

Ken-Caryl Ranch 2017 Community Survey Executive Summary

November 2017

Prepared for:

Ken-Caryl Ranch, CO

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INTRODUCTION / METHODOLOGY

The purpose of this study was to gather public feedback on Ken-Caryl Ranch’s facilities, amenities, services, programs, and community appearance. This survey effort served as a follow-up to the 2012 survey, which was designed to assist the KC2020 Task Force in the creation of a long-term Community Plan. The 2017 survey effort was guided by the Community Planning Committee and the contributions of this group in overseeing this study are appreciated and acknowledged. The 2017 survey provides measures of improvement over the past 5 years, as well as areas that warrant further attention in order to meet resident expectations.

Approximately 2,550 households were mailed a postcard invitation to complete the survey online. Additionally, approximately 1,850 households on the KCR email list were emailed an invitation to complete the survey online. All households were given the opportunity to complete a paper version of the survey if preferred. Of the combined 4,400 invitation sent, 1,814 respondents completed the survey (396 from the postcard invitation and 1,418 from the email invitation), for a response rate of 41 percent and a margin of error of approximately +/- 2.3 percentage points calculated for questions at 50 percent response¹. Some of the returned surveys were only partially completed, resulting in a variable response rate for each question. However, the responses rate for each question is generally in the range of 700-1800 responses.

This executive summary is organized around topics that generally follow those explored by the survey instrument, and summarizes findings from the following subject areas:

- **About individuals and their household:** Outlines respondent demographics, such as years spent living in KCR, size and make-up of the household, and employment characteristics.
- **Household Activities:** Explores the events, programs, and activities in which KCR residents and their households participate in the district, as well as those that are most important to respondents’ households. Many respondents also provided suggestions on events, programs, and activities they would like to see become available in KCR.
- **Satisfaction with Facilities, Programs, and Services:** This section investigates satisfaction with 46 current facilities, programs, and services in KCR. Respondents indicated their level of satisfaction on a 1 to 5 scale, with 1 meaning “Not at All Satisfied” and 5 meaning “Very Satisfied.” They were also able to respond “No opinion”

¹ For the total sample size of 1,814 margin of error is +/- 2.3 percent calculated for questions at 50% response (if the response for a particular question is “50%”—the standard way to generalize margin of error is to state the larger margin, which occurs for responses at 50%). Note that the margin of error is different for every single question response on the survey depending on the resultant sample sizes, proportion of responses, and number of answer categories for each question. Comparison of differences in the data between various segments, therefore, should take into consideration these factors. As a general comment, it is sometimes more appropriate to focus attention on the general trends and patterns in the data rather than on the individual percentages.

and “Don’t Use.” Respondents who gave a satisfaction rating of “1” or “2” on any item were also given the opportunity to explain their rating.

- **Development and Expansion:** Presents results on preferences for new or expanded facilities, activities, and programs to be made available to KCR residents in the future.
- **Funding Improvements:** Outlines respondents’ identified maximum tolerance for additional HOA dues to fund improvements for the facilities and services described above.
- **Covenant Control:** New to the 2017 survey, this question explored respondents’ perceptions of covenant enforcement in KCR (i.e., whether it’s not enough, too much, or the right amount).
- **Open Space Preferences:** A topic of interest this year, the survey also contained questions on respondents’ preference for an emphasis on natural resource preservation/protect vs. on outdoor recreation in a natural setting.

The results from the study have been presented in several different formats. This report provides an overview of findings. A PowerPoint presentation has also been provided that presents findings in a slide show format. This package of slides was used for an open house presentation to the Community Planning Committee and members of the community. Additionally, an extensive set of “cross-tabulation” tables are provided. Results were examined by length of residence, as well as by whether respondents live on the east or west side of town. The tables that are included with this report segment responses by key variables including age, presence of children in the household, length of residency in Ken-Caryl Ranch, and area of KCR in which the respondent lives. Together, these tables provide the Community Planning Committee and interested parties with an ability to explore survey results in detail.

Finally, the open-ended comments from the study, representing over 150 pages of input, are presented verbatim. These comments provide valuable input around sources of dissatisfaction with various amenities and services, suggestions for improvement, reasons why respondents moved to KCR, perceived threats to the community, and other related items. To facilitate the exploration of the large volume qualitative data, the online “RRC Interactive Data Explorer” enables one to view verbatim comments, segment by variables of interest, explore word clouds of the data, and search comments by keyword.

