



# Life at Ken-Caryl

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



## MUSIC A LA MODE EVENT

AUG. 5, 6-8 PM  
RANCH HOUSE POOL

SEE PAGE 11  
FOR DETAILS

BOND UPDATE	OPEN HOUSE	KUDOS	CATALYSTS	MEDALS
Ranch House Construction Phasing	Saddlewood and Territory Park Improvements	KC Lifeguards Win Awards at State Competition	Residents Participate in Bike MS Race	Residents Win Medals at National Jump Rope Competition
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**Dead Tree Removal in Parks and Greenbelts**

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KCR Garden Tour a Big Success!



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**Sign Up for the e-News!**

The Ken-Caryl Ranch e-News is a weekly newsletter distributed every Monday via email to all residents who subscribe. It is a great information source and supplement to the newspaper and other forms of communication on Ken-Caryl Ranch, and includes updates on stories or events that aren't in the paper. To sign up for the e-News, go to [www.ken-carylranh.org](http://www.ken-carylranh.org) and fill out the e-News sign-up form on the home page or send an email to [victoriad@kcranch.org](mailto:victoriad@kcranch.org).

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By KCRMD District Manager Darrell Windes

As we approach the end of July, it is hard to believe school will be back in session in a little over two weeks' time. With the late start of summer due to the rain and cool weather, it seems as though summer just arrived. However, time marches on with fall not far behind.

The sign of the end of summer for many of us on Ken-Caryl Ranch is the closing of the outdoor pools for the season. The Bradford Pool will close for the season at the end of business on Sunday, Aug. 9 with the Ranch House Pool closing on Sunday, Aug. 16. The Community Center Pool will remain open through Labor Day, Monday, Sept. 7.

One of the more popular special events the Metropolitan District sponsors each year is coming up soon in conjunction with the closing of the Ranch House Pool. The annual Doggie Dip event will be held on Saturday, Aug. 22 at the Ranch House Pool. This event features swimmers of the

four-legged variety and includes games, contests and prizes for the participants. Check out our website at [www.ken-carylranh.org](http://www.ken-carylranh.org) for the details and to register your dog for the fun!

On Wednesday, Aug. 5, the final Music a la Mode event of 2015 will take place from 6-8 p.m. at the Ranch House Pool. Come and enjoy the music and the fun. This event is made possible with financial assistance through the Scientific and Cultural Facilities District.

While the outdoor recreation opportunities may be wrapping up for the summer, the bond project coordination and activity is moving into high gear. The current schedule calls for both site work and building construction to begin about the first of October and continue until May of 2016. The schedule calls for the Ranch House, Community Center and Dakota Lodge to be under various levels of construction for the last four months of 2015 and the first four months of 2016.

The District and Master Association Boards along with management and staff are working with the bond project contractor, Adolfsen & Peterson, to coordinate the construction efforts to minimize impact to users of the facilities during the upcoming construction projects. However, as any of us know who have done any remodeling of our own homes, construction involves some inconvenience. Watch for updates through Life at Ken-Caryl, the weekly e-News and on the Ken-Caryl Ranch website as the activity will begin moving at a much more rapid pace over the next 60 days.

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**July**

Sun.	Mon.	Tues.	Wed.	Thurs.	Fri.	Sat.
26	27	28	29 4:30-6:30 p.m. Saddlewood & Territory Park/Play-ground Plans Open House	30 7:30 a.m. Architectural Committee	31	1

**August**

Sun.	Mon.	Tues.	Wed.	Thurs.	Fri.	Sat.
2	3	4	5 6-8 p.m. Music a la Mode	6	7	8
9 Bradford Pool Closes for Season	10	11 6 p.m. MA/MD Joint Study Session After Study Session MA Board Meeting	12	13 7:30 a.m. Architectural Committee	14	15
16 Ranch House Pool Closes for Season	17 5:30 p.m. MA Finance Committee	18	19 4:30 p.m. Covenant Committee	20	21	22 12-3:30 p.m. Doggie Dip Day
23	24	25 6 p.m. MD Board Meeting	26	27 7:30 a.m. Architectural Committee 7 p.m. Open Space Committee	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](http://www.ken-carylranh.org) for the most up-to-date information.

● **Covenant Clips**

**Preaching to the Choir**

By Community Standards Administrator Rita Saunders

Many residents don't take the time to read this column, so the information trying to be conveyed often doesn't reach those who might benefit. I truly appreciate people who show an interest in learning different aspects of our governing documents, as there are misleading or creative interpretations out there that can spawn problems among neighbors. Certainly our documents strive to create a sense of community and to facilitate resolution of issues.

I am periodically disturbed to receive complaints from residents that make it clear they don't know their neighbors. Too many times a caller cannot even provide the first names of a neighbor as I attempt to verify information. While one of the purposes of my job is to address neighbor-to-neighbor complaints – often anonymous – sometimes the result is an escalation of the issue. There are many reasonable owners who would resolve a problem the first time a neighbor brought it to their attention.

It's easy to understand with our busy lifestyles how a resident may not be aware of a problem unless someone calls it to their attention. Hearing about it from an "official" letter that I send can sometimes cause an owner to react negatively due to being caught off-guard or feeling threatened or embarrassed. That being

said, I would not want to discourage anyone from contacting me if assistance is needed or if they do not feel comfortable addressing a neighbor directly.

I chose the timing of this topic because Tuesday, Aug. 4 is National Night Out. A casual gathering of the neighbors on a block can do wonders to ease some existing barriers and promote a sense of belonging. I would suggest inviting your neighbors to spend perhaps one hour outside after dinner that night, bringing a chair into someone's driveway to visit while the kids play with their friends. Don't make it anything elaborate like a block party or a holiday event, as you will automatically limit participation by people who don't have time or interest in a pot luck or can't devote a full evening to a gathering. People who know and feel comfortable around each other will naturally make better neighbors and have better neighbors.

Please keep in mind that rules are dynamic in nature...new issues surface, obsolete rules are deleted and others are amended or updated. Ken-Caryl Ranch documents are available at the Ranch House and on our website at [www.ken-carylranh.org](http://www.ken-carylranh.org). Also, please don't hesitate to call me at 303-979-1876, ext. 113, or email [ritas@kcranch.org](mailto:ritas@kcranch.org) should you have any covenant questions or concerns.

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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, and to be respondent to the needs of the community. We welcome suggestions and ideas for making this newspaper a good community servant. Permission to reprint articles is granted, provided that proper credit is given to Life at Ken-Caryl, and the Editor is notified. The editorial direction of this publication comes ultimately from the Ken-Caryl Ranch Master Association Board of Directors.

NOTICE: The views of the authors of the various articles and letters in this newspaper do not necessarily reflect the views of the committees, directors or management, and by no means do they reflect the views of the community as a whole.

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To reach members of the MA or MD Board of Directors, please call 303-979-1876 for contact information or visit [www.ken-carylranh.org](http://www.ken-carylranh.org).

