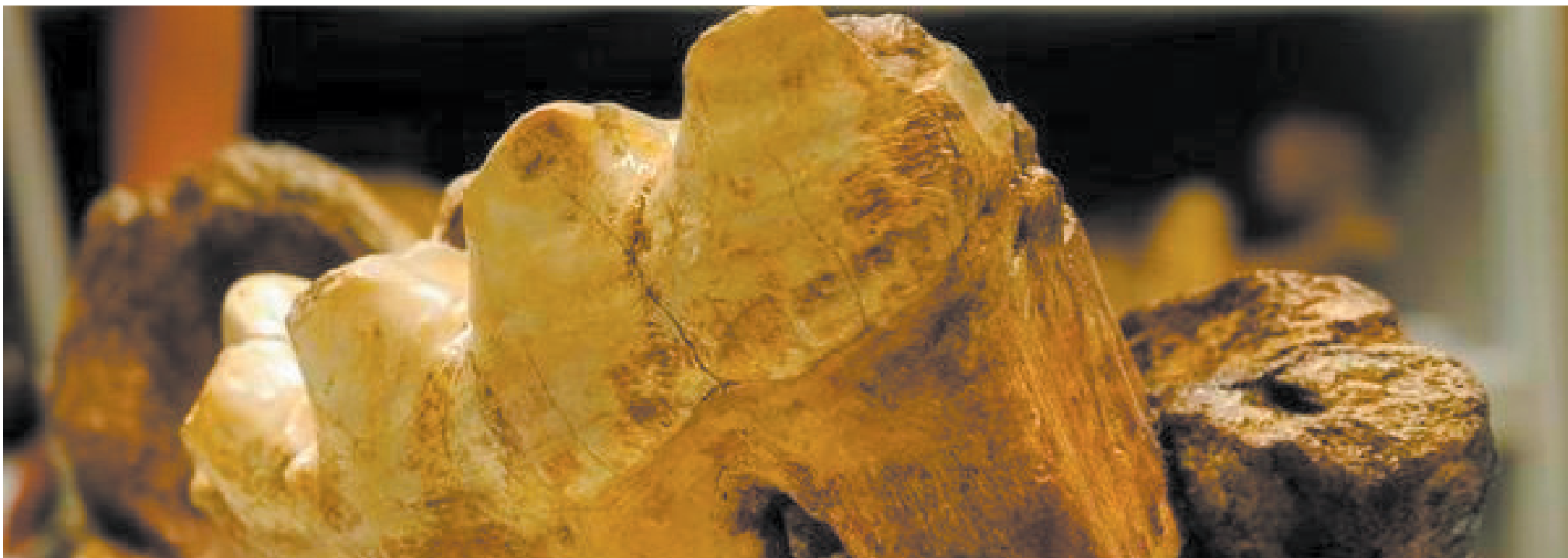




Life at Ken-Caryl

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



Ken-Caryl Mastodon Mandible on Display

See Page 2 for Details

SPECIAL EVENT	INSURANCE SAVINGS	FIRE BAN	TAXES	HELPFUL INFO
Flick 'n' Float July 21	West Metro Awarded No. 1 ISO Status	Jefferson County Under Stage 2 Fire Ban	Helping You Understand Your Property Taxes	Join Your Ken-Caryl Neighbors for a Home Energy Festival
PAGE 9	PAGE 12	PAGE 6	PAGE 7	PAGE 12

Proposed
Changes to
Willow Springs
Joint Use
Agreement

PAGE 12

Memorial Bench
Dedicated at
Bradford Apple
Orchard

PAGE 9

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:



Zen Doodle Rocks

July 14
1-3 p.m.
Decorate stones with favorite quotes or designs. We provide the supplies, you provide the artistic talent.

Hot Buttons

July 21
1-3 p.m.
Make your own mini-button or magnet using our templates or draw your own.

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Changes to District Program Fees

By KCRMD District Manager Melissa Daruna

Over the last few months, MD staff and the Board have taken a deep dive into the District's finances in an effort to formulate a plan for long-term financial sustainability. Part of this research has allowed us to identify areas where we can increase revenue from programs, areas where we can cut costs and potential plans to address the declining tax revenue.

In order to help get the District to a healthier financial state, we are planning to raise fees in a number of programs starting in 2019. Program revenue has helped the District continue to provide excellent park

and recreation opportunities to a wide range of our residents. While we conduct a fee study each year during budget season to compare with neighboring communities, it is time we evaluated the full market value of some of our programs. Over the next couple months, staff will be narrowing down which programs do not currently break even with revenue from fees covering the direct and indirect costs. These program fees will be evaluated for potential increases with the overall goal of having nearly all recreation programs at a break-even position by 2020.

We will have more information on which program fees will be changing this fall during our budget cycle. We hope the community will recognize the value of these programs, and the investment in raised fees will help insure the highest quality of programming into the future.

◆ **Resident Survey FAQs**

How Are Youth Programs, Tennis and the Equestrian Center Funded?

Tennis and Youth Services Programs

The Tennis and Youth Services programs are self-supporting activities of the Metropolitan District. Both of these programs are supported by user fees, which cover the direct costs of the programs. Historically, both programs have contributed back to the General Operating Fund of the Metropolitan District, helping to cover indirect costs and administrative costs for the rest of the Recreation Department. Tennis and Youth Services programs also contribute funds to finance capital improvements for the benefit of the Metropolitan District as well as special activities within their individual programs.

Equestrian Center

All users of the Equestrian Center, be it boarder or riding lesson student, pay a fee to use the Center. The fees are structured so that the annual revenue derived will pay for the direct costs of operating the Center. This would include: salaries for all employees at the Center, feed, vet care and bedding for the animals, maintenance of the facility and equipment, manure removal, insurance and utility bills.

All net proceeds from this operation after the expenses are paid, and most years there are some, are designated for use in the future at the Center. If a year does not generate net proceeds and in fact operates at a loss, funds set aside from previous years are used to pay for the loss with rates adjusted in the following year. The Center also makes an annual contribution to the Reserve Fund to fund replacement of equipment such as the tractors that are used to operate the Center and arena footing.

Trash & Recycling Information

Waste Connections is the trash and recycling service provider for Ken-Caryl Ranch. Service is included as part of the Ken-Caryl Ranch Master Association monthly residential dues. Waste Connections can be reached at 303-288-2100 or www.wcdenver.com.

Trash and Recycling Totes: Residents have the option of using their own trash and recycling containers/bags or using 96-gallon totes provided at no charge by Waste Connections. To order totes, send an email to kencarylco@wasteconnections.com, say that you want to sign up for totes, and provide your name, address, email address, and phone number. You can request both trash and recycling totes, just a trash tote, or just a recycling tote.

Holiday Trash Delays: Waste Connections observes the following holidays: New Year's Day, Memorial Day, Fourth of July, Labor Day, Thanksgiving Day and Christmas Day, unless they fall on a weekend. If your normal pickup day falls on or after a holiday, your collection schedule will run one day late that week.