EXECUTIVE SUMMARY

About Individuals and their Household

- ◇ **Household size.** The average households consists of 3.0 members (compared to 2.8 members in 2012). The slight increase in average number of household members is attributable to a slight increase in the share of four-person households (26 percent in 2017 vs. 21 percent in 2012).
- ◇ **Tenure in KCR.** There is a broad distribution of resident tenure in KCR. Thirty percent of respondents have lived in KCR 5 years or less, 36 percent between 6 and 20 years, and 33 percent over 20 years. The average length of residency in KCR is 14.7 years, compared to 13.1 in 2012, highlighting an increase in the share of residents who have lived in KCR for more than 20 years (33 percent in 2017 vs. 23 percent in 2012).
- ◇ **Respondent age.** Similarly, respondents are slightly older, on average, than in 2012 (average age 54.3 vs. 53.4 in 2012). Four percent of respondents are under age 35 (unchanged), 19 percent are between the ages of 35 and 44 (unchanged), 26 percent between the ages of 45 and 54 (down from 30 percent in 2012), 28 percent between the ages of 55 and 64 (down slightly from 30 percent in 2012), and 23 percent are 65 or older (up from 16 percent in 2012).
- ◇ **Area of residence.** Thirty-nine percent of respondents live in the Plains (east of C-470), while 61 percent live in the Valley (west of C-470). The RRC analysis considered location of residence as an important consideration in interpreting survey results. In general, there are some differences in response patterns by residents in the two geographic subareas, some of which are explained by proximity to various amenities and services (i.e. the Clubhouse, trails and open space, the equestrian facility, etc.).
- ◇ **Employment.** Employment characteristics are largely similar to 2012, with over half of all respondents actively working full-time (54 percent vs. 58 percent in 2012). Twenty-one percent of respondents are retired (up slightly from 18 percent, and in-line with a slight overall aging of the community), 10 percent are actively employed part-time (vs. 12 percent in 2012), 7 percent are semi-retired (vs. 6 percent in 2012), and 1 percent are currently unemployed (vs. 5 percent in 2012). New to the survey in 2017, 7 percent of respondents are stay-at-home caregivers. Also new to the survey this year, respondents were asked if they work from home at least 50 percent of the time, to which one-third respondents “yes.”

Household Activities

- ◇ **Activity participation overall.** The survey listed 46 KCR facilities, amenities, and services in eight different categories, and asked respondents to mark those that someone in the household participates. When broken out by general category, KCR households most frequently participate in some sort of outdoor recreation (with 83 percent of respondents

indicating that a household member participates in at least one recreation activity). Meanwhile, over half of KCR households participate in swimming (57 percent) or community events (56 percent). By specific activity, the most popular are jogging/walking/hiking on sidewalks and paved paths (75 percent) and jogging/walking/hiking on unpaved backcountry dirt trails (70 percent). A second tier of popular activities include biking on sidewalks and paved paths (58 percent), pool recreational use (52 percent), social events (45 percent), biking on unpaved backcountry dirt trails (44 percent), and service events (41 percent).

- ◇ **Activity participation by area of residence.** When explored by area of residence, activity participation is relatively similar between those which live east and west of C-470. However, respondents who live in the Valley are more likely to participate in a some of the activities including outdoor recreation (87 percent vs. 76 percent of Plains respondents), jogging/walking/hiking on unpaved backcountry dirt trails (79 vs. 55 percent), biking on unpaved backcountry dirt trails (51 vs. 30 percent), indoor exercise programs/workouts (38 vs. 16 percent), snowshoeing/cross-country skiing (31 vs. 11 percent), individual cardio/fitness exercise (27 vs. 9 percent), group fitness classes (21 vs. 8 percent), and weight training (19 vs. 7 percent).
- ◇ **Activity participation by other key variables of interest.** Respondents who have lived in KCR for less than 6 years are, for the most part, more likely to participate in a number of activities than respondents who have lived in KCR for between 6 and 20 years, or more than 20 years. This trend is also present by age, with younger residents participating in a number of activities more frequently than older residents. However, participation in indoor exercise programs/workouts increases with age. Another driver of more frequent activity participation is having children in the home. Households with kids were more likely to participate in a number of activities. As would be expected, a lot of these differences are for youth-oriented activities (such as youth programming, splash pad, and wading/baby pool). However, households with children are also more likely to bike on sidewalks and paved paths (73 vs. 48 percent), swim (79 vs. 39 percent), attend community events (72 vs. 44 percent), and attend social evens (64 vs. 31 percent), among other activities.