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## Ranch House Construction Phasing

Submitted by Lisa Vanir Construction Management

Early planning for the implementation of construction is underway with Adolfsen & Peterson, the design team and Ken-Caryl Ranch. One of the challenges on the Ranch House project is performing construction activities within an occupied facility. This means that A&P will need to manage the noisy work to minimize the impact on staff, youth programs and residents using the facility.

The KCR staff have proactively blocked off time on the reservation calendar for the Adult Lounge to prevent events from being scheduled during construction renovations. The team's goal will be to reopen the Adult Lounge at the completion and inspection of all construction activities.

Working within an occupied facility requires a high level of communication and attention to safety. Communication of work areas will inform staff and residents of what changes are happening and when they will be happening. The Ranch House interior renovation is anticipated to occur within three phases.

The first phase will include renovations to the Adult Lounge on the second floor and the Map Room and A/V Room on the first floor. Including the Map Room and A/V Room in the first phase of construction provides for transitional space or 'swing space' for staff to operate from while other areas are under construction. Including the Adult Lounge in the first phase will minimize the amount of down time for this



important and highly utilized space. Take note that regular events like Board meetings will likely have alternate locations during construction activities.

The second phase of construction will include the staff office areas. This area is being reorganized for a more efficient layout, with fewer private offices. Once the staff area construction is complete, the recreation end of the Ranch House will be the third and final phase of interior renovations. During the recreation area renovations, the Map Room and A/V Room will likely be used by the youth programs.

Your familiar routine for accessing services within the Ranch House will be altered during construction. Please take note of signs placed at entrances and around the work areas to find temporary locations of staff and programs. The larger area we can provide for A&P to work in, the greater amount of work they can complete in each phase.

Stay tuned for phasing information on the Community Center and the Dakota Lodge projects. If you have any questions or concerns, please email [bondprojects@kcranch.org](mailto:bondprojects@kcranch.org).

## Dead Tree Removal in Parks and Greenbelts

Weather conditions recently have caused hardship to many trees on Ken-Caryl Ranch resulting in an unusually high number of dead trees. The Ken-Caryl Ranch Rules and Regulations states that landscaping should be carefully maintained. This spring the Master Association sent out a number of letters to residents who have dead trees. We appreciate those of you who have acted quickly and removed or scheduled the removal of your dead tree.

In response to receiving a letter, several homeowners have expressed concern about dead trees in greenbelts and parks. The Ken-Caryl Ranch Metropolitan District is responsible for the maintenance and removal of trees in these areas. The plan for addressing the issue is as follows:

The District Forestry Technician and his assistant are somewhere on Ken-Caryl Ranch on a daily basis removing dead and dying trees. The combination of the age of many of the trees on the Ranch and the weather conditions over the past several years have created a large backlog of trees that either need to be trimmed or completely removed.

The District has prioritized the most egregious of the dead and dying trees with the highest priority for attention being those trees that are considered hazardous to humans and property. The list of priorities is reviewed on a regular basis with the staff, who continue to move through the list during the regular course of their work week. The combination of the tree removal and replanting is an ongoing operation that will continue throughout the winter months.

## Open House for Saddlewood and Territory Park Improvements

Join us Wednesday, July 29 for an open house to review plans for park improvements, playground replacement, landscape modifications and irrigation replacement for the Saddlewood and Territory neighborhoods. This come-and-go style open house is from 4:30-6:30 p.m. at the Ranch House. Plans will be posted online after the meeting.

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## Master Association Board

The following is a summary of items from the July 21 business meeting of the Ken-Caryl Ranch Master Association Board:

- At the request of the KCRMD Board, the MA Board reviewed and provided comment on conceptual plans for replacing the Ranch House Pool as potentially part of the settlement of the Plains Metropolitan District lawsuit.
- The Board received a request from neighbors to install a light in the Brannon Gearhart Park parking lot. It was decided that the expense was greater than the value, and the Board voted not to fund the light installation.
- The Board reviewed a proposal to extend the Waste Connections trash and recycling contract for another five years and directed staff to develop an RFP to solicit competitive bids for this service. In addition, bidders will be asked to provide an alternate cost to collect compostable materials.
- The Board began the 2016 budget discussion.
- The Board discussed the possibility of adding a guard rail on Ken Caryl Ave. near the Massey Draw stream stabilization project. The rail would help protect trail users. This project will be included on the list for possible funding in 2016.
- The Board reviewed a proposal from Muller Engineering for erosion and drainage controls in the open space behind 93 North Ranch Road. Staff was directed to solicit a proposal from Muller to investigate the possibility of engineering to direct water past the culvert on Crestbrooke Drive to keep water off the open space behind this property.
- The Board reviewed the status of Reserve funding in the second quarter.
- Staff discussed the status of 2nd quarter goals with the Board.
- The Board reviewed the Conflict of Interest Policy.
- The Board approved a request from the History Committee to provide additional funding from the 2016 contingency line item in the amount of \$7,500 to make maintenance repairs to the Bradford Perley House.
- Manager's Report: A written report was included in the Board package.
- Committees: Reports were included in the Board's meeting package.
- A motion passed approving the Open Space Committee's recommended design of the Upper Cougar Trail.

- A motion was approved adopting the Landscape Master Plan as presented at the May Joint Study Session.

## Joint Study Session

On July 14, the Ken-Caryl Ranch Master Association and Metropolitan District Boards held a Joint Study Session at the Ranch House and discussed the following items:

- The Boards received a request from the District tennis staff suggesting that they consider installing Pickleball Courts at the Community Center as part of the Bond Projects or sometime in the near future.

This is reported to be the fastest growing sport in America. The Boards indicated they would take the request under advisement and direct the Community Planning Committee consider Pickleball Courts in its planning for possible future amenities.

- Vanir Construction Management and Adolfsen & Peterson Construction presented an update on the status of the Bond Projects including 100 percent Design Development pricing. The project costs are very close to budget now. It is anticipated that the combination of some minor scope reduction and value

engineering will be able to reduce costs to fit within the budget.

- The prospect of replacing the pool at the Ranch House as a part of the Plains Metropolitan District lawsuit settlement was discussed. The MA Board will include this topic on the agenda for their July Business meeting and relay comments to the MD Board.
- Staff updated the Boards on the schedule for work on Saddlewood and Territory Parks to be presented to the community at the July 29 Open House. In addition, ideas for Heirloom, Dakota Lodge and Bradford Parks were outlined.



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Brian Lee Greg Milano Michael Aden

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**Email Addresses Needed for Master Association Notifications**

The Ken-Caryl Ranch Master Association is now able to send neighborhood specific communications such as area improvements and notifications, trash delays and dues late notices via email to homeowners. If you would like to provide your email address for use in our accounting software, please email your name, property address and email address to Annette Chavez at [annettec@kcranch.org](mailto:annettec@kcranch.org). Your email address will not be distributed or sold and will be for Master Association use only.



