participants will enjoy building daily projects but will not be able to take projects home.

Ages: 7 to 12 years  
Dates: Monday-Friday, July 16-20  
Times: 1 p.m. - 4 p.m.  
Location: Ranch House-Bradford Room  
Fee: Resident: \$165  
Non-Resident: \$180

### Course #45974

### Mad Science Crazy Chemistry Camp

Explore molecular madness, crazy chemistry and all kinds of radical reactions as you whip up potions in this exciting chemistry-themed camp! Find out how different chemicals react when mixed together, and use your skills as a chemist to create several fun projects to continue your scientific discoveries at home!

Ages: 6 to 12 years  
Dates: Monday-Friday, July 23-27  
Times: Half Day: 9 a.m. - 12 p.m.  
Full Day: 9 a.m. - 4 p.m.  
Location: Ranch House-Bradford Room  
Fee: Half Day: Resident: \$200  
Non-Resident: \$220  
Full Day: Resident: \$290  
Non-Resident: \$320

### Course Half Day #45992

### Full Day #45993

### Story Time at the Ranch House

We have partnered again with Jefferson County Libraries to offer family fun while sharing our love of children's literature. Story Time in the summer is for all ages. The program is free, and no registration is required.

Dates: Thursdays, May 31 - Aug. 9  
Time: 10:30 a.m.  
Location: Ranch House  
Fee: Free

## ◆ Teen/Pre-Teen Programs

### Rock On! Beginner's Climbing Camp

Come learn the ropes, literally, in our original Rock On! Camp. Our staff and the Front Range Climbing Company will teach you the basics about gear, knot tying, belaying and climbing techniques.

Ages: Entering grades 6-8  
Dates: Monday-Friday, June 18-22  
Time: 9 a.m. - 4 p.m.  
Location: Meet at the Ranch House Evergreen Room. We will travel each day.  
Fee: Resident: \$300  
Non-Resident: \$330

### Course #45981

### The Farm to Table Eggs - perience!

Let's get cooking! Learn about where your food comes from and focus on healthy, farm-to-table eating while cooking together. Visit farmer's markets, the Colorado Agricultural Leadership Foundation, learn new recipes, and learn what it takes to build your own vegetable garden. End the week with a cooking challenge party with campers and parents alike!

Ages: Entering grades 6-8  
Dates: Monday-Friday, June 25-29  
Time: 8 a.m. - 3 p.m.  
\*Please Note: Camp party and cooking challenge Friday, June 29, 5-6 p.m.  
Campers and parents are encouraged to attend!

Location: Meet at the Ranch House. We will travel each day.

Fee: Resident: \$265  
Non-Resident: \$290

### Course #45978

### Taste for Adventure!

Join us for a three-day adventure camp full of learning and playing outside while we partake in rafting, rock climbing and hiking! This is the perfect experience for those who want a taste of what our great outdoors has to offer! A daily schedule and packing list will be sent with your confirmation packet.

Ages: Entering grades 6-8  
Dates: June 27-29  
Time: 8 a.m. - 4 p.m.  
Location: Meet at the Dakota Lodge. We will travel each day.  
Fee: Resident: \$225  
Non-Resident: \$250

### Course #45982

### Middle School Leadership Corps

Are you tired of the typical summer camp experience? Are you ready to do something meaningful - to really make a difference? This is the place for you! Meet new friends, develop leadership skills and have fun while helping out in the community! Each day campers will travel in teams to local preschools, senior centers, food banks, and parks for service, fun and games. We enjoy a trip to Boondocks or Water World each week.

Ages: Entering grades 6-8  
Dates: July 9-20 or July 23-Aug. 3  
Time: 8 a.m. - 3 p.m.  
Location: Meet at the Ranch House. We will travel each day.  
Fee: Resident: \$350 for two-week session  
Non-Resident: \$390 for two-week session

\*Fee includes all field trip costs, transportation costs and two t-shirts.