Satisfaction with Facilities, Programs, and Services

- ◇ **Satisfaction overall.** Respondents were able to rate their level of satisfaction with 46 different KCR facilities, programs, and services in six different categories: KCR facilities; sports fields/courts; recreation programming and community services; communications; greenbelts, landscaping, and parks; open space. Overall, residents are highly satisfied or neutral, with no one category receiving more than 15 percent of respondents dissatisfied with that particular item.

In both survey years, residents were asked to rate their satisfaction with various Ken-Caryl facilities, programs, and services using a 1 to 5 scale, with 1 meaning “not at all satisfied” and 5 meaning “very satisfied”. In comparing the amenities that were probed in both years,

results highlight a consistently higher share of “satisfied” ratings (respondents providing a rating of 4 or 5) and smaller share of “dissatisfied” ratings (respondents providing a rating of 1 or 2). Trash and recycling received the highest share of satisfied ratings in 2017 (93 percent, vs. 85 percent in 2012), followed closely by parks (90 percent, vs. 80 percent in 2012) and Life at Ken-Cary Ranch Newspaper (89 percent, vs. 80 percent in 2012). Other items with notable increases in satisfaction include multi-purpose meeting rooms (+31 percent increase in satisfaction in a 5-year period), Dakota Lodge Building (+27 percent), entrance signs (+26 percent), preschool program (+20 percent), community events (+19 percent), before and after school program (+18 percent) Community Center Building (+17 percent), and playgrounds and play equipment (+16 percent). The only item that experienced a decline in satisfaction from 2012 was greenbelts (down 6 percent). However, it should be noted that the item was worded differently in each survey year (“greenbelts and sidewalks” in 2012 and “greenbelts [irrigated turf areas]” in 2017), which may be impacting direct year-over-year comparability.

The responses provide a measure of community ratings over time and the trends are generally very positive. Clearly, efforts to identify community priorities and to act upon them have paid dividends and the overall levels of satisfaction should be viewed positively.

- ◇ **Open space dissatisfaction.** Respondents who indicated they were dissatisfied with the quantity of unpaved backcountry dirt trails or the frequency of open space patrols were asked follow-up questions about the source of their dissatisfaction. Among the 6 percent of respondents dissatisfied with unpaved backcountry dirt trails quantity, 56 percent reported there are not enough trails, while 44 percent cited too many trails. These results help to explain some of the public input that has been received on this topic – among those dissatisfied there are sharp divisions of opinion with the two sides split almost equally. Respondents who live in the Valley, those who have been in KCR for a longer period of time, older residents, and those without children at home were more likely to say there were “too many” trails. Among the 12 percent of respondents dissatisfied with the frequency of open space patrols, 85 percent said the open space areas weren’t patrolled enough, while 15 percent indicated they were patrolled too often. Respondents in the Valley, older residents, and those without kids at home were somewhat more likely to report that open space trails were patrolled too often.
- ◇ **Sources of dissatisfaction.** Respondents who rated any given item a 1 or 2, where 1 means “not at all satisfied,” were asked to explain why they were dissatisfied. The reader is directed to the “RRC Interactive Data Explorer” for the full breadth and depth of respondents’ opinions.

Development and Expansion

- ◇ **Facilities, activities, or programs to be made available or expanded.** Keeping in mind long-term desirability and attractiveness of KCR, respondents were asked to consider their preferences for developing or expanding various facilities, amenities, and services, either through direct investment of a partnership agreement with another entity. The following received the most “Yes” (should be made available to KCR resident) responses: restroom facilities at parks (58 percent); parks, park remodels or updates (58 percent); sidewalks and paved paths (57 percent); community events (54 percent); concert pavilion / outdoor event area (54 percent); open space backcountry unpaved dirt trails (53 percent); fitness facilities and equipment (53 percent); bar/grill/coffee shop within KCR facility (49 percent); indoor gymnasium and/or ball courts (41 percent). Newer and younger residents, as well as those with children at home, expressed an interest in adding or expanding more items overall.

Funding Improvements

- ◇ **Tolerance for Additional Dues.** When asked, “If the community chose to pursue new or enhanced amenities, facilities, or programs, what would be your tolerance range for additional HOA dues?” 21 percent of respondents would not be tolerant of any additional dues or taxes (\$0), 33 percent indicated a tolerance for between \$1 and \$5 per month, 26 percent between \$6 and \$10, 9 percent between \$11 and \$15, 6 percent between \$16 and \$20, and 5 percent \$21 or more. Overall, respondents indicated an average tolerance of \$7 per month in additional HOA dues.