Auto-Dial Service: Waste Connections offers an auto-dial phone call service called Call Fire to notify customers of any changes in trash pickup days. You can sign up online at www.wcdenver.com/contact/. Complete the required information, and in the comment section say you are a Ken-Caryl resident seeking to sign up for the Call Fire service.



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July

Sun.	Mon.	Tues.	Wed.	Thurs.	Fri.	Sat.
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 7 p.m. Open Space Committee 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				

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

◆ **Historical Society**

Ken-Caryl Mastodon Mandible on Display

A cast of a rare mastodon mandible found on Ken-Caryl Ranch in 2009 is on display at the Ranch House. On June 1, 2009 KCR residents Jake Carstensen, then 12 years old, and Tyler Kellett, 13, discovered a partial lower jaw and tusk fragments of an American Mastodon near the Community Center. In September of that year scientists from the Denver Museum of Nature and Science (DMNS) explored the area and excavated a five-foot segment of a seven-inch diameter tusk. At the time DMNS reported that, "It is the best example of a

mastodon ever found in Colorado, and only the third discovery on record in the state."

The remains of the animal were preserved in sediments that date from 10,000 to 200,000 years ago. Mastodons became extinct at the end of the last glacial period about 13,000 years ago.

The actual specimen is preserved and stored at the DMNS, but the cast of the mandible on display was provided courtesy of the DMNS to recognize the discovery.

In October of 2010 a large deposit of over 36,000 vertebrate fossils, including mastodons, was discovered near Snowmass—the so-called "Snowmastodon site." As a result, DMNS has directed its attention to that discovery.



This mastodon mandible cast is on display at the Ranch House. Photo Credit: Denver Post



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

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ext. 320

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Community Center 303-979-2233
Environmental
Education. 303-979-1876,
ext. 469

Contact information for the Master Association and Metropolitan District Board members is available at www.ken-carylranh.org under the Administration tab.

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



Resources

By Community Standards Administrator Jenny Bernal

As a resident of Ken-Caryl Ranch, you have access to resources to help you maintain your property. The Contractors Reference Database is a tool for Ken-Caryl residents to recommend and find home improvement contractors. The Kindness Crew is a group of resident volunteers ready to help a neighbor in need of a hand. *Life at Ken-Caryl* advertises Teen Services for hire; resident teens ready to work and earn a wage can share their contact information and services.

Contractors Reference Database

This database was created in an effort to assist homeowners who wish to hire professionals in making improvements or repairs to their property. Any paper forms that were submitted since 2011 are now in the online database. To submit your reference to the online database, fill out the form at www.ken-carylranh.org under the Residents tab then Contractor References. The database is continuing to grow, so check back periodically for more submissions.

Kindness Crew

The KC Ranch Kindness Crew was developed by residents to offer a way for residents who just need an extra hand. The group is comprised of a group of resident volunteers who are happy to lend a hand where needed. The Kindness Crew has helped many residents throughout Ken-Caryl with small chores that make a big impact. You can reach out to the Kindness Crew for help with things like light yard work, heavy lifting and various small tasks. Email kckindnesscrew@gmail.com for more information or to volunteer.

Life at Ken-Caryl, Teen Services

On the inside back cover of every issue of *Life at Ken-Caryl*, there is a listing of resident teens who offer babysitting, house or pet sitting, lawn mowing or snow shoveling. These services not only help residents but help teens build a foundation for good work habits and basic business skills.

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Metropolitan District Board

On June 26, the Metropolitan District Board held back-to-back meetings – a Special Meeting at 4 p.m. and a regular business meeting at 6 p.m. The following topics were discussed:

Special Meeting:

- The Board reviewed financial projections for Residential Assessment Rate (RAR) adjustments through the Gallagher Amendment prepared by staff. Legal counsel gave information on potential ballot initiatives to de-Gallagherize.

Regular Business Meeting:

- The Board continued discussion on the financial projections from Gallagher carrying over from the 4 p.m. Special Meeting. They further discussed the potential solution of a November ballot initiative to increase the District's mill levy. Additional discussion and an action item to coordinate with the County's November election were requested for the July regular business meeting agenda.
- Staff provided an update that the Bond projects and final payments to contractors are complete.
- Staff provided an update on the Ranch House Pool project. They expect the next revision of design and cost estimates to be prepared for a public meeting and feedback in August.
- Staff provided an update on the draft audit and review of the audit by the Board at the July meeting.
- Director Esbenshade asked the Board to support a pilot community donation program to assist with smaller projects in the community. The Board agreed and Director Esbenshade will be gathering more information on the initial project.
- The Board added an action item and voted to retain the services of George K. Baum for public education services related to the November election should they decide to ask the community for a mill levy increase.

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elevations. Problems related to blood loss do occur among wildlife and livestock, but they are rare.

Ticks are most important because they can transmit diseases such as Colorado tick fever, Rocky Mountain spotted fever, tularemia and relapsing fever. Lyme disease is an important tick-borne disease in much of the eastern United States. Fortunately, ticks known to transmit it are not known to occur in Colorado, and no confirmed cases have originated in the state.

Avoid traveling through areas where ticks are abundant. Ticks are most active in spring and early summer and concentrate where their animal hosts most commonly travel. This includes brushy areas along the edges of fields and woodlands or commonly traveled paths through grassy areas and shrublands.

Use Tick Repellents

There are a few effective tick repellents. By far the most common is DEET (N,N-diethyl-metatoluamide), the active ingredient in most common insect repellents, such as Cutters and Off!. Apply DEET directly to the skin or to clothing. Repellents are most effective if applied to pants and other areas of the lower body likely to come into contact with ticks.

DEET can be an effective repellent for ticks as well as other biting arthropods, such as chiggers and mosquitoes. However, the following precautions are encouraged:

1. On children, do not use high concentration formulations (above 30 percent).
2. Apply the repellent to clothing, rather than to skin.
3. Do not apply DEET to hands or other areas that may come into contact with the mouth.
4. Do not apply to wounds or irritated skin.
5. After use, wash or bathe treated areas, particularly on children.

Permethrin (Permanone) is a new tick product. Apply it only to clothing, not to skin. It can kill ticks rapidly. Permanone also may have some repellent activity against ticks.

Wear Protective Clothing

Long pants, long-sleeved shirts and other clothing can help exclude ticks or keep them from attaching to the skin. Ticks are usually acquired while brushing against low vegetation, so pulling socks over the bottom of the pants leg also is useful. Light-colored clothing can make it easier to find ticks that have been picked up.

Conduct Tick Checks

Ticks take several hours to settle and begin feeding. This gives you ample time to detect and remove them. The Rocky Mountain wood tick typically takes 12 to 24 hours to start feeding. Therefore, a thorough "tick check" can be an effective alternative to repellents. After walking through areas where ticks might be present, carefully look for and remove any ticks you may have picked up.

Controlling Brown Dog Ticks in a Home

Unlike the more common ticks (American dog tick, Rocky Mountain wood tick), the brown dog tick spends most of its life around the dog host. It is a subtropical species that cannot survive outdoors year-round in Colorado. Infestations most often develop in protected areas, such as kennels. After they have taken a blood meal, adult ticks may crawl up walls and lay eggs in cracks and corners of the room.