### Course #45983: July 9-20

### Course #45984: July 23-Aug. 3



# Fitness Schedule June 1 – June 30, 2018



	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
6:00 – 6:45 am	<b>Boot Camp</b> Nikki	<b>Pure Power in the Park w/Janet</b> 6:30-7:15 am Course #46293	<b>Strength and Stretch</b> Nikki	<b>Pure Power in the Park w/Janet</b> 6:30-7:15 am Course #46293			
8:00 - 8:55 am	<b>Total Body Blitz</b> Janet <b>Deep Water</b> Jeri 8-8:50 am Course #46286 July 2 – Aug 6	<b>Pilates</b> Lisa	<b>Chisel</b> Janet	<b>Kick Boxing</b> Marlon	<b>Deep Water</b> Jeri 8-8:50 am Course #46287 July 6 – Aug 10	<b>ZUMBA</b> Nolana 8:30-9:30 am	
9:00 - 9:50 am	<b>Water Aerobics</b> Sally	<b>Water Aerobics</b> Theresa	<b>Deep Water</b> Jeri	<b>Water Aerobics</b> Theresa	<b>Water Aerobics</b> Janet	<b>Water Aerobics</b> Wenonah	<b>Water Aerobics</b> Carla
9:30 - 10:45 am	<b>Hatha Yoga</b> Maegen		<b>Hatha Yoga</b> Maegen		<b>Hatha Yoga</b> Kim	<b>FREE June</b> <b>Intro to Water</b> 8:30 - 9:00 am	
9:15 - 10:15 am	<b>Zumba</b> Marlon	<b>Boomer Fitness: Movement</b> 9:15 -9:45 <b>Muscle</b> 9:45 -10:15 Carla		<b>Stretch and Restore Yoga</b> Maegen 9:15 -10:30 am	<b>Focused Fitness</b> Sally	<b>FREE June 23</b> <b>Intro to Deep Water</b> 8:30 - 9:00 am <b>Yoga In the Park</b> Joni 9:30 -10:30am	
6:15 - 7:15 pm		<b>Zumba</b> Luciana		<b>Zumba</b> Nolana		<b>Family Ninja Warrior Obstacle Course</b> June 30	
6:30- 7:30pm	<b>Pilates</b> Lori		<b>Power Plus</b> Kim				

## ◆ Sports & Athletics

### Lacrosse Camp

Lacrosse combines the basic skills used in soccer, basketball and hockey into one fast-paced, high-scoring game. Athletes will learn all the fundamentals of stick handling, cradling, passing and shooting in a fun, non-checking environment. Please visit [www.skyhawks.com](http://www.skyhawks.com) for more information and to register.

Ages: 7-12 years  
Dates: June 25-29  
Time: 9 a.m. – 12 p.m.  
Location: Ranch House Soccer Fields  
Fee: Resident: \$124  
Non-Resident: \$140

### Multi-Sport Camp (Basketball & Football)

The Skyhawks multi-sport camp is designed to introduce athletes to a variety of different sports in one setting. For this program, basketball and flag football are combined into one fun-filled week. Athletes will learn the rules and essentials skills of each sport along with vital life lessons such as respect and teamwork.

Ages: 6-12 years  
Dates: July 23-27  
Time: 9 a.m. - 12 p.m.  
Location: Ranch House Soccer Fields  
Fee: Resident: \$124  
Non-Resident: \$140

## ◆ Special Events

### Flick and Float

Grab your noodle and come out for an evening swim and a fun, family flick! Concessions for sale and FREE popcorn! Please note that for the safety of swimmers, inflatables and large pool toys will not be permitted.