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## Friends and Relatives of Members Recreating in Open Space

By Open Space Ranger Matt Oven



The Park Rangers are charged with enforcing the Ken-Caryl Ranch (KCR) Open Space and Parks Rules adopted by the Master Association and Metropolitan District Boards. Rule No. 1 states "Private open space properties are for the use of members and their guests only. Guests must have a pass or be accompanied by a member. Trespassers will be prosecuted."

KCR private open space is owned by the Master Association, and management costs are covered by Association dues. No public money was used to purchase the property or manage it, and the community is not obligated to provide access to the general public. This is quite different from the typical open space property managed by federal, state or county agencies.

When using the private open space areas of KCR, visitors must be prepared to prove their residency. When contacted by a KCR Park Ranger in private open space, you will be asked to:

- Provide your property address and/or a picture ID
- Display a Ken-Caryl Ranch Open Space ID Bracelet

Trespassing does take place in the private open space. Non-members are drawn to our open space because the incredible scenery, diversity of trail experiences and relatively light visitation that limits trail user conflicts. Sometimes the Rangers will come in

contact with an individual who is not a KCR member but he/she explains they are either friends of a member or they are family/friends staying with a member. This of course is not allowed unless, as the rule states, they are accompanied by a resident. Park Rangers have no choice but to issue a contact notice for trespassing.

The contact notice unfortunately will put the individual on notice for the next 36 months. If they receive another contact notice for trespassing, Jefferson County Sheriff will be notified and asked to issue a summons for trespassing. The Ranger staff does not have an option in enforcing the

rules as they are set by the elected officials, the Ken-Caryl Ranch Board of Directors.

One helpful option for family or friends not living on Ken-Caryl Ranch and wishing to visit the open space is to request a Guest Pass through the open space manager. The purpose of this pass allows friends or relatives on a short-term basis to be in private areas without being accompanied by a resident. The introduction of this guest pass has helped reduce confusion during contacts for Rangers and users alike. If you would like more information, please call the Rangers at 303-979-1876, ext. 170.

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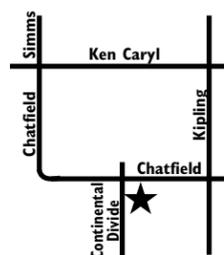
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## KC Lifeguards Win Awards at State Competition

We have some talented lifeguards on Ken-Caryl Ranch! A team of Ken-Caryl Ranch lifeguards demonstrated their life-saving skills and came in third place at the 30th annual Colorado Parks & Recreation Association Lifeguard Games at Water World on July 12. KC lifeguard Brenna Bushey took first place and Peyton Wayment got third place in the fastest female lifeguard event at the competition.

The mission of the Lifeguard Games is to promote professionalism, enhance skills, improve physical fitness and build teamwork in lifeguard staffs through a fun and competitive atmosphere. The teams competed in several different events: medley relay, multi-victim rescue relay, spirit challenge, rescue-tube relay, inner-tube relay and back boarding. Congratulations, Ken-Caryl Ranch lifeguards!



The Ken-Caryl Ranch lifeguards finished in third place at the 30th annual Colorado Parks & Recreation Association Lifeguard Games at Water World on July 12.

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### The Market is on FIRE!

Ken-Caryl 5-year inventory - Historical Lows!

Averages of all Home Sales for 2015 vs. 2014

Ken-Caryl	SqFt Above	PSF	% of List/Sold	Sold Price	DOM
2015	2,724	\$229	97%	\$625,042	44
2014	2,998	\$214	95%	\$641,298	69
% Change 2014/2015	-9%	+7%	+2%	-3%	-36%

If you are thinking of selling, call me today for your FREE market analysis.

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Susan Schell

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## Music a la Mode

Rain seems to be a recurring theme for this summer's Music a la Mode events. The July 15 event at the Ranch House Pool was interrupted by quite the storm! For those few brave souls who waited out the rain, it was a fun night full of music by the Bradford Junction Band, face painting, balloons and ice cream. Resident Sydney Schrader was the lucky winner of the drawing for an Olive Garden gift card.

The final Music a la Mode event of this summer is Wednesday, Aug. 5 from 6-8 p.m. at the Ranch House Pool. The event will showcase the Modniks with their '60s inspired British Invasion and California Sounds music. There will be face painting by Suzi-Q-Z and Natalie Nalepa, balloon animals, a bounce house, ice cream, and swimming! Archie's Dog House will be on hand to sell hot dogs, hamburgers, chips, soda and many other items. The event is

free and is sponsored by the Scientific and Cultural Facilities District and the Ken-Caryl Ranch Metropolitan District. Come on out and enjoy the fun!



## Community Catalysts

A group of several residents participated in the Bike MS Race June 27-28 in Westminster. The residents were part of Team JM, which was organized by Johns Manville. Team JM was the fourth highest fundraising group for the race, raising a total of \$121,632. The event raised more than \$3 million to improve the lives of people living with multiple sclerosis through programs, services and research.

According to the Bike MS website, multiple sclerosis is an unpredictable, often disabling disease of the central nervous system that disrupts the flow of information within the brain and between the brain and body. The cause of MS is still unknown, but scientists believe the disease is triggered by as-yet-unidentified environmental factors in a person who is genetically predisposed to respond.



Left to right: Mary Rhinehart, Valerie Walling, Sabryna Liddle, Chris Figge, Rosa Kotecky, Charlie Walling, Debbie Murray, Lance Risi, Gary Salter, Pete Fisher, Eva Van Harte, Jennifer Manta and Harriet Camp. Not pictured: Paul Camp.

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## Fun at Flick & Float

Another Flick & Float event was held July 12 at the Community Center Pool. The movie Up was shown, and there were concessions for sale and free popcorn! We are hoping to offer this fun activity again next year, so stay tuned!



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### TILE ROOFS:

Golden Eagle # 26,28,32,35,45,47,67,70,75 & 77  
Mule Deer # 3,4,6,30,31,34,39,42,43,46,47 & 48  
Wren # 1,2 & 4

Goshawk # 3,4,6 & 7

### COMPOSITE ROOFS:

Willowleaf # 16,24,26,30,46,70,98 & 100

Honey Locust # 22,23,25 & 27

Dawn Heath # 57,58,60 & 65

Wintercress # 2,5,6 & 11

and many more!

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## Our Rising Generation

Residents Win Medals at National Jump Rope Competition



From left to right, Kristin, Katie and Nicole Matuszynski at the USA Jump Rope Nationals tournament.

Ken-Caryl Eagles Pointe residents Kristin, Katie and Nicole Matuszynski competed in the USA Jump Rope Nationals tournament held in Orlando, Florida in July. Kristin won the gold medal in her age division and set a national record in one-minute speed with 168 turns of the rope. Katie took gold in all of her individual events and won the overall 12 and under age division. She also set a national record in three-minute speed with 420. Nicole placed top 10 in several events and took the bronze medal in one-minute speed.