Treatment of the dog is essential, using one of the many flea and tick powders, dips or collars. However, areas that the dog frequents, such as bedding and resting areas, also need to be treated to kill residual ticks. Vacuum cracks along baseboards where ticks may hide and spot treat these areas with insecticide. Discard the vacuum bag and contents after treatment.

If possible, wash bedding and all other materials. Because these ticks are sensitive to cold, storing infested items outdoors during very cold temperatures also can kill these ticks. It may take several weeks and multiple treatments to eliminate brown dog ticks.



Once a tick has become firmly attached to the skin, removal can be difficult and should be done with care. The mouthparts are barbed, so they may remain after removal and allow infection. Fortunately, the Rocky Mountain wood tick, the most common species found in Colorado, is relatively easy to remove because it has fairly short mouthparts. The recommended procedure for removal of ticks is:

1. Grasp the tick with blunt tweezers, as close to the skin as possible. If tweezers are not available and you must use your fingers, cover them with tissue or thin plastic to avoid the possible transmission of any disease organisms, such as tularemia, that the tick may harbor.
2. Pull the tick slowly and steadily, straight away from the skin. Try not to crush the tick as you remove it.
3. After the tick is removed, treat the feeding site with a disinfectant. Wash your hands when done.

Many other methods have been popularized to remove ticks, such as covering them with petroleum jelly or touching them with a hot match. These methods are not effective.

A rare but potentially serious condition from tick feeding is tick paralysis. This occurs when certain ticks (in Colorado, particularly the Rocky Mountain wood tick) remain attached for a long period and produce an ascending paralysis. Early symptoms, such as difficulty walking, progress to more generalized symptoms, such as limb numbness and difficulty breathing. This condition is completely reversible when the tick is removed.

Be Aware of Ticks When Enjoying the Trails and Open Space

By Open Space Manager Sean Warren

It is not uncommon to find ticks on your body after a hike in Colorado. The information below from the Colorado Cooperative Extension Service provides important information about ticks including ways to avoid them when enjoying the outdoors this summer.

- In Colorado, Rocky Mountain wood tick and American dog tick are the most common ticks associated with people.
- Colorado tick fever is by far the most common tick-transmitted disease of the region. Despite its name, Rocky Mountain spotted fever is quite rare here.
- No human cases of Lyme disease have originated in Colorado.
- DEET is the most effective tick repellent. Apply it to pants or other areas of the lower body.
- To remove a tick, grasp it with blunt tweezers as close to the skin as possible. Ticks are blood-feeding parasites of animals found throughout Colorado. They are particularly common at higher

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Fun Facts About the Equestrian Center

By Tom Krowl, Equestrian Center Task Force Member

Hi Ken-Caryl residents. I am part of the Equestrian Center Task Force community outreach program. This column will be devoted to sharing interesting, fun, facts about our barn and announcements of community barn events and programs. When you see my smiling face, you know I have something to tell you about what's going on at your Equestrian Center.

Did you know that our barn is the only true, community barn in the front range area that offers full-care boarding and a riding facility to its residents? It covers more than 10 acres of land and has approximately 100 horses who are cared for every day by four Ken-Caryl staff members who feed, water, repair and clean up after all of us, in all kinds of weather.

The facility is quite old. Best estimates are most of the buildings were built from 1919 to 1931; I wasn't around back then. Building cost estimates from old Jefferson County tax records indicate values of \$6,500 in 1919 for the first buildings increasing to \$14,400 in 1931 and remaining at that point until 1948. Our indoor riding arena is the largest building on the property at 22,464 square feet. Additionally, there are four outdoor exercise areas: a large jumping arena, two smaller rings for flat work, and a new round pen.

Our barn is a true community barn, welcoming all riders from multiple riding disciplines including but not limited to:

- Hunter/Jumper
- Dressage
- Western
- Pleasure
- Sport/Show

And my favorite, trail riding and eating spring grass.



Would you like to know something truly amazing? Our four-person Equestrian Staff can unload and stack a truckload of hay in 1 hour and 40 minutes! Yes, I saw them do it. 700 bales on a flatbed truck, each weighing about 60 pounds or 42,000 pounds total.....in less than 2 hours. What do these people eat for breakfast?

Well, until next time, make sure you get it, Straight from the Horse's Mouth.



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/kencaryl ranch>



THANK YOU TO THE FOLKS AT GONE FOR GOOD

for hauling away unwanted stuff in the Ken-Caryl community! Due to a huge response they kindly added an extra day to try to accommodate everyone and placed a dumpster nearby to make things more efficient for the trash items. The requests were almost double from past years! They provided two trucks with two person crews each day and hauled away stuff from over 140 homes in the community.

We appreciate their hard work moving heavy things out of basements and down stairs that people might not be able to move on their own.

APOLOGIES TO THOSE THAT WE WERE NOT ABLE TO ACCOMMODATE THIS TIME AND KNOW THAT WE WILL BE SPONSORING THIS EVENT AGAIN NEXT YEAR.

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Jefferson County Under Stage 2 Fire Ban

As of press time on July 5, Jefferson County was under a temporary Stage 2 Fire Ban. 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 ban, see the Jeffco Sheriff's website at www.jeffco.us/511/Fire-Restrictions-Bans.

The following activities are prohibited pursuant to Stage 2 fire ban:

- Building, maintaining, attending or using any fire.

- No recreational fires, including recreational campfires.
- 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, will not be allowed during this ban.
- The SALE, USE and POSSESSION of ALL fireworks are prohibited within Jefferson County.
- Shooting tracer rounds or explosive type targets.
- Operating a chain saw without a USDA or SAE approved spark-arresting device properly installed and in proper working

- order, and having an extinguishing source, water, pressurized water extinguisher, or a proper chemical pressurized extinguisher, large enough to handle nearby hazards, and possessing at least one large-size pointed shovel with an overall length of at least 36 inches. All must be readily available for quick use.
 - Welding and cutting torch appliances shall only be operated within an area that is barren or cleared of all combustible material at least 30 feet in all directions from the operating equipment.
 - Use of an explosive initiation system requiring a burning fuse line
- Exemptions approved under this temporary Stage 2 Fire Ban:**
- Use of liquid or gas-fueled appliances
 - Approved wood-pellet grills
 - Permitted professional fireworks displays only when specifically approved by the fire service agency of jurisdiction issuing the permit to ensure that adequate safety measures to prevent uncontrolled fires are in place.
 - Burning of explosive wastes by manufacturer of explosives in areas zoned for industrial use, when the burning is supervised by the fire protection district
 - Open fires or open burning by any federal, state, or local officer in the performance of official fire suppression functions
 - Individuals operating under any of the above exemptions shall take adequate measures to prevent uncontrolled fires. Possible measures include, but are not limited to:
 - Containers of adequate water or dry soil nearby.
 - Shovels, fire extinguishers or other extinguishing agents nearby.
 - Coordination with the local fire department or district to be on scene or standby during an activity.