Covenant Control

- ◇ **Opinions about covenant enforcement.** Over half of respondents reported there is the “right amount” of enforcement on KCR (58 percent). Nineteen percent said there was not enough and 23 percent said there was too much. Respondents in the Plains, longer-term residents, older residents, and those without children were somewhat more likely to indicate there wasn’t enough enforcement.

Open Space

- ◇ **Emphasis preferences.** Most respondents favor balance between natural/resource preservation/protection and outdoor recreation in a natural setting (48 percent). However, 31 percent of respondent lean toward an emphasis on natural resource preservation/protection and 21 percent lean toward an emphasis on outdoor recreation in a natural setting. Those who live in the Plains, newer residents, younger residents, and those with children are somewhat more likely to favor balance. Those in the Valley, longer-term residents, older residents, and those without children at home are more likely to lean toward an emphasis on natural resource preservation/protection.

Resident-Owned Perimeter Fences

- ◇ **Preferences for addressing community perimeter fences.** Two-thirds of all respondents (67 percent) indicate that KCR should do nothing beyond the enforcement of existing covenants, while the remaining third said they should plan to replace/take ownership of/maintain the fences. Responses don't vary much by key variables of interest. However, those who live in the Valley (70 percent) and newer residents (72 percent) are more likely to report KCR should do nothing beyond enforcement.

Resident Directory

- ◇ **Resident directory interest.** Asked if KCR should print a directory again, 57 percent of all respondents said "yes". Those in the Valley, longer-term residents, older residents, and those without children at home were generally more interested in such an item. Asked if the respondent would "opt-in" to having their information published, should KCR print the directory, 72 percent said they would. Again, those in the Valley, longer-term residents, older residents, and those without children indicated being more likely to do so.

POWERPOINT



KEN-CARYL RANCH
2017 COMMUNITY SURVEY
SURVEY RESULTS AND KEY FINDINGS



RESPONSE RATES

- 2,550 households mailed a postcard invitation to complete the survey online
- 1,850 households on the KCR email list emailed an invitation to complete the survey online
- Of the combined 4,400 invitation sent, 1,814 respondents completed the survey (396 from the postcard invitation and 1,418 from the email invitation), for a response rate of 41 percent and a margin of error of approximately +/- 2.3 percentage points calculated for questions at 50 percent response

POSTCARD MAILING

**Ken-Caryl Ranch
values your feedback.
We invite you to make
your voice heard!**

To complete your survey, please visit:

www.kcrsurvey.org

and log in with the password below:

XXXXX

The survey should take 15-20 minutes. You can request a paper version of the survey at **the Ranch House, 7676 S. Continental Divide Road.**

Please submit your survey within 10 days.

Questions? Call 303-979-1876 or email

cpc@kcranch.org.

Responses from all community members are important and anonymous.



c/o RRC Associates
P.O. Box 17880
Boulder, CO 80308

PLEASE PARTICIPATE IN THE 2017 KEN-CARYL RANCH COMMUNITY SURVEY!



Your participation is extremely important since this is the first formal survey in five years and results will be used to update the Community Plan and help the Boards and staff allocate resources. The Ken-Caryl Ranch (KCR) Master Association and Metropolitan District Boards and Community Planning Committee are collecting updated data about our community demographics, preferred activities and satisfaction level with our facilities, services, and amenities.