In addition, their teams that include speed relay and double-dutch events all placed to help the team take third place overall. Congratulations to the local Nationals team who are members of the Jumping Eagles jump rope team in Littleton.



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## KCR Inaugural Garden Tour on July 11 a Big Success!

What better way to spend a beautiful summer morning than by strolling through seven unique and beautiful landscaped gardens? Eighty people from the area did just that. Organizer Krista Rahe said, "All the gardeners put much effort into creating a beautiful as well as educational tour for participants, despite many weather challenges, so we were all thrilled to see people streaming through the gates all morning."

Everyone seemed to enjoy the diversity of the gardens. Each garden represented a different concept of what can be done with gardening on Ken-Caryl Ranch. Funds were raised to build elevated garden beds that are designed for people with limited mobility so they may participate in gardening. Enough money was raised to place therapy projects at two facilities next summer. Many of the guests mentioned they are hoping for future garden tours, so stay tuned!

Thank you to Terry Lumme for taking these great photos!



# RECREATION PROGRAMS AND ACTIVITIES

## ◆ For Your Information

**Ranch House**  
**Recreation Office** 303-979-4070  
 Monday - Friday 8 a.m.-9 p.m.  
 Saturday 8 a.m.-7 p.m.  
 Sunday 10 a.m.-7 p.m.

**Community Center** 303-979-2233  
 Monday - Thursday 5:30 a.m.-10 p.m.  
 Friday 5:30 a.m.-7 p.m.  
 Saturday 8 a.m.-7 p.m.  
 Sunday 8 a.m.-7 p.m.

### Ken-Caryl Ranch Refund Policy

Requests for refunds must be made 72 hours before the first session of the scheduled program at the Ranch House and Community Center unless otherwise noted. This includes any KC Nature programs. Requests need to be made during normal business hours. Each refund will be assessed a \$10 service charge, unless the class is canceled by the KCRMD.

### How to Register for Classes & Events

- Online: Go to ken-carylranh.org and click on Registration under Programs & Activities
- Phone-In: Ranch House 303-979-4070, Community Center 303-979-2233
- Mail-In: Download a registration form at ken-carylranh.org by clicking on Registration under Programs & Activities. Mail the form along with your payment to: KCRMD, 7676 S. Continental Divide Rd., Littleton, CO 80127
- Fax-In: Ranch House 303-979-5347, Community Center 303-979-6501
- Walk-In: Ranch House or the Community Center during normal business hours.
- VISA, MasterCard, American Express & Discover accepted. Check and cash accepted for walk-in and mail-in.

### Finger Scan

Utilizing our finger scan stations or presenting a 2015 KCRMD valid ID is required for anyone age 3 or older. Those seeking resident discounts must show proof of residency within the Metro District boundaries. To receive or renew you must present one of the following: a valid Colorado Driver's License, Warranty

Deed, Colorado ID, Property Tax Statement or Lease Agreement which must have the applicant's name and valid KCRMD address. If you have questions regarding residency and/or ID cards, call the Ranch House for assistance at 303-979-4070. Finger scanner or ID cards are required for admittance to use the Community Center fitness areas or you will be required to pay the drop-in rate. No exceptions.

## ◆ Tennis

### Ken-Caryl Tennis Club

There's a new club on the court, and we need your help! Ken-Caryl Tennis Club (KCTC) is a club that will organize and plan social events and fundraisers within our tennis centers. Sound like FUN? Come JOIN US and HELP support our tennis community. Volunteers are needed from all levels of tennis. Meetings held once a month. Join the club's Facebook page to get the latest info. KCTC- a club "rallying" for our tennis community. Please contact Karla Elliot at elliot2plus3@aol.com for meeting details and club information.

### Outdoor Court Reservations

Outdoor reservations may be made up to three days in advance for Ranch House, Community Center and Bradford Courts. Bradford Court reservations are now taken at the Community Center. Bradford Courts may not be used for league play, including T2 matches. Reservations are limited to two hours. You have a 15-minute grace period in which to claim your court.

## ◆ Fitness & Wellness

### Healthways SilverSneakers Fitness

Ken-Caryl has partnered with SilverSneakers to offer benefits to qualified members of AARP, Anthem Blue Cross and Blue Shield, Humana, Kaiser Permanente of Colorado and United Health Care. Healthways SilverSneakers Fitness program is also an insurance benefit included in more than 65 Medicare health plans. Through SilverSneakers, health plans and group retirement plans provide a gym membership to their insured at no additional cost. SilverSneakers membership allows access to more than 12,000 participating locations nationwide and includes all the basic amenities, group exercise classes and in some cases, classes geared specifically toward the active older adult. It only takes a few seconds to see if you qualify for a free gym membership to the Community Center. Stop by and we can put your name, address and birth date into the database to see if you qualify, or you can contact your insurance provider. For more information, please call the Community Center at 303-979-2233.

### Junior Weight Room Certification

Youth between 12-18 years of age must be certified by our personal trainers in order to use the exercise/weight equipment at the center. Call the Community Center at 303-979-2233 to register for this course; no walk-ins will be accepted.

Date: Friday, Aug. 14 10:15 -11:45 a.m.  
 Location: Community Center  
 Ages: 12-18  
 Fee: Resident: \$20  
 Non-Resident: \$23

Course #30481

## ◆ KC Nature

### Dances with Branches -

### Introductory Recreational Tree Climbing

Tree Climbing Colorado offers introductory recreational tree climbing experiences using fun, easy-to-learn rope techniques, stressing both safety for climbers and protection of trees. Experienced facilitators provide all instruction and equipment. Climbers should be in good health and physical condition. Please wear long pants, sturdy shoes, and bring gloves if you've got 'em! (We'll have extra). Come climb a tree and experience the view from on high! Climbs last approximately 2 1/2 hours.

Date: Friday, July 31  
 Time: 11 a.m. - 1:30 p.m.  
 Location: Dakota Lodge  
 Ages: 7 years to Adult  
 Fee: Single - Resident: \$30  
 Single - Non-Resident: \$35  
 Family of 4 - Resident: \$115  
 Family of 4 - Non-Resident: \$135

Course #30551

### Historical Tour of Ken-Caryl Valley

Do you know where Ken-Caryl got its name? Ken-Caryl has a very interesting history. Come visit the stone bridge, Manor House, the Bradford-Perley House, and more on this tour.