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CLIENT TESTIMONIAL

We had such a wonderful experience using Bre as our Realtor! She sold our Ken-Caryl Valley home in one weekend for over asking price. Also, If it weren't for Bre, we never would have found our dream home in the North Ranch and never would have gotten it negotiated for a dream price! She navigated the inspection process like a pro and made sure we were confident every step of the way. She was extremely diligent and always communicated in a timely fashion. She consistently kept her client's best interest as the primary goal. I highly recommend her for all your home selling and buying needs. We wholeheartedly recommend her to everyone we know!

- Erick & Elizabeth



23 Tecoma Circle - Deer Creek
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23 North Ranch Rd. - North Ranch
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10522 W. Dakan Mtn. - Quail Ridge
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Helping You Understand Your Property Taxes

By Jeff Esbenshade, KCRMD Board Treasurer

I would like to inform you about a 1982 amendment to the Colorado Constitution called the Gallagher Amendment. The objective of the Amendment was to slow the rise of real estate taxes for Colorado properties. Colorado real estate is appraised every 2 years by the 64 Colorado County Assessors.

The County Assessor must establish the market value of all real estate in the County. According to the Gallagher Amendment, the Assessor must divide the tax burden using a preset ratio: 55 percent of taxes must be collected on commercial real estate and the remaining 45 percent must be collected on residential real estate.

To determine the Assessed Value of residential real estate, the Assessor uses the appraised fair value multiplied by a Residential Assessment Rate ("RAR") determined by the State of Colorado legislature. Adjustments to the RAR are used to control the increase or decrease in Statewide property taxes due.

The RAR changes in order to meet the commercial and residential ratio outlined

in the Gallagher Amendment. Because residential property values have increased significantly, the RAR has correspondingly declined from approximately 21 percent in 1982 to the current RAR of 7.2 percent. The State legislature has scheduled to further reduce the RAR to 6.1 percent for the next assessment period.

The Assessed Value is multiplied by the set mill levy of each taxing authority for the property to determine the total tax due for that property. Each mill is 1/1,000 of a dollar of the Assessed Value.

Consider the following example for a \$500,000 home located within the Ken-Caryl Ranch Metropolitan District ("KCRMD", "the District"):

KCRMD current operating mill	15.225
+ KCRMD current bond mill	5.460
= Total KCRMD mill	20.685
Appraised Value	\$500,000
x RAR	7.2%
= Assessed Value	\$36,000
x Total KCRMD mill	20.685
÷ [1 mill per \$1,000 assessed]	1,000
Total tax due KCRMD	\$745

For that same property, several other taxing authorities will also factor into the

total tax due for remittance, such as School Districts, Fire Districts, Jefferson County, etc.

Consider the following example if that property is taxed at a total of 109 mills:

Appraised Value	\$500,000
x RAR	7.2%
= Assessed Value	\$36,000
x Total mill – all authorities	109.00
÷ [1 mill per \$1,000 assessed]	1,000
Total tax due – all authorities	\$3,924

In June 2019, Jefferson County will be reassessing properties to determine updated Appraised Values for the property tax calculations above, payable in 2020.

As mentioned above, the State Legislature has scheduled to further reduce the RAR to 6.1 percent for the

next assessment period. So for the same examples as above, taxes due to KCRMD would decrease \$114 and total taxes due to all authorities will decrease \$599 (assume for the purposes of demonstration that the property value and mills remain constant, and the only change is to the RAR):

Appraised Value	\$500,000
x RAR	6.1%
= Assessed Value	\$30,500
x Total KCRMD mill	20.685
÷ [1 mill per \$1,000 assessed]	1,000
Total tax due KCRMD	\$631

Appraised Value	\$500,000
x RAR	6.1%
= Assessed Value	\$30,500
x Total mill – all authorities	109.00
÷ [1 mill per \$1,000 assessed]	1,000
Total tax due – all authorities	\$3,325

The Gallagher Amendment and lowering RARs have negatively impacted budgets for Colorado local governments like KCRMD as the majority of District revenue is property tax revenue.

The property tax revenue funds the operations of the District, such as running pools; maintaining greenways and parks; and continuing our excellent recreation, youth, tennis, and rental facilities. All of these activities provide significant aesthetic, recreational, health, and community value to our District residents, in addition to increasing property values.

My intention is that KCRMD residents be informed about the Gallagher Amendment impacts on RAR and local governments in anticipation of the 2018 elections, so that you can make an informed decision about the ballot measures you will see.* For more information visit:

- www.jeffco.us/820/How-Property-Taxes-are-Calculated
- www.colorado.gov/pacific/dola/residential-assessment-rate
- www.leg.state.co.us/lcs/ballothistory.nsf/

*Additional information and calculations for this article were provided by KCRMD Controller Jeff Leniger.

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Greatest Family Event Ever

By Janet Robbins, KCRMD Fitness Coordinator

The Family Ninja Warrior Challenge was the “greatest family event ever” according to one young man participating! The inaugural event was held June 30 at Heirloom Park and the Community Center. Over 90 participants were first challenged by a 10-event obstacle course, followed by a ½-mile run back to the Community Center Pool where they dove through “donut hole” flotation devices, jumped off the diving board and finished by going down the water slide. The obstacle course included a Low Crawl, BOSU Balance Challenge, Agility Ladder, Log Climb, Hurdles, Tire Flip, Heavy Hill Carry, Ninja Slack Line, Birds Nest and ended with a Bear Crawl. The favorite event seemed to be the Ninja Slack line! A \$40 gift card to Cold Stone was rewarded to Lilyana Freitas for being the best-dressed Ninja! We look forward to a bigger and better challenge for next year!

Photo credit: Anne Frisz



Memorial Bench Dedicated at Bradford Apple Orchard

On Sunday, June 24, honored guests and members of the Ken-Caryl Ranch Historical Society gathered in the apple orchard adjacent to the Bradford-Perley House to dedicate a bench in honor of the Bradford and Perley families.

The sun broke out of the rain clouds for a brief time during the presentation given by Jim Antes, Chair of the Historical Society, in which he gave the history of the orchard and the efforts made to preserve it. He gave special recognition to the work done by Jerry Jones and continued by Jeff Allison, previous chairs of the Historical Society. Both gentlemen took part in the ribbon-cutting ceremony.