◆ See back of postcard for survey instructions ◆

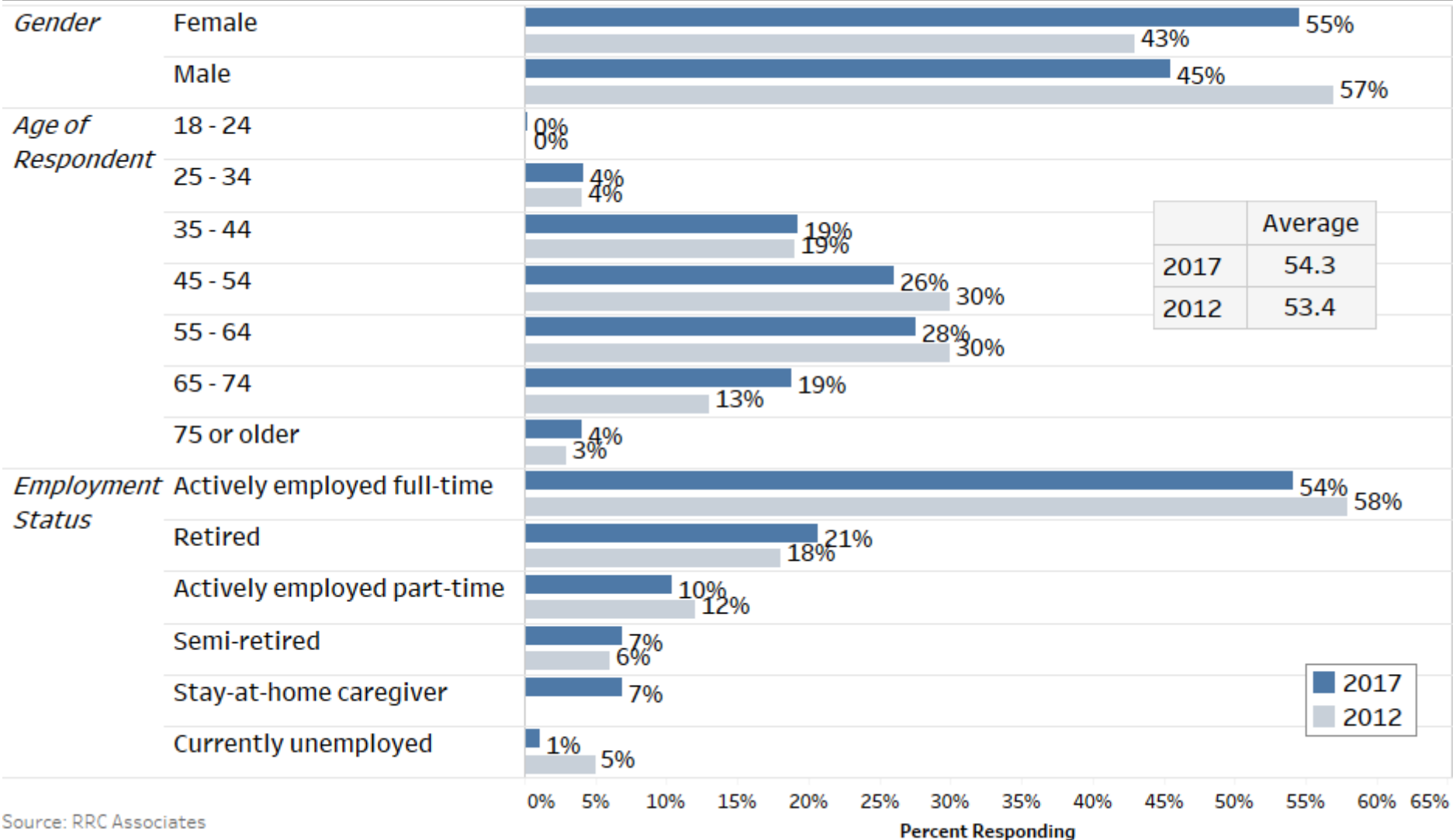


RESPONDENT AND HOUSEHOLD DEMOGRAPHICS



RESPONDENT CHARACTERISTICS

Ken-Caryl Ranch Community Survey | Respondent Characteristics

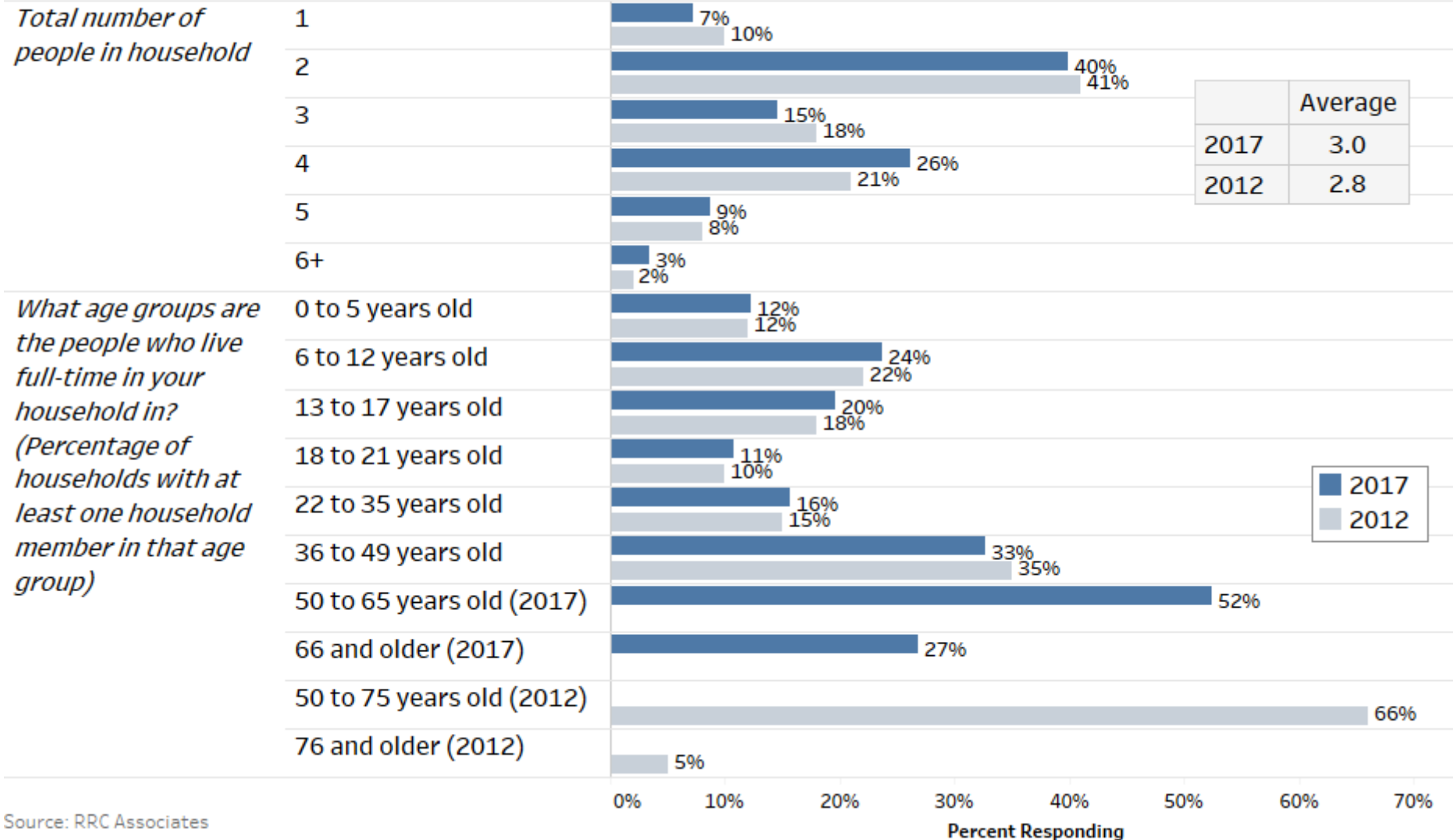


Source: RRC Associates



HOUSEHOLD CHARACTERISTICS

Ken-Caryl Ranch Community Survey | Household Characteristics