Date: Saturday, Aug. 8  
 Time: 10 a.m. - 12 p.m.  
 Location: Dakota Lodge  
 Ages: All  
 Fee: Adult - Resident: \$10  
 Adult - Non-Resident: \$12  
 Youth - Resident: \$8  
 Youth - Non-Resident: \$10  
 Family of 4 - Resident: \$30  
 Family of 4 - Non-Resident: \$40

Course #30509

## ◆ KC Nature

### Adult Hikes

Join us for easy to moderate hikes throughout the KCR trail system. Each hike will be focused on what wildflowers are in bloom, but this will not limit the discussion on other surroundings. Please wear proper shoes and layers, bring a day pack with water, sunscreen, and a snack. **Drop-in, no registration required.**

Date: Friday, Aug. 7  
 Time: 9 a.m. - 12 p.m.  
 Location: Dakota Lodge  
 Trail: Hogback-Lyons-Hogback  
 Ages: 18+  
 Level: Easy/Moderate  
 Fee: Adult - Resident: \$6  
 Non-Resident: \$8

## ◆ Youth Programs

### Ken-Caryl Ranch Playgroup

Kanga & Roo  
 Adults & Children ages 0-5  
 When: Thursday mornings 9:30-11:30 a.m.  
 Dates: Aug. 20-Dec. 17 (No Nov. 26)  
 Cost: FREE  
 Where: Ranch House - Dance Room  
 Brought to you by the Ken-Caryl Ranch Metropolitan District and the Ken-Caryl Community Network. Please keep an eye out for more details to come!



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## ● Youth Programs

### Lunch Bunch

Come join us for lunch with friends and some fun group games and activities! Kiddos will join a member of the Ken-Caryl Ranch Preschool staff for this enrichment hour. Lunch will be followed by 30 minutes of organized group play focused on gross motor development and social skills. Children must be 3 years old and potty trained. This is a great opportunity to give your child an hour of socialization or extend your preschool day for currently enrolled families.

Dates: **Sept. 8-Oct. 2**

Tuesday

**Course #31111**

Friday

**Course #31112**

**Oct. 6-Oct. 30**

Tuesday

**Course #31113**

Friday

**Course #31114**

**Nov. 3-Dec. 4** (no Nov. 24 or 27)

Tuesday

**Course #31115**

Friday

**Course #31116**

Time: 12-1 p.m.

Location: Community Center Lobby & Playground

Fee: (per session)

Resident: \$50

Non-Resident: \$60

Currently Enrolled KCRP Students:

Resident: \$40

Non-Resident: \$50

Please send your child with a cold lunch and shoes for running and playing. We will be spending most of our time outside, so please dress accordingly and send your child wearing sunscreen.

## ● Teen Programs

### Van-Go! Art Camp

Looking for an inspiring way to end the summer? Join us on our traveling tour of the Denver area with morning visits to museums, galleries and open studios. Learn about the many different types of art and create your very own masterpiece by the end of the week. Let's get in the van and go!

Dates: Monday-Thursday, Aug. 10-13

Time: 8 a.m. - 3 p.m.

Location: Meet at the Community Center. We will travel each day.

Ages: Entering grades 6-8

Fee: Resident: \$215

Non-Resident: \$235

**Course #30471**

### TRAILS Youth Committee: Teens Rising Above in Leadership and Service

**NEW offering!** Designed as a long-term, grow-and-learn-together program, the TRAILS Youth Committee aims to build character, develop leadership skills, and serve the Ken-Caryl and surrounding community through service projects. Participants will meet twice a month for experiential learning and fun. The committee will plan service projects, fundraise for social causes, volunteer, and learn what it takes to be a true social servant. Become a youth leader in our community! Program will begin fall 2015. **Please register using the Course # to express your interest. You will not be**

**charged a registration fee. You will be contacted with further information.**

Ages: Entering grades 7-9

Time: Varies - Participants will typically meet after school and/or on the weekends.

Location: Ranch House

Fee: Resident: \$80 per semester  
Non-Resident: \$100 per semester

3 Semesters (Fall, Winter, Summer)

**Course #30475**

### At Home Alone

Does your child spend a few hours home alone before or after school due to your work schedule or other commitments? This popular entertaining workshop is designed to prepare children to look after themselves during these times. Students learn how to stay safe through interactive lessons, role play and hands-on training. Every Kidproof course is non-threatening and empowering.

Date: Saturday, Aug. 8

Time: 9 a.m.-1 p.m.

Location: Ranch House AV Room

Ages: 10-13 years

Fee: Resident: \$40

Non-Resident: \$50

**Course #29856**

## ● Adult Programs

### Red Hat Divas

A group of women enjoying life to the fullest. The group was created for the single purpose of having fun!

Date: Tuesday, Aug. 25

Time: 10:30 a.m.-12:30 p.m.

Location: Ranch House Adult Lounge

Fee: None

If you are interested in signing up for future events or would like more information, please contact Pola at 303-779-4434.

## ● Special Events

### Music a la Mode

**Presented by: SCFD & Ken-Caryl Ranch Metropolitan District**

Our Music a la Mode concert series includes music, face painting, balloon sculptures, a jump house, free ice cream and much more. Archie's Dog House will be on hand to sell hot dogs, hamburgers, chips, pop and many other items.



### Wednesday, Aug. 5

**6-8 p.m. at the Ranch House Pool  
Featuring the Modniks and Face  
Painters Suzi-Q-Z & Natalie Nalepa**

The Modniks play Rock Music of the '60s inspired by the British Invasion and California sounds in the style and energy of the era.

### Doggie Dip Day

The Ken-Caryl Ranch Metropolitan District is pleased to announce the 10th annual Doggie Dip Day. The canine event will include diving and swimsuit contests among other activities. The event will be broken down into 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: Sat., Aug. 22

Time: 12-3:30 p.m.

Location: Ranch House Pool

Cost: Resident: \$5/dog

Non-Resident: \$8/dog

Session 1 12-1 p.m. **Course #30501**

Session 2 1:15-2:15 p.m. **Course #30502**

Session 3 2:30-3:30 p.m. **Course #30503**

## ● Aquatics

### Pool Hours

Finger scan or valid 2015 ID card required for admittance.

### Bradford

Daily - (open swim) 10 a.m.-6 p.m.

\*Note: Bradford Pool closes for the season on Aug. 9.

### Community Center

#### Adult Lap Swim

Monday-Friday 6-9 a.m.

Monday-Thursday 7-8 p.m.

#### Open Swim

Monday-Friday 12-7 p.m.

Saturday & Sunday 10 a.m.-7 p.m.

\*Note: Community Center Pool closes for the season on Sept. 7. Late summer pool hours will be posted by Aug. 17.

### Ranch House

\*Note: Ranch House Pool closes for the season on Aug. 16.

#### Open Swim

Monday-Friday 12-7 p.m.

Saturday & Sunday 10 a.m.-7 p.m.

#### Water Aerobics at the Community Center

Daily, 9-10 a.m.

#### Deep Water Exercise at the Community Center

Monday, Wednesday, and Friday, 8-9 a.m.

## ● Teen Programs

### High School Leadership Corps

Looking for something different to do this summer? Want to make a positive impact on the community? Join us for a week of service learning and adventure. We will visit a variety of service organizations focusing on everything from environmental impacts, homelessness, and underserved populations.