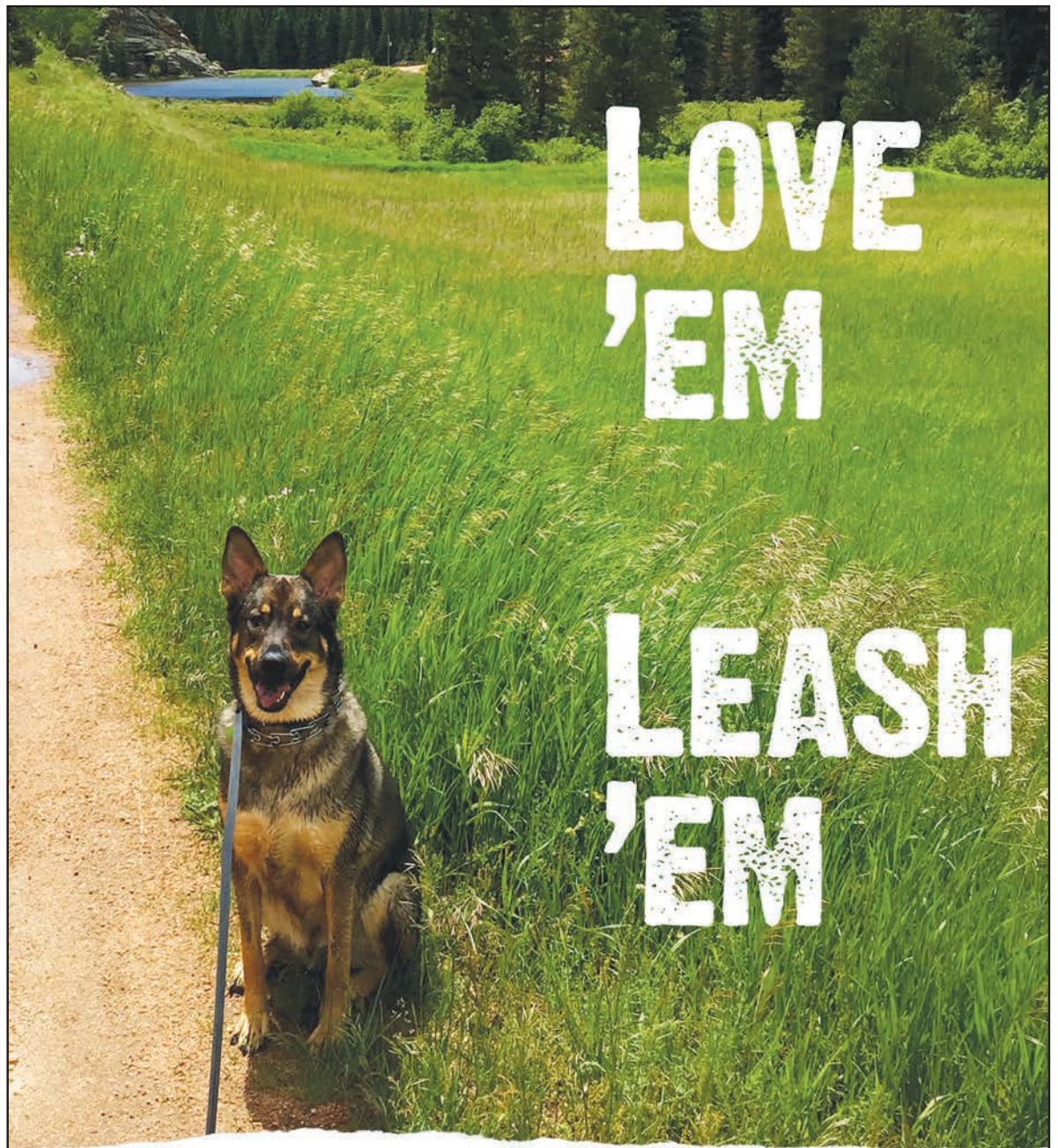
After the formalities, refreshments were served in the Bradford-Perley House, and an apple cider toast was made to all those past and present who have worked to preserve the site. There is hope for an apple crop this year in the 150-year-old orchard, which will be a continuation of the Heirloom Ben Davis variety. Special thanks to Marilyn Norris and Mark Rieger for organizing this event and all members of the Historical Society for their dedication and untiring efforts to preserve local history.



Ribbon cutting to inaugurate the bench in honor of the Bradford and Perley families. Left to right: Jeff Alison, Jerry Jones, Mark Rieger



Ken-Caryl Historical Society at the dedication of the bench in the Apple Orchard at the Bradford-Perley House.



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RECREATION PROGRAMS & ACTIVITIES

◆ For Your Information

Facility Hours

Ranch House Recreation Office	303-979-4070
Monday - Friday	8 a.m.-6 p.m.
Saturday	Closed
Sunday	Closed
Community Center	303-979-2233
Monday - Thursday	5 a.m.-9 p.m.
Friday	5 a.m.-7 p.m.
Saturday-Sunday	8 a.m.-7 p.m.

How to Register for Classes & Events

Online: Go to www.ken-carylrancho.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.

◆ 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.

◆ Youth Programs

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

◆ Youth Programs

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

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 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 #45984: July 23-Aug. 3

◆ Sports & Athletics

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

Teen Nights at the Pool

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

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

◆ Special Events

Music a la Mode

Come enjoy live music, face painting, balloons, a bounce house, and free ice cream!

Date: Wednesday, Aug. 1
Time: 6-8 p.m.
Location: Ranch House Pool
Fee: Residents: Free
Non-Residents: \$5

Doggie Dip Day

Please join us for the 13th Annual Doggie Dip Day. The canine event will include diving, swimsuit, and retrieving contests among other activities. There are three 60-minute sessions with up to 30 dogs allowed in each session. The sessions include 30 minutes of "open swim" time followed by 30 minutes of games and contests.

Date: Saturday, Aug. 18
Session 1: 11 a.m. - 12 p.m.

Course #45969

Session 2: 12:10 - 1:10 p.m.

Course #45970

Session 3: 1:20 - 2:20 p.m.

Course #45971

Location: Ranch House Pool

Fee: Resident: \$5/dog
Non-Resident: \$8/dog

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**West Metro
Fire Rescue**

West Metro Awarded No. 1 ISO Status

New Insurance Rating Can Save Residents Money on Homeowners Insurance

West Metro Fire Rescue has been awarded a Class 1 ISO rating, the highest level recognized nationally by the Insurance Service Office. The rating is a gauge of a fire agency's ability to serve its residents and business owners and is awarded based on a number of key factors, including staffing, apparatus, training, 911 communications and water supply. For businesses or homeowners in West Metro's district, the No. 1 rating is expected to result in millions of dollars in savings on property insurance.

"Our new ISO rating was driven by West Metro's commitment to our district - to always be looking for opportunities to improve our service," said Don Lombardi, Fire Chief, West Metro Fire Rescue. "The new rating is validation for our firefighters and staff that what we've been doing is creating a safer community."

Only 0.5 percent of approximately 46,000 fire agencies across the country earn a Class 1 rating. And, only 60 of the 239 internationally-accredited fire agencies have a Class 1 rating. Many insurance companies use the ratings to set property coverage rates. In West Metro's district, a typical homeowner, with a home valued at \$300,000, could see annual insurance savings of around \$200. The new rating will save business owners approximately 3-5 percent on commercial insurance premiums depending on building construction.

The ISO system ranks for a Class 1 (the best) to Class 10, which is no fire coverage at all. The Insurance Service Office evaluates more than 44,000 fire-response agencies nationwide, about every 10 years. Its independent rating is based on a number of factors that relate to the overall effectiveness of fire protection services.