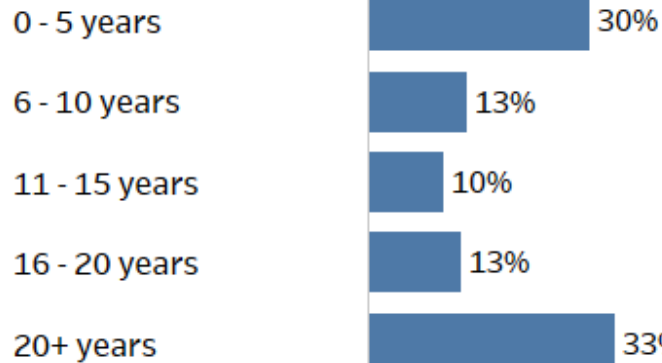
Source: RRC Associates



HOUSEHOLD CHARACTERISTICS

Ken-Caryl Ranch Community Survey | Additional Household Characteristics

Approximately how long have you lived on Ken-Caryl Ranch?

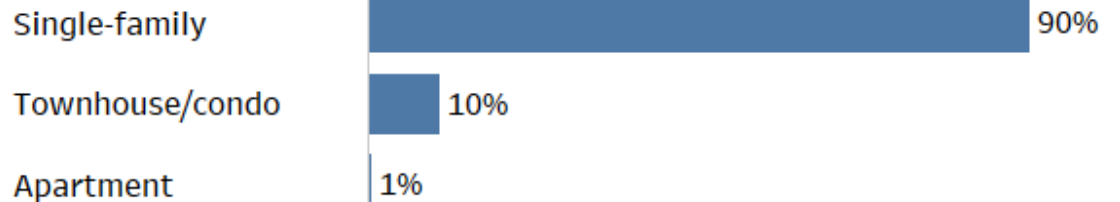


	Average
2017	14.7

Do you own or rent your home?