Date: Saturday, June 16  
Movie: *Coco*  
Time: 7:30-10 p.m.  
Location: Ranch House Pool  
Fee: Residents: Free  
Non-Residents: \$5

### Teen Nights at the Pool

Enjoy music, food and friends at the pool!  
Ages: 13-17  
Dates: Fridays, June 29, July 13 and July 27  
Time: 7-9 p.m.  
Location: Community Center Pool  
Fee: Free

### Family Ninja Warrior Challenge

Join us for a fun and challenging outdoor fitness event for the entire family. The Warrior Challenge includes an obstacle course in Heirloom Park, and a ½-mile run that will take you to the Community Center Pool. Finish the challenge with a dive/swim event followed with refreshments. A great event to participate with your family and friends!  
Ages: 5-80 years  
Date: Saturday, June 30  
Time: 8-10 a.m.

## ◆ Special Events

Location: Heirloom Park  
Fee on or Before 6/25: Resident: \$5  
Non-Resident: \$7  
Fee After June 25: Resident: \$7  
Non-Resident: \$9  
Space is LIMITED to 90  
**Course #46202**

### July 4th Concert and Event

The Fourth of July blowout will feature live music at the Ranch House Pool. The pool will open from 10 a.m. to 5 p.m. Live music from 12-2 p.m., pool games, and fun throughout the day!  
Date: July 4  
Time: 10 a.m. - 5 p.m.  
(Concert from 12-2 p.m.)  
Location: Ranch House Pool  
Fee: Free for Residents

### Flick and Float

Grab your noodle and come out for an evening swim and a fun, family flick! Concessions for sale and FREE popcorn! Please note that for the safety of swimmers, inflatables and large pool toys will not be permitted.  
Date: Saturday, July 21  
Movie: *Ferdinand*  
Time: 7:30-10 p.m.  
Location: Ranch House Pool  
Fee: Residents: Free  
Non-Residents: \$5



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2017 Year in Review**

*Listed by Eva*

6 CANYON ALDER	\$520,000
2 CATAMOUNT LN.	\$905,000
13 MOURNING DOVE LN.	\$1,050,000
31 GOLDEN EAGLE LN.	\$1,375,000
134 WILLOWLEAF DR.	\$699,000
18 BLACK BEAR LN.	\$1,096,000
9 CANYON ALDER	\$595,000
8 ROSE CLOVER	\$976,500

*Sold by Eva*

11808 ELK HEAD RANGE RD.	\$339,000
42 WILLOWLEAF DR.	\$745,000
26 BRIDLEGATE	\$750,000
4 MULE DEER TRAIL	\$699,000
46 WILLOWLEAF DR.	\$775,000
8 PAONIA	\$623,000
1 WHITE FIR	\$875,000

*Listed & Sold by Eva*

6 LONG SPUR	\$465,000
10 WHITE ALDER	\$660,000
48 WILLOWLEAF DR.	\$800,000
8 LONG SPUR	\$485,000
21 MANZANITA	\$530,000
28 BLUE SAGE	\$590,000
50 WILLOWLEAF DR.	\$799,000
12 MOUNTAIN LAUREL DR.	\$875,000
24 GOLDEN EAGLE LN.	\$970,000
22 LINDENWOOD	PRIVATE SALE
23 TAMARADE DR.	\$1,025,000
23 DAWN HEATH	\$525,000
9 MESA OAK	\$660,000



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## Chatfield High School Ice Hockey Fundraiser

Date: Saturday, June 23

Time: 10 a.m. - 3 p.m.

Location: WOW Car Wash (King Sooper's Parking Lot)

50 percent of car wash sales will be donated to the Chatfield High School Ice Hockey Booster Club. Come out and support the team!



### Follow Ken-Caryl Ranch on Twitter

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

## Music Students Perform at Spring Musicale

By Elea Plotkin, Ken-Caryl Resident

Piano and voice students of Ken-Caryl teacher Elea Plotkin performed a lovely selection of music in her annual Spring Musicale at Abiding Hope Lutheran Church on Sunday, May 6.