"The program provides an objective, countrywide standard that helps fire departments in planning and budgeting for facilities, equipment and training," said Joseph Masington, assistant vice president of ISO's Risk Decision Services.

Insurance companies were informed of West Metro's new rating beginning May 1, and the rating goes into effect Aug. 1. Homeowners can call their insurance companies to verify if a discount is given.

Proposed Changes to Willow Springs Joint Use Agreement

The Ken-Caryl Ranch Trail Club is a group of community volunteers operating under a Memorandum of Understanding with the Master Association and a Joint Use Agreement with Willow Springs Open Space.

In 2004, the Joint Use Agreement was executed between Ken-Caryl and Willow Springs such that members of each community's Trail Club who met certain membership standards annually would be eligible to receive permission and an identification tag for use of private Open Space owned by each respective community. In Ken-Caryl, members of the Trail Club that contribute 10+ hours of volunteer service annually would be eligible. In 2012, the agreement was amended to increase the number of reciprocal tags to 80 in anticipation of an increased number of unique volunteers with an interest in the program.

In 2018, the Ken-Caryl Master Association and Willow Springs Community have proposed another amendment to address some of the changes in the community as well as increased demand and interest in the program. At the next MA Board meeting on July 17, the Board will be reviewing the final draft of the agreement, which has been reviewed and approved by the Open Space Committee and approved by the Willow Springs community.

In summary, the amendment clarifies that tag holders must be residents of each respective community as well as adding limits to the number of guests to three per tag holder. The amendment also adds reference to the Golden Spike Trail, which was completed in 2017, as one of the three access points between the two communities. Finally, the amendment increases the number of available tags to 100 to address the increased number of unique volunteers providing 10 or more hours of volunteer work toward trail projects. The draft agreement will be included in the upcoming July 17 Board Meeting packet along with a map showing the access points.

If you would like more information on how to get involved with the Trail Club, email KCTrailClub@gmail.com.

Join Your Ken-Caryl Neighbors for a Home Energy Festival

Join the Jefferson County Sustainability Commission and Xcel Energy for a free neighborhood event focused on making your home more comfortable and reducing your energy bills. Drop by the Ranch House Bradford Room to take part in the festivities and mix and mingle with your neighbors. Light snacks will be provided.

- Date: Wednesday, Aug. 1
 - Time: Drop in any time between 4:30 and 6:30 p.m.
 - Location: Bradford Room at the Ranch House, 7676 S. Continental Divide Road
- In addition to activities such as do-it-yourself energy-efficiency tips for your home and interactive activities for your kids, festival participants will receive a free LED bulb and can sign up for discounted visits by the Home Energy Squad® from Xcel Energy.

For \$50 (typically \$75), the Home Energy Squad® will come to your home to make it more energy-efficient. Squad techs will do things like swap out an unlimited number of traditional bulbs for LEDs, install a programmable thermostat, weather-strip a drafty external door and install energy-efficient showerheads and aerators. Installation, labor, materials and energy-saving advice are free – a \$200 value! The Home Energy Squad will quickly assess your home's efficiency and make energy-saving installations in about two hours or less depending on the size of the home. The result is a more efficient, comfortable home and savings on your energy bill.

The Home Energy Squad now offers NEW complementary LEDs in a variety of styles and dimmable options. LEDs bulbs use 70 to 90 percent less energy than traditional bulbs, and last at least 15 times longer. To learn more about Home Energy Squad, visit xcelenergy.com/HomeEnergySquad or call 303-446-7910. Attend the festival to receive the discount code.



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◆ Area Spotlight

25th Anniversary Celebration on July 21

Congregation B'nai Chaim is pleased to announce the celebration of its 25th anniversary as a congregation. Congregation B'nai Chaim is a warm, inclusive Reform Jewish Synagogue in southwest metro Denver. The event will take place on Saturday, July 21 at 6 p.m. at the Dakota Lodge in Ken-Caryl Valley. Catering will be provided by Shari of A Kitchen Maven. See www.bnaichaim.org for event details, ticket reservations, memory book, and contacts or call 303-697-2668.



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Goshawk # 3,4,6 & 7

COMPOSITE ROOFS:

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Wildfires in the Rocky Mountains

By Daniel Hatlestad, Ken-Caryl Firewise Committee

Wildfires have always been part of living in the Rocky Mountains, but today they are bigger, burn longer, cause more damage, and kill more people than ever before. Much of this drama plays out on public lands of the western U.S. where almost half of the land is managed by the federal agencies like the Forest Service and Bureau of Land Management. From 2000 to 2013, 88 percent of wildfire acreage burned occurred in the western United States.

Wildfires Occur Primarily in the West

The challenge of wildfires centers in large part on the need to defend homes on private lands that are at risk from fires that originate either on private lands or nearby public lands. The Wildland Urban Interface (WUI) describes this complex interaction of housing, forests, fuels and communities.

Even though land-use planning—the decision of where to allow the building of homes—is a local government responsibility, the cost of defending the homes from wildfires is often a shared local, state and federal burden. When a fire breaks out, regardless of where it started, firefighting agencies such as West Metro Fire Rescue (local), the Colorado Division of Fire Prevention and Control (state) and the Forest Service (federal) move into action,

sending ground crews, engines, helicopters, and air tankers to battle the blaze. The priority to defend private property sometimes comes with catastrophic results, as was the case last year when 19 firefighters died defending homes in Yarnell, Arizona.

The wildfire challenge is driven by two overriding problems. First, long-term trends indicate the costs and dangers associated with defending homes will continue to increase. In the West, 84 percent of these forested lands are not yet developed, the housing market is very active with many families moving into the Rocky Mountain region, and the size and intensity of fires as well as the length of the fire season is increasing.

Cost of Wildfire

Contemporary fires are more expensive for a number of reasons. Fires are larger in size, driven in part by climate change and fuel buildup, resulting from past fire suppression. Fires are also becoming more expensive due to the high cost of defending an increasing number of homes. Estimates of the costs of defending homes from wildfires vary, from around 30 percent of total costs to 50-95 percent.

The second problem is that communities continue to expand into the WUI, increasing the burden and risks to firefighters. Because wildfires will continue to be part of the western landscape, the challenge is to successfully live with fire. Since 1990, the



average number of structures burned per year by wildfires has more than tripled, yet home building continues. Since 1990, 60 percent of new homes in the U.S. have been built in forested areas, and today 40 percent of total single-family homes in the U.S. are exposed to the risk of wildfire.

The potential for more home development in harm's way is significant. In the West, 16 percent of forest lands open for home building have been built on, which means 84 percent (amounting to almost 13 million acres in the western U.S.) is not yet developed. In some states, the potential for further development is high: for example, 80 percent of the land is open to future development in Colorado.

The human cost of defending homes from wildfires is also escalating. In the 1990s, the average number of firefighter deaths per year was 17.2, rising to 19.3 per year in the 2000s, and 34 in 2013. Wildfires are increasingly expensive and dangerous, burning homes, killing firefighters and residents, and consuming budgets. Mitigation of wildfire risk, including Firewise education, fuel reduction, and evacuation preparation are essential.