Dates: Monday-Friday, Aug. 3-7

Time: 8 a.m. - 3 p.m.

Location: Meet at the Community Center. We will travel each day.

Ages: Entering grades 9-12

Fee: Resident: \$190

Non-Resident: \$210

Fee includes all field trip costs, transportation costs and a t-shirt.

**Course #30463**



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**COMING SOON!** Open space, complete remodel, call me for details.

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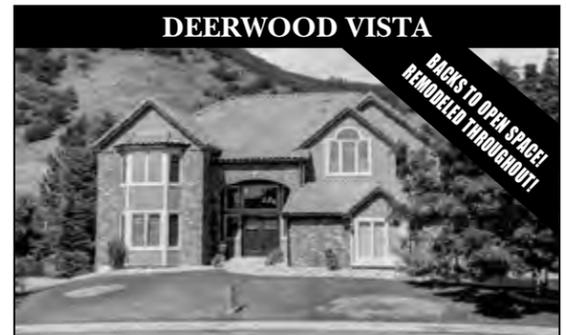
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**DEERWOOD VISTA**

15 Mountain High Court • \$1,095,000

Rare! Priceless Lot! Stunning Remodeled 2-Story! Backs to Mountain! Cul-de-sac! 5200+SF! Vaulted Hardwood Entry & Designer Lighting! 5 Bedrooms! 5 Baths! Main Floor Study w/ Closet or 6th Bedroom! New Designer Kitchen! Formal Living & Dining Rooms! 2-Story Vaulted Family Room w/ Built-ins! Large Windows w/ Priceless Views of the Mountains! Large Deck for Entertaining! Master Suite w/ Sitting Area! Door to Private Deck! New Designer 5-Piece Bath w/ Sunken Soaking Tub! Finished Basement! Recreational Room w/ Media Room. Newer Concrete Tile Roof! Sprinkler System!

**JUST SOLD! EAGLES POINT**  
**5 Lindenwood Lane • \$825,000**  
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 22 Amberwood Lane • \$869,900

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**SOLD BY THE HARDERS!**  
 6 Golden Aster • \$744,900

**DEERWOOD VISTA**  
**SOLD BY THE HARDERS!**  
 20 Amberwood Lane • \$1,019,000

**SADDLEWOOD**  
**SOLD BY THE HARDERS!**  
 7199 Mt. Holy Cross • \$399,900

**NORTH RANCH**  
**SOLD BY THE HARDERS!**  
 49 Golden Eagle Lane • \$850,000

**RETREAT**  
**SOLD**  
 36 Dawn Heath Circle • \$619,900

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◆ Job Opportunity

**Ken-Caryl Ranch  
Before & After School  
Lead Teacher**

Position: Before & After School Recreation Program Lead Teacher  
Salary: \$9-\$11/hour, DOE

Hours: 6:30-9 a.m. and/or 3-6 p.m. with flexible prep time. Schedule is flexible; work 2-5 days per week mornings and/or afternoons.

Before & After School Recreation Program Description:

In our B&A Recreation Program, elementary school students enjoy drama, science, art, cooking, yoga, hiking, field trips and more! Our program is far from a daycare – we provide enriching recreational opportunities both indoors and out all year long. Join our dedicated, fun-loving staff and have a significant influence in the lives of children.

Lead Teacher Responsibilities:

- Facilitate hands-on activities for K-5th grade students.
- Create a fun, safe and caring environment for students.
- Organize and lead small and large group games and activities.
- Drive 15-passenger mini-buses.
- Supervise students during programs, field trips and all excursions.
- Communicate effectively with students, parents and other staff.

Qualifications:

- Group Leader qualified – at least 19 years of age with at least three months of full-time or equivalent part-time experience working with children.
- Self-starter, fun-loving and enthusiastic.
- Passionate about one or more of the following: science, art, cooking, sports, drama, music, etc.
- Ability to work independently and as a team member.
- Flexible and positive in an intense and dynamic environment.
- Experience managing small and large groups of students.
- Valid Colorado driver's license and clean driving record.

Applications will be accepted until position is filled. To apply, please email a resume and cover letter to Heather McGonegle at [heatherm@kcranch.org](mailto:heatherm@kcranch.org) OR download an application at [www.ken-caryl-ranch.org](http://www.ken-caryl-ranch.org).

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**Tony L. Morrison**

◆ Minding Our Business

**Mountain Vista EyeCare  
Optometrist Steven Loomis  
Elected as American Optometric  
Association President**



Dr. Steven Loomis

Congratulations to Steven Loomis, O.D., who practices at Mountain Vista EyeCare and Dry Eye Center on Ken-Caryl Ranch, on his election as president of the American Optometric Association (AOA).

The AOA represents approximately 39,000 doctors of optometry and other eye care professionals. Dr. Loomis was sworn into office in June 2015 in Seattle, Washington, during the association's annual optometry meeting.

Dr. Loomis was first elected to the AOA Board of Trustees in 2007. Before his election as president, he served as the secretary-treasurer, vice president and president-elect of the AOA. Prior to serving on the AOA Board of Trustees, he was the chairman of the AOA State Government Relations Center and the AOA Health Care Legislative Committee.

Dr. Loomis grew up in Butte, Montana, and attended Montana State University. He received his Doctor of Optometry degree from Pacific University College of Optometry. Shortly after graduation, he opened a private practice in Littleton now known as Mountain Vista EyeCare, where he continues to practice with his two partners, Kent Yount, O.D. and Tara DeRose, O.D., and associates Mark Kruchen, O.D. and Suzette Place, O.D.

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• Letters to the Editor

Dear Editor:

After reading the recent letter blaming birdfeeders either directly or indirectly for fostering an imminent invasion of our homes by 16 different wildlife species, I was pleased to note that the writers admitted that "all (of these critters) lived here BEFORE we decided to live amongst them." In view of that fact, who are the invaders? It seems to me that the critters we displaced are entitled to at least a guiding principle of live-and-let-live. We owe them that much.

Ken Hall  
Spread

**LETTERS TO THE EDITOR ARE WELCOME AND ENCOURAGED** from any Ken-Caryl resident in good standing or from any elected official. Letters should be concise — no letters over 350 words — and must be received by 5 p.m. on the published deadline date, which is typically the Monday of the week prior to the edition date, but the day can vary. Deadline dates can be found at [www.ken-carylrancho.org](http://www.ken-carylrancho.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. We do not print anonymous letters. Letters must include name, address and phone number (daytime), but only the resident's name and subdivision will be printed in the paper. Residents may submit up to eight letters to the editor per calendar year. Letters will be printed on a space available basis and may be edited. The editor retains right to appropriateness and content. Published letters to the editor do not necessarily reflect the views or opinions of the Master Association, its directors, officers, employees, agents, staff, Life at Ken-Caryl or its editor. Neither the editor nor the Master Association accepts any responsibility for the content of these letters. Writers accept full responsibility for their written word. Letters should comply with acceptable standards for courtesy and respect.