Emelie Rosenberg, Bradford sixth-grader and daughter of Ken-Caryl residents Molly and Mike Rosenberg, opened the program with a beautiful vocal performance of the National Anthem. Emelie toured with the Colorado Children's Chorale throughout Colorado this April and also performed with Opera Colorado in "La Boheme" this year.

The piano students presented a variety of classical pieces, including Beethoven's

"Für Elise," elegantly performed by Summit Ridge Middle School seventh-grader Charlee Harrison, daughter of Beth and Charles Harrison. Bradford fifth-grader Grace Maffoni, daughter of Ken-Caryl residents Carrie and Mike Maffoni, confidently performed Mozart's "Trio."

All three of the above-mentioned students competed in the 2018 Schmitt Piano Competition held in Denver this year.

Voice and piano student Zoe D'Argonne, Denver Christian High School ninth-grader and daughter of Ken-Caryl residents Leisa and Greg Argonne, performed the jazz piano piece "A Taste of Honey" with wonderful rhythm and expressivity. In

April, Zoe performed with select members of her high school choir at Disney World in Orlando.

Pianist Lauren Daigler, sophomore and daughter of Ken-Caryl residents Mike and Christine Daigler, performed the grand finale, closing the program with the dramatically virtuosic piece "Nocturne Op. 9 No. 2" by Chopin.

All the student musicians contributed greatly to the success of this year's Spring Musicale.

Teacher Elea Plotkin is a performing artist, recording artist, composer, professional accompanist and music educator. For information about lessons, contact Elea Plotkin Music Studio & Total Talent Development at 303-972-1984.



Front row, seated left to right: Logan Daigler, Alexa Hannegan, Charlee Harrison, Zoe D'Argonne  
Back row, standing left to right: Lauren Daigler, Grace Maffoni, Anders Jensen, Ellen Jensen, Emelie Rosenberg, Van Miller, Kathryn Hannegan, Madison Jensen, teacher Elea Plotkin.

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# Historical Society Dedicates Pump House

By Communications Director Victoria DeSair

On June 2, several residents gathered at the site of the historic Pump House located west of Dakota Lodge. The Historical Society dedicated the structure with an educational speech and ribbon-cutting ceremony.

Jim Antes, chair of the Historical Society, gave an overview of the history of the Pump House. It is believed the structure was built around 1940 to support cattle operations through irrigation. It was likely built during the time that William Allen or Joseph Minissale owned Ken-Caryl Ranch.

The Pump House sat unused for close to 40 years, and residents Steve and Lori Kraft took on the renovation project in 2013. Jeff Allison, who was the chair of the Historical Society at that time, also helped launch the project.

"Honestly, the reason I was so interested in saving the Pump House, is that I had lived so close to it for 15 years, and I always wanted to know what was inside that building," said Lori. "Actually, after joining the KCR Historical Society, this Pump House project came up, for either possible renovation or to have it removed. I just didn't want to see a historical structure lost. It's a cool-looking building and a lot of people get to enjoy it walking down the path. It's great everyone now knows what is inside that building and what it was used for. Also, I enjoy the challenge of fixing things."

As shown in the photos, the Pump House was in shambles prior to renovation. Rangers Peter Marozas and Mike Ryan and several Historical Society volunteers helped clean out 30 bags of trash from the small building and had to wear protective masks. They replaced boards on the building with barn wood, and a new roof was donated by Tennant Roofing. Twenty tubes of caulk were used to seal the building! There is a special design on the front door that can also be found on the Equestrian Center barn and arena doors.