Ranch House Doors

Recently, the two front doors of the Ranch House were replaced, and they are available for sale to anyone who is interested. The doors, which were the original doors when the building was constructed in 1975, are solid oak and measure 36 inches wide by 80 inches tall. If you are interested in purchasing the doors, contact Chris Pacetti at chrisp@kcranch.org and make an offer!





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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.kencarylcranch.org.

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

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

Published letters to the editor do not necessarily reflect the views or opinions of the Master Association, its directors, officers, employees, agents, staff, Life at Ken-Caryl or its editor. Neither the editor nor the Master Association accepts any

responsibility for the content of these letters. Writers accept full responsibility for their written word. Letters should comply with acceptable standards for courtesy and respect.

Email to victoriad@kcranch.org
Deadline for July 25 Issue: July 16 at 5 p.m.

Dear Editor:

I would like to commend staff of both the Master Association and the Metropolitan District in their handling of the two recent safety events that necessitated staff to react quickly and make multiple split-second decisions under duress that kept staff and children safe. As I understood it from reports, when the first incident happened, a previously established safety plan was implemented, keeping staff and children safe, and kids barely even noticed anything was amiss, while the school district struggled with their communications rollout.

In the end, there wasn't an actual emergency, but the hard work in planning led to success. In the more recent event, the plan was made at the time the situation was happening, and thankfully everyone was kept safe again. A big thank you to the coordinated effort made by the Master Association and the Metropolitan District staff to keep everyone safe; our Ken-Caryl staff have much to be proud of, and the community should be aware of your efforts. Thank you!

Kayla Kirkpatrick
Ken-Caryl Resident

Dear Editor:

All of us as residents of KCR collectively own the open space; (not just the 10 percent or fewer who mountain bike in our foothills). I have had civil and respectful conversations with Trail Club members and the leadership with regard

to the balance between recreation and environmental preservation. Now there are other serious considerations: safety and potential litigation.

In the early 1980s when I was a young 40-year-old, I bought my Nishiki bike and years later I bought a Cannondale. Mountain biking is great exercise, it is challenging, it's fun, it is dangerous. Hence the quote: "there are two kinds of mountain bikers, those who have crashed and those who will crash." It is only a matter of time before there is a second serious accident. (A non-resident biker was seriously injured on our trails in April.) The following are my opinions and should not be interpreted as views or opinions of any organization or other individuals.

The Open Space Committee is developing a survey to address safety on the trails but are limiting the conversation to proper protocol and trail behavior. But solving the safety problem goes far beyond trail behavior. It is an open space land use and land management problem. For example: Should we open up our \$1,000,000+ trails to other non-resident communities such as with the Willow Springs Community Agreement?

Should we allow outside groups or clubs to practice on our trails? Should we continue to allow mountain bike activity

with bright lights after dark? Should we sponsor events such as racing? Should we specifically designate some trails as off-limits to bicycles such as the dangerous upper portion of the Massey Draw Trail or the Docmann Loop Trail to help preserve this unique raptor foraging area from the speed of biking activity?

Shouldn't this loop system be re-evaluated because it is fragmenting and strangling wildlife habitat?

What is at risk: lawsuits by outsiders; creating a dangerous culture and potential loss of our liability insurance; continued compromise of wildlife habitat; loss of foothills aesthetics and the inevitable possibility of another serious injury.

Jim Fodor
Ken-Caryl Resident

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LIFE AT KEN-CARYL CLASSIFIED ADVERTISING is provided as a service to residents and businesses. All ads will be reviewed by the editor. Any person placing an ad deemed unsuitable or which may not be in the best interest of residents will be contacted and money refunded. Classified ads may be made in person and placed with the receptionist at the Ranch House during business hours, 8 a.m. - 5 p.m., Monday through Friday.

You can download a contract and view deadline dates at www.ken-carylrancho.org under Community & News, then Newspaper: Life at Ken-Caryl. The deadline for placement of classified advertising is 5 p.m. on the published deadline date, which is typically the Monday of the week prior to the edition date. The deadline date is sometimes early due to holiday schedules.

Cost is \$0.25 per word for residents or \$0.75 per word for non-residents. Payment for ALL classified advertisements MUST be made in full for the duration of the ad at placement. No refunds will be made for cancellations. No custom services are available for classifieds. A maximum of 80 words will be accepted. Please call 303-979-1876 with questions or for clarification.

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

GOODS & SERVICES (cont.)

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

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

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

LOCAL GENERAL CONTRACTOR – Kitchens, basements, bathrooms, decks and pergolas. Big jobs and small. Call or text 303-960-6859. Email hammerheadhomes@aol.com

MASTER ELECTRICIAN – Residential specialist for over 23 years. KC resident. Free estimates. Ask for discount with ad. Redman Electric 303-356-1968.

MOBILE DETAILING FROM KEN-CARYL RESIDENT – Full interior, exterior and mini details. Paint correction, swirl removal, steam clean engine, carpet steam clean. Leather clean and treatment. 720-318-5411.

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Interested in Advertising in Life at Ken-Caryl?

Advertising information is available at www.ken-carylrancho.org under the Community & News section.

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

Classified Advertising
Charleen Dowdell, charleend@kcranch.org
303-979-1876

Teen Services

This listing includes Ken-Caryl teens who babysit, mow lawns, house or pet sit, or shovel snow. To be included on the list, teens should email their name, number, age, neighborhood and list of services offered to Victoria DeSair at victoriad@kcranch.org or call 303-979-1876, ext. 122.