Email to [victoriad@kcranch.org](mailto:victoriad@kcranch.org).

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**Display Advertising**  
Victoria DeSair, [victoriad@kcranch.org](mailto:victoriad@kcranch.org)  
303-979-1876, ext. 122

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## Classifieds

Life at Ken-Caryl classified advertising is provided as a service to residents and businesses. All ads will be reviewed by the editor. Any person placing an ad deemed unsuitable or which may not be in the best interest of residents will be contacted and money refunded. Classified ads may be made in person and placed with the receptionist at the Ranch during business hours, 7:30 a.m. - 5:30 p.m., Monday through Friday or they can be mailed, with payment, to: 7676 So. Continental Divide Road Littleton, CO 80127.

The deadline for placement of classified advertising is the close of business (5:30 p.m.) on the Monday prior to the following issue (10 days later). Cost is \$.25 per word for residents; \$.75 per word for non-residents. Payment for ALL classified advertisements MUST be made in full for the duration of the ad at placement. No changes to classified ads will be made. No refunds will be made for cancellations. No custom services are available for classifieds A maximum of 80 words will be accepted. If mailing your ad, please proof it CAREFULLY; provide contact name, address, phone number and desired ad category. Please call 303-979-1876 with questions or for clarification.

### LOST & FOUND

**SWEATSHIRT FOUND** – on trail behind equestrian center on Sunday, 6/28. Sweatshirt with markings “CSH Chargers Girls Soccer.” Call 303-971-0412.

### FOR SALE

**BEAUTIFUL ALL WEATHER WHITE WICKER PATIO SET.** Chaise & 2 Chairs with Cushions \$350/Best Offer. 303-921-5170.

**“CHRISTMAS EVE ONLY” ROOM FURNITURE** – Sofa \$200, 2 wing chairs \$75 ea, 2 Windsor chairs \$50 ea, 1 end table \$50. Photos avail. 303-972-1251.

**YAKIMA ROCKETBOX** – about 86x24x18 inches, \$150. 303-972-9580.

### JOB OPPORTUNITIES

**EDUCATIONAL NONPROFIT FOUNDATION** – looking for a teacher/former teacher/school admin with a flexible schedule interested in doing professional development at schools. This is a contract position on an as needed basis. Training will be provided. Preferred candidate qualifications include: iPad proficiency in a K-8 setting or similar experience; Excellent presentation skills; Ability to read audience and monitor comprehension; Ability to quickly assimilate new information and provide feedback on existing materials; Immediate availability. Interested parties should email resume and contact information to hrooney@jdfoundation.org.

**LOOKING FOR A MISS DAISY** – to drive me around. 303-978-1769.

**CPA SEEKS PERMANENT PART-TIME MWF** secretarial/administrative assistant duties for approximately 10-12 hrs week (May-December), approximately 20-22/hrs week (Jan-April). MS Word & other computer skills required. \$12-16/hr DOE. Send resume to jdopccpa@gmail.com, fax to 303-985-3328 or 303-985-3415.

**LOOKING FOR A PET LOVER WITH A FLEXIBLE SCHEDULE** – We are a busy pet sitting business in SW Littleton that makes visits to client’s homes to care for their pets. Must be 21 or over, pass a background check, have a reliable car, be organized and responsible. Schedules are generally early morning and late evening with occasional mid days needed. Must be available to cover jobs 7 days per week, available most holidays and live in the SW area of Littleton, Visit [www.DistinctivePet-Care.com](http://www.DistinctivePet-Care.com) or call 303-904-0484.

### REAL ESTATE

**FOR SALE, MOUNTAIN GATE II CONDO** – with garage, 1108 sf, 2 bd rms, 1st floor, very nice unit! \$179,500. Robert 303-904-9415.

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**ADVANCED HOME IMPROVEMENTS** -- Drywall, carpentry, plumbing, electrical, tile. No job too small. 303-948-2745.

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**MOBILE BIKE REPAIR** – Bike mechanic will come to you; NO DROP-OFF NEEDED. Bike tune-ups \$60. Call or text Zack 303-502-6000.

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### Teen Services

This listing includes Ken-Caryl teens who babysit, mow lawns, house or pet sit, or shovel snow. To be included on the list, teens should email their name, number, age, neighborhood and list of services offered to Victoria DeSair at [victoriad@kcranch.org](mailto: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	15	Colony
Alexa Arevalo	720-499-8847	B	13	Village
Sierra Baliko	303-809-1117	B	13	Traditions
Sarah Bielefeld	303-506-8630	B, P	15	Cimarron
Christina Bigger	720-981-4521	B, P	15	Deerwood Vista
Josh Blarr	720-318-4605	P, S	14	Colony
Malcolm Boyd	720-589-1195	L, P, S	13	Deer Creek
Madeline Byerly	720-785-3784	B	12	Wynterbrooke
Nolan Byrnes	720-530-9272	L, P, S	13	Bradford Place
Daniel Dominguez	720-648-3178	L, P, S	14	Traditions
Lauren Froning	720-401-3772	B, P	17	Barrington Ridge
Ann Gabrielson	770-377-4361	B, P	16	Deerwood Vista
Carly George	303-250-8502	B, P	16	Bradford Place
Christina George	303-934-2612	B, P	14	Bradford Place
Sam Gerbus	303-250-6079	B, L, P, S	18	Retreat
Allie Goulding	720-331-5428	B, P	16	Carriage Hill
Matthew Guarino	720-981-7322	L, S	14	Bradford Place
Nicole Guarino	720-981-7322	B	14	Bradford Place
Raquel Gunkel	303-909-5090	B	15	Spread
Chuck Henderson	720-231-6068	L, P, S	15	Deerwood Vista
Kate Henderson	732-446-2801	B, S	15	North Ranch
Kiera Hess	303-948-2895	B, P	14	Colony
Sean Hursh	303-972-1762	P, S	12	Bradford Place
Ben Iverson	720-626-5580	L, P, S	15	Stratford Farms
Maisie James	720-878-5897	B, P	13	Quail Ridge
Hannah Johnson	720-879-1445	B, P	14	Bradford Place
Gabbie Jones	720-971-6680	P	17	Manor Ridge
Taylor Jones	720-940-5043	B	16	Manor Ridge
Oliver Kauffman	720-724-0878	B, P, S	14	Wynterbrooke
Corrin Kevlyn	608-217-6317	B	14	Eagles Pointe
Kate Kotze	720-413-1487	B, L, P	16	Aspen Meadows
Ethan Lehrke	720-240-3980	L, P, S	12	Cimarron
Sloan Lyons	720-431-5903	B, P	16	Village
Hadley Marx	720-380-4671	B, P	14	Shaffer Hill
Ryan McKenna	720-261-2869	B, L, P, S	14	Stallion Pointe
Gracie Mead	720-921-4495	B, P	14	Deerwood Vista
Matthew Murray	303-579-5322	P	12	North Ranch
Ryan Murray	303-579-5322	B, L, P, S	15	North Ranch
Robby Nelson	303-904-8886	B, L, P, S	15	Spread
Alexandra Newsom	303-325-5232	B, P	15	Legacy
William Newsom	303-325-5232	L, S	13	Legacy
Lauren O'Connor	720-982-7981	B, P	13	Sunset Ridge
Ethan Pankow	720-217-8175	P	11	Heirloom
Rhiana Parker	720-877-5570	B, P	15	Territory
Micaela Pollard	303-904-8488	B, P, S	12	Cimarron
Christian Rapp	720-838-3042	B, L, P, S	15	Eagles Pointe
Dillon Reisinger	303-973-2469	L, P, S	18	Eagles Pointe
Seth Reisinger	303-973-2469	B, L, P, S	13	Eagles Pointe
Kylie Richards	303-420-6675	B, P	11	Settlement
Hannah Russell	303-596-0347	B, P	14	Quail Ridge
Kari Salter	720-202-0067	B, P	17	Wynterbrooke
Reanna Schafer	303-808-0373	B	14	Village
Anya Schroeter	720-415-5112	P	12	Quail Ridge
Megan Schuster	720-587-7265	B, P	12	Heirloom
Carissa Scott	720-215-8829	B, P	13	Colony
Carlee Shute	303-903-0504	B, P	14	Bridle Gate
Jamie Smith-Logan	720-917-4864	B, L, P, S	13	Spread
Quaid Solarte	303-478-2623	B, P	15	Eagles Pointe
Wyatt Solarte	303-478-2623	B, L, P, S	15	Eagles Pointe
Elly Spinney	303-502-7990	B, P	16	North Ranch
Cameron Suchomel	303-932-1580	L, S	15	Bradford Place
Jason Suchomel	303-932-1580	P	13	Bradford Place
Cameron Thorp	303-904-8907	L, P, S	16	North Ranch
Lauren Thorp	303-904-8907	B, P	14	North Ranch
Cole Torgerson	303-933-9988	B, L, P, S	13	Legacy
Avery Turney	303-257-1406	B, P, S	12	Spread
Chloe Warren	303-797-0660	P	13	Quail Ridge
Eli Yeagley	720-363-6440	B, L, P, S	14	Carriage Hill
Sam Yeagley	720-363-6440	B, L, P, S	17	Carriage Hill