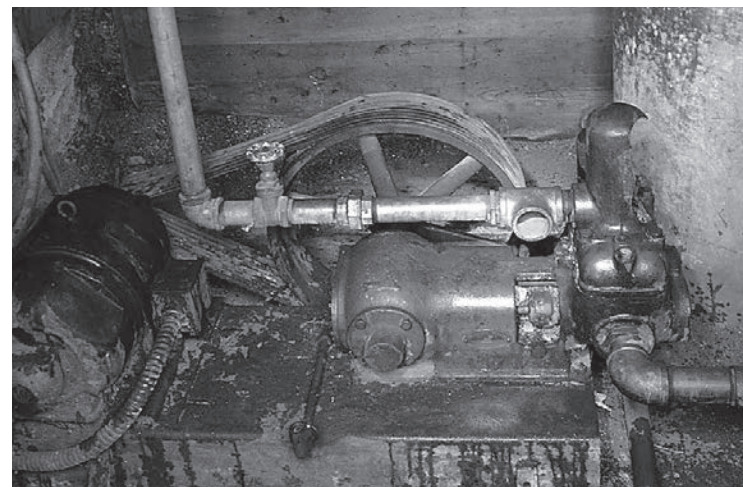
A video of the project was put together by Realtor Susan Schell. The video can be viewed by searching on YouTube for Ken-Caryl Pump House. Huge thanks go to Steve and Lori for seeing this project through. The many dedicated members of the Ken-Caryl Ranch Historical Society are the reason the rich history of the area is preserved. Thank you to everyone involved!



Ribbon cutting at the Pump House dedication ceremony. Left to right: Jim Antes, Steve Kraft, Lori Kraft, Jeff Allison.



Condition of the actual pump found inside the building before renovations.



Pump after it was cleaned up.



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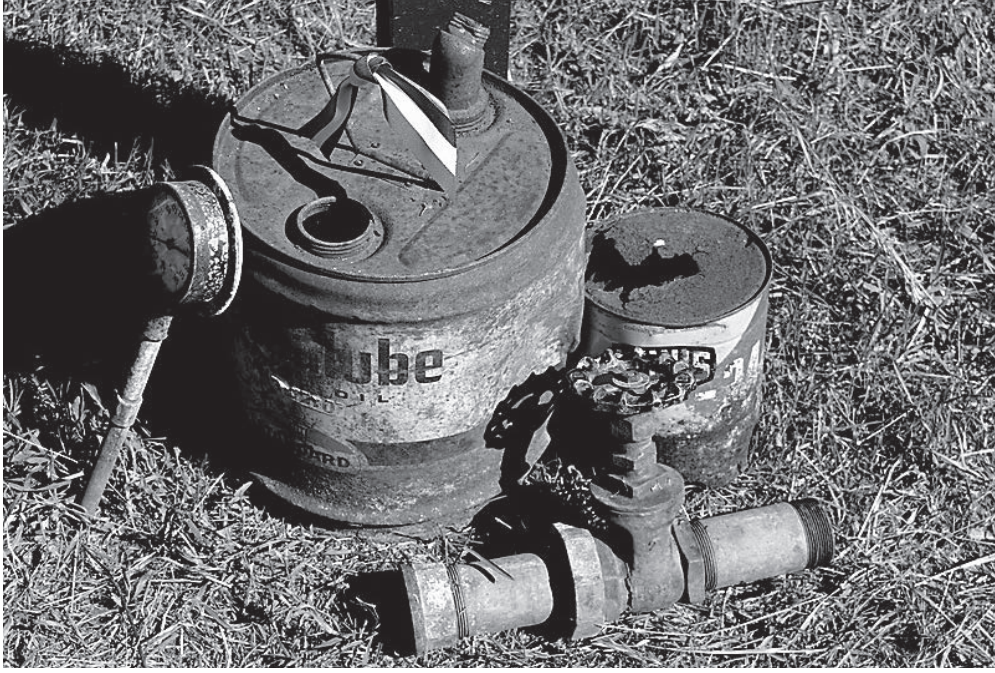


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Several of the items that were found inside the Pump House.



Pump House after renovations.



Pump House before renovations.



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- Erick & Elizabeth

”



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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 June 27 Issue: June 18 at 5 p.m.

**Dear Editor:**

An open letter to the citizens of Jefferson County: My name is Brian Cassidy. I am a 26-year resident of Ken-Caryl. Today I am writing to ask for your support to become the next Assessor of Jefferson County. The Assessor's job requires accuracy and fairness when applying property valuations.