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

Name	Phone	Services	Age	Neighborhood
Mickey Ahearn	303-550-6528	L	17	Colony
Ava Ahrenholtz	720-546-7365	B, P	12	Cimarron
Bridget Antreasian	626-487-1968	B	13	North Ranch
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	15	Traditions
Charlie Beelaert	720-688-1597	L, P, S	13	Colony
Jesse Berland	720-551-7378	L, P, S	15	Stallion Pointe
Kiera Bierstedt	720-937-2102	B, P	13	Traditions
Christina Bigger	720-256-3180	B, P	17	Deerwood Vista
Josh Blarr	720-318-4605	L, P, S	17	Colony
Piper Blarr	720-255-6877	B, P	13	Colony
Kit Bowers	303-709-5807	B, L, P, S	17	Deer Creek
Adam Brandland	720-838-1032	L, S	14	Settlement
Bridget Cassidy	720-244-1359	B	13	Stratford Farms
Ella Daugherty	303-591-2004	B, P	13	Village
Quinn Daugherty	303-591-2004	B, P	11	Village
Brooke Ellis	720-988-9162	B, P	13	Heirloom
Abby Emanuel	720-643-9111	B	12	Spread
Kyla Fouts	303-668-0581	B, L, P, S	12	Mountain Gate
Natalie Gaber	720-277-8077	B, P	18	Bradford Place
Lila Garcia	303-829-0254	B, P	13	Legacy
Marcus Garcia	303-704-9796	L, P, S	15	Legacy
Erin Giles	303-885-8787	B, P	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
Michael Hartshorn	970-986-2309	L, S	19	Village
Phoebe Heine	720-471-6190	B, L, P, S	14	Enclave
Kate Henderson	732-446-2801	B, P, S	17	North Ranch
Trisha Henderson	732-915-1214	P	15	North Ranch
Kiera Hess	303-948-2895	B, P	16	Colony
JJ Heupel	720-372-9476	B, L, P, S	14	Enclave
Cassandra Higgins	720-618-5248	B, P, S	14	Settlement
Kellen Hodges	720-496-6113	L, P, S	15	Saddlewood
Maddox Hodges	303-667-2606	L, S	12	Saddlewood
Anna Howell	720-660-6697	B, P, S	16	Mountain Gate
Gabby Jensen	303-815-6046	B, P	14	North Ranch
Taylor Jones	720-940-5043	B	16	Manor Ridge
Aubrey Jones	720-971-6680	B	14	Manor Ridge
Thomas Koelpin	720-254-0449	L, P, S	14	Village
Ethan Lehrke	720-240-3980	L, P, S	14	Cimarron
Payton Lott	720-415-3486	B, L, P, S	12	Spread
Rachael Lott	720-415-3486	B, L, P, S	12	Spread
Emma Martin	720 539-6952	B	15	Deerwood Vista
Julia Martin	720-539-6944	B, P	12	Deerwood Vista
Hadley Marx	720-380-4671	B, P	17	Shaffer Hill
Hannah Marx	720-380-4670	B, P	15	Shaffer Hill
Holly McCollough	720-492-0288	B, P, S	16	Stallion Pointe
Bethany McCollough	720-749-0298	B, P	15	Stallion Pointe
Riona McGuire	720-233-0253	B, P	12	Stallion Pointe
Hannah Mote	720-305-8757	B, P	13	Stallion Pointe
Hayden Nash	303-895-8117	B, P	12	Cimarron
Alexandra Newsom	303-325-5232	B, P	17	Legacy
Catherine Newsom	303-325-5232	B	13	Legacy
William Newsom	303-325-5232	L, S	15	Legacy
Lauren O'Connor	720-499-9602	B, P	15	Sunset Ridge
Lexi Orr	303-261-7797	B, P	12	Retreat
Ethan Pankow	720-217-8175	P	13	Heirloom
Rhiana Parker	720-877-5570	B, L, P, S	17	Territory
Micaela Pollard	303-904-8488	B, L, P	14	Cimarron
Seth Reisinger	303-973-2469	B, L, P, S	15	Eagles Pointe
Kylie Richards	303-420-6675	B, P	13	Settlement
Paige Rodgers	303-438-0271	B, P	14	Barrington Ridge
Carly Rowland	720-981-4688	B	11	North Ranch
Sam Rowland	720-981-4688	B	13	North Ranch
Kaylee Sajbel	303-591-1777	B, P	13	Territory
Megan Schuster	720-587-7265	B, P	15	Heirloom
Nicholas Schuster	720-990-7465	B, P	13	Heirloom
Ava Secondo	303-883-2592	B, P	12	Cimarron
Jacob Seybert	303-668-5987	L, P, S	16	Saddlewood
John Seybert	303-668-5987	L, P, S	15	Saddlewood
Maria Seybert	303-668-5987	B, P	13	Saddlewood
James Shanley	303-913-0347	B, P	18	Stallion Pointe
Kathryn Shanley	720-376-2323	B, P, S	14	Stallion Pointe
Evan Shook	720-822-3120	P	14	Carriage Hill
Austin Skeffington	720-308-8704	L	16	Wynterbrooke
Ian Soukup	303-482-6465	B, P, S	13	Eagles Pointe
Morgan Sullivan	404-630-1879	B, P	17	North Ranch
Abby Szabo	303-915-3730	B, P	12	Aspen Meadows
Ben Szabo	720-413-3072	L, P	15	Aspen Meadows
Maddy Szabo	303-915-3730	B	12	Aspen Meadows
Lauren Thorp	303-995-5551	B, P	16	North Ranch
Cole Torgerson	720-291-9022	B, L, P	16	Legacy
Jack Torgerson	303-981-7617	B, P	13	Legacy
Avery Turney	303-257-1406	B, P, S	14	Spread
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	13	Spread
Genevieve Webster	703-655-4428	B, P	15	Spread
Lucas Whittier	303-859-4338	B, P	13	Territory
Ella Widmann	720-318-7927	B, P	14	Territory
Lauryn Wojcik	303-593-2734	B, P	12	Spread
Eli Yeagley	720-363-6440	B, L, P, S	17	Carriage Hill
Sam Yeagley	720-363-6440	B, L, P, S	19	Carriage Hill

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

Eva Stadelmaier

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SUNSET RIDGE

11808 Elkhead Range Road • \$499,000

Completely updated throughout with top of the line finishes. 4 Bedroom/4 Bath end unit with Ken Caryl amenities. 2-Car Attached Garage. Central Air. Main Floor Bedroom or optional Study. Opens to Greenbelt/Park. Finished Basement. New Windows. New Paint. New Electrical.



NORTH RANCH

3 Kokanee • \$1,295,000

Stunning Home on quiet cul-de-sac with views of the Red Rocks. 5 beds. 5 baths. Finished basement with wet bar, Guest suite and bath, Theatre and workout room. Gourmet kitchen. New Anderson windows. Updated from top to bottom.



THE SPREAD

7608 Storm Mountain

Fabulous ranch style home on an oversized lot with a walkout basement. Call me for details...



NORTH RANCH

7 Pheasant Lane • \$1,299,000

Completely updated. Situated on a quiet cul-de-sac and open space. Main Floor Master. Professionally Finished Basement with a wet bar and workout room. Trex Deck.



DEERWOOD VISTA

65 Deerwood Drive • \$1,100,000

Updated throughout! Professionally finished basement with a wet bar, huge storage room, guest bedroom, 3/4 bath and a secondary family room with gas fireplace. Newer windows. Central Air. 3-car garage. Newer Trex deck. Newer tile roof and gutters. Gas firepit. Electric dog fence. New paint. Hardwood floors. Radiant heated floor in the master bedroom. His and hers closets.



CIMARRON

11316 San Joaquin Ridge • \$489,000

Impeccable backing to peaceful greenbelt. 3 bedrooms. Updated kitchen with stainless steel appliances. Finished basement. Newer windows. Loft. Newer furnace. Skylights. Central air. Hardwood floors.



ENCLAVE

27 Pinyon Pine • \$600,000

Updated in the Enclave with a finished basement. 4 Bedrooms. 4 Baths. Updated throughout. Main floor master.



HEIRLOOM

10 Pin Oak • \$759,000

Situated on Open Space with wonderful views. 3-car garage. New Anderson windows. Stainless steel appliances. 4 beds. 5 baths. Finished basement.



CIMARRON

7764 Gunsight Pass • \$599,000



HEIRLOOM

5 Oakmont Lane • \$659,000



WYNTERBROOKE

6 Mountain Pine • \$775,000

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