# Eva Stadelmaier

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## Current Listings



### North Ranch

11 Mourning Dove • \$999,000

Backs to greenbelt. 4 car garage. Main floor study. Oversized bedrooms. Finished walk out basement with a guest room, fireplace, bar and 3/4 bath. Tile roof.



### Wynterbrooke

26 Mountain Pine Drive • \$574,900

3 Car Garage. 4 Bedrooms, 4 Baths situated on a quiet street. Formal living and dining rooms, plus a spacious loft/ optional bedroom. Finished basement with a guest room and 3/4 bath.



### North Ranch

10 Black Bear

Backs to open space. Main floor study. Open floor plan. Tile roof. .53 acre. Central air. New Paint. Walk-out basement.



### North Ranch

6 Black Bear • \$949,000

Gorgeous custom home with all the updates situated on open space. 5 Bedrooms/6 Baths. Huge Laundry/Mud Room. A/C. Main floor Study. Tile Roof. Professionally finished walk out basement with a guest suite and plenty of storage.



### North Ranch

5 Bobcat Lane • \$925,000

Gorgeous home on a huge private lot. A/C. Gourmet kitchen with top of the line appliances. Main floor Study with built-ins. Updated bathrooms. 6 Bed/5 Baths. The basement offers a mother-in-law suite w/kitchenette. 4 Car Garage. New Windows/Door. Crown Molding. Tile Roof. Wetbar. Hardwood Floors.



### Colony

1 Cliffrose • \$459,000

4 bedrooms. Newer windows and roof. Updated baths. Corner lot. Private yard.



### Colony

35 Buckthorn Dr. • \$659,000

Backs to open space. Views! 5 Bedrooms. Main floor study. Formal living and dining rooms. Eat in kitchen. Finished basement. Gorgeous deck. 3 car garage.



### North Ranch

24 Golden Eagle • \$949,000

5 bedrooms/5 baths. Situated on over a half acre with stunning views. Updated kitchen with GE Monogram appliances. Professionally finished walk-out basement with guest room and theater room. Newer composite deck.



### Manor Ridge

8 Shining Oak • \$709,000

Unique floor plan that offers formal living and dining rooms, family room, spacious loft and a finished walk-out basement. Central vacuum, fireproof siding, tile roof, surround sound, murphy bed, woodburning and gas fire places, central air, Trex deck, .83 acre and private lot.



### North Ranch

12 Wild Turkey • \$999,000

Situated on the end of a cul-de-sac with views. One of the best floor plans in the North Ranch. Dual staircases to the basement and upper level. Tile roof, oversized bedrooms, finished basement, and oversized garage.



### Retreat

22 Willowleaf Drive • \$529,000

Updated 4 beds, 3 bath. Huge yard. A/C. South facing driveway. Updated bathrooms and kitchen. Huge laundry/mudroom. New roof and paint.



### North Ranch

1 Wild Turkey Lane • \$799,000



### The Settlement

10634 W Park Mtn • \$225,000

Very well maintained on a quiet street.

## LISTED & SOLD BY EVA!

Colony • 4 Buckthorn Drive • \$499,000

Stratford Farms • 3 Silvermound • \$529,000

## SOLD BY EVA!

Stallion Pointe — 54 Willowleaf Drive — 48 Willowleaf Drive

Carriage Hill — 4 Golden Aster • Legacy — 11 Summit Ash

Bradford Place — 16 Mountain Alder • Deerwood Vista — 4 Amberwood Lane

Barrington Ridge — 2 Mountain Cedar • Eagles Pointe — 11 Lindenwood

## SOLD!

Deerwood Vista — 85 Deerwood Drive • North Ranch — 19 Red Fox Lane

Traditions — 17 Honey Locust — 16 Foothill Ash

Retreat — 170 Willowleaf Drive — 26 Willowleaf Drive

Barrington Ridge — 5 Mountain Willow Drive

## Eva Stadelmaier Broker Associate

Certified Distressed Property Expert • Certified Negotiation Expert • Luxury Home Marketing Specialist  
Call me any time to discuss the market or I would be happy to answer any questions you may have about buying or selling a home. Visit my Website at [www.kencarylrealty.com](http://www.kencarylrealty.com) or email: [evastadelmaier@remax.net](mailto:evastadelmaier@remax.net)

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#1 Agent In South Jefferson County 2011, 2012, 2013, And 2014.

Ken-Caryl's #1 Realtor For 2011, 2012, 2013, And 2014. Re/Max Of Fame  
Eva Stadelmaier is ranked within the top 100 agents in Re/MAX US.