I have 24 years' experience in the real estate industry, with 12 of those years as a property appraiser. I hold a Colorado Certified General Appraiser license. I have worked for two years as a Commercial Appraiser at the Jefferson County Assessor's Office, and I am currently employed with the Arapahoe County Assessor's Office as a Commercial Appraiser. I am the ONLY candidate in this race with the expertise necessary for the job, and the ONLY candidate who is a licensed appraiser in Colorado.

I also hold an MBA degree from the University of Colorado, and I am a U.S. Navy Veteran, having served 10 years in the Submarine Force. The Jefferson County Assessor's Office needs an experienced appraiser as Assessor. Put my experience and education to work for the good of our county. Ballots for the June primary will be mailed out in the first week of June, with the deadline to return the ballots on Primary Day, June 26. Elect Brian Cassidy as Jefferson County Assessor. I served our country honorably. Now I want to serve our county honorably.

More information is available at [www.Cassidy4JeffCo.com](http://www.Cassidy4JeffCo.com) or feel free to email any questions you may have to [CassidyForJeffCo@gmail.com](mailto:CassidyForJeffCo@gmail.com). Thank you for your support.

Brian A. Cassidy  
Jefferson County Assessor Candidate  
Ken-Caryl Resident

**Dear Editor:**

I am supporting Brian Cassidy for Jefferson County Assessor, and here is why you should, too! I met Brian and his wife, Ann, 26 years ago when Ken-Caryl was still being built. Through the years they have been steadfast neighbors and friends.

Brian's commitment to duty comes from 10 years in the Navy, and he would be proud to serve again. He has 12 years of experience in the appraisal industry, 24 years in real estate and, a master's degree in Business Administration. He has gained tremendous property valuation experience working with National Valuation Consultants Inc. for 10 years.

The time is now to serve the property owners, the business owners, the renters and taxpayers of Jefferson County. How? By providing fair, equal and accurate property valuations. With his proven honesty and "always ready to help" attitude, I personally consider this vote an easy one. I know he is ready and well qualified to be the new face for Jefferson County Assessor's Office. It is our duty to VOTE so please check out his website: [www.Cassidy4JeffCo.com](http://www.Cassidy4JeffCo.com) and see for yourself why Brian Cassidy is what Jefferson County needs now. Thank you!

Judith Burkholder  
Ken-Caryl Resident

**Dear Editor:**

This letter is to advocate for Brian Cassidy as Jefferson County Assessor in June's Republican Primary.

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

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

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

David Schalla  
Ken-Caryl Resident

**Dear Editor:**

When my wife and I moved into the Ken-Caryl area, we were looking for a great local coffee shop and discovered Atlas Coffee. More importantly, we really connected with its owner, Colin Larson, and have come to really appreciate his involvement in and passion for the local community.

At the time Colin was running Atlas Coffee, he was always very involved with politics, so when he told me he was running to be our local representative, I was immediately on board. Colin will be a great state representative and will represent us well.

If you're looking for experience and passion for our community, then you won't need to look any further. Vote for Colin Larson.

Johnny McCloskey  
Ken-Caryl Resident

**Dear Editor:**

If the Open Space Committee and members of the Trails Club have their way, another portion of our pristine neighborhood will be permanently scarred, a travesty for current and future generations. Section 7 of the Plum Thicket/Manzanita trail development is slated to cut through the middle of beautiful

open space adjacent to Valley Parkway and across from the Bradford North 4-8 entrance.

The published goal of the Open Space Committee is to improve existing social trails formed by residents in the area, yet their proposal calls for development, cutting a new meandering trail and building a bridge over wetlands. Their justification falls short, given no social trail exists, an improved concrete sidewalk is just steps away, and this sidewalk already crosses the wetlands at Woodruff. A new trail in this area will startle and drive wildlife to cross Valley Parkway, causing a safety hazard for vehicles and wildlife.

The Trails/Open Space Committee is fully aware of all of these concerns. They now propose their option for "continuity" of the trail along the drainage when there's already continuity. There simply isn't a compelling reason to re-create section 7. It disturbs more open space and spends yet more money for another bridge.

Please stop short-sighted use of our resources to develop infrastructure to the trail system to support a mountain biker utopia. Clearly an agenda is being forged based on the desires of the few and not the community as a whole.

The Ken-Caryl Master Association Board will vote on the routing of section 7 at the June 19, meeting. We're asking the Ken-Caryl Master Association Board to vote to not re-create section 7 of the trail and develop as proposed by the Trails/Open Space Committee. This will show all residents that the Board is willing to compromise and implement the wishes of the majority of the community, which is currently satisfied with existing trails.

Addie and Greg Oblack  
Ken-Caryl Residents

**Dear Editor:**

My concerns as a Mountain Biker. In my opinion some previous MA Board members have put us at liability risk. Have you read or heard about the near biking death? This is sad. It could happen again. The new MA Board needs to take a pause and stop all new loop trail construction. A community vote is needed.

When I moved to KCR in the early 1980s as a young 40+ year old, I bought a mountain bike. Outside the boundaries of Ken-Caryl my friends would challenge one another similar to downhill skiing. It was fun but certainly more dangerous than skiing. I always thought this should never take place in KCR.

Trails here were for the purpose of reaching vantage points of interest and to observe the wonders of nature located in an expansive pristine and relatively undisturbed foothills environment. This could be done judiciously with hiking, biking or by horseback riding. The KCR

Open Space Comprehensive Master Plan of 1997 seemed to support this viewpoint philosophically and for us to enjoy the open space the way it was meant to be.

Our loop trail system allows aggressive biking behavior. This small community does not have deep pockets and yet non-resident use is encouraged. The Willow Springs Agreement is an example. I think most residents would be shocked if they read this agreement. When I read the biological studies, I was surprised that this expansive loop trail system was approved. Conversation with Trail Club members and leadership, Open Space Committee members, and MA Board members is needed by residents before another serious accident, a lawsuit, or substantial fine occurs. The new trail map and Docmann look to me like a MTB race course.

So what about the severe biking accident that occurred in late April. Perhaps you may have read about it in the small print of the MA Board notes on page 3, May 30 issue, Life at Ken-Caryl newspaper. At a meeting we heard that a non-resident biker suffered a fractured neck and a severed blood vessel and he could have died.

James Fodor  
Ken-Caryl Resident



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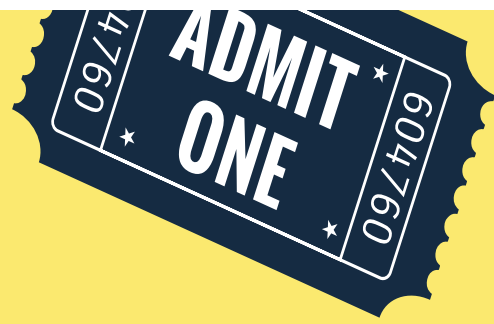
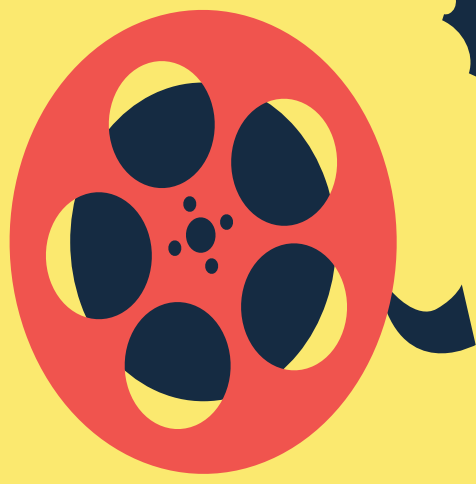
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