In what type of home do you live?



(If actively employed full-time - 54% of respondents) Do you work from home at least 50 percent of the time?



2017

0% 20% 40% 60% 80% 100%
Percent Responding

Source: RRC Associates



TOP REASONS FOR MOVING TO KCR

TOP MENTIONS

- 1. Location**
- 2. Open space / trail system**
- 3. Community / neighborhood**
- 4. Schools**
- 5. Beauty**

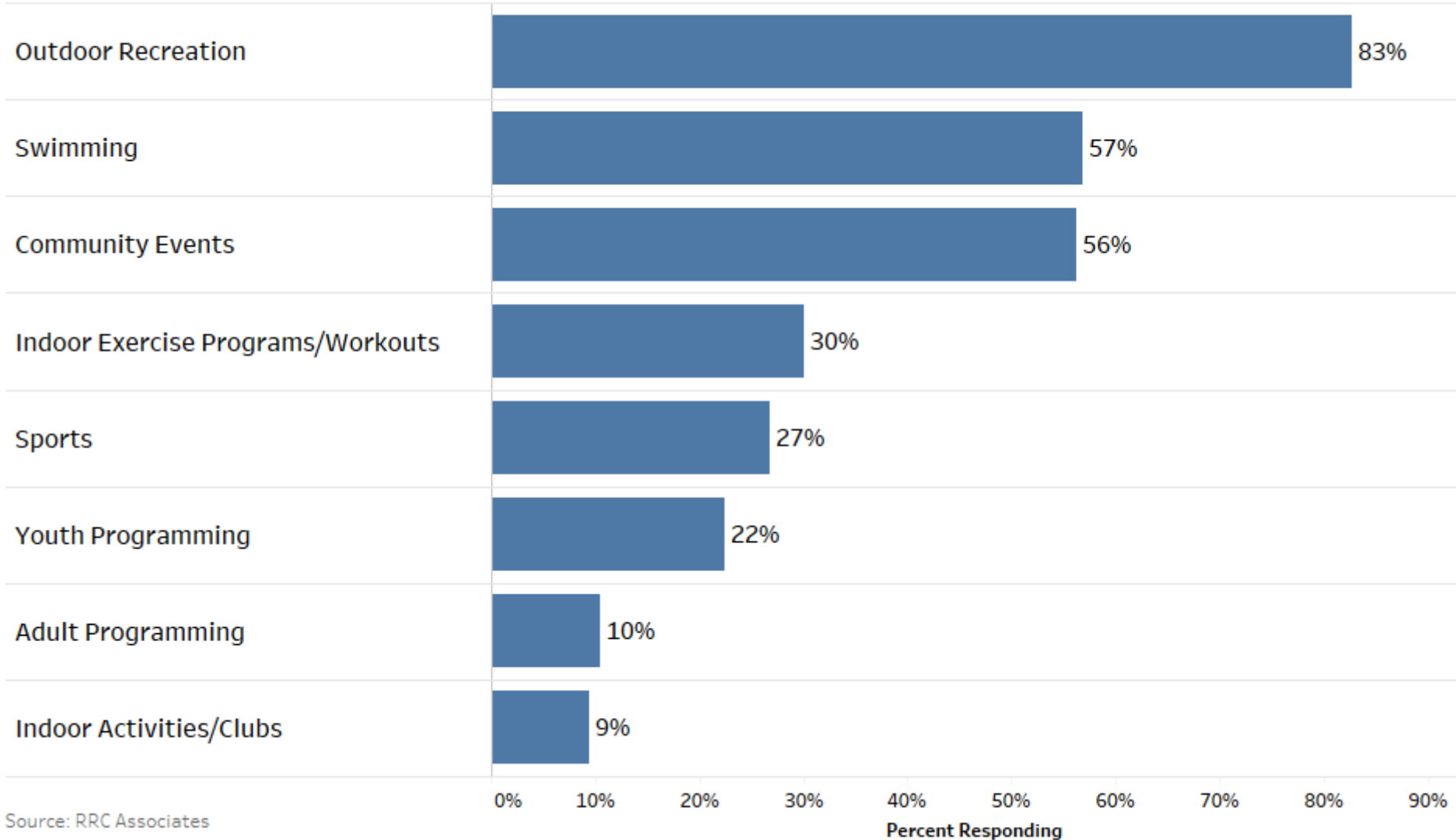


PARTICIPATION IN
EXISTING KEN-CARYL RANCH
FACILITIES, AMENITIES, AND SERVICES



OVERALL PARTICIPATION

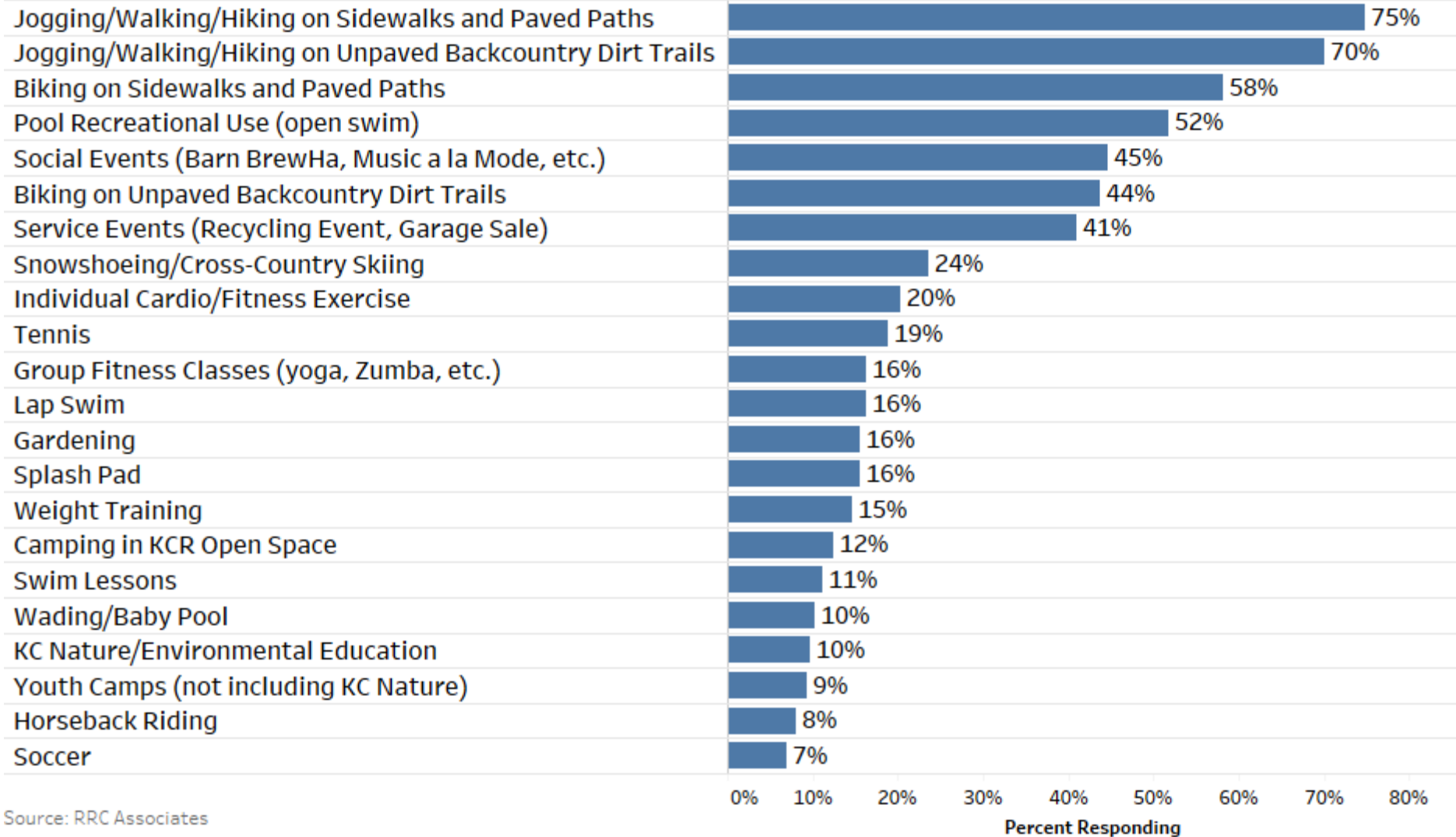
Ken-Caryl Ranch Community Survey | Overall Household Participation in KCR...





SPECIFIC ACTIVITY PARTICIPATION (PT. 1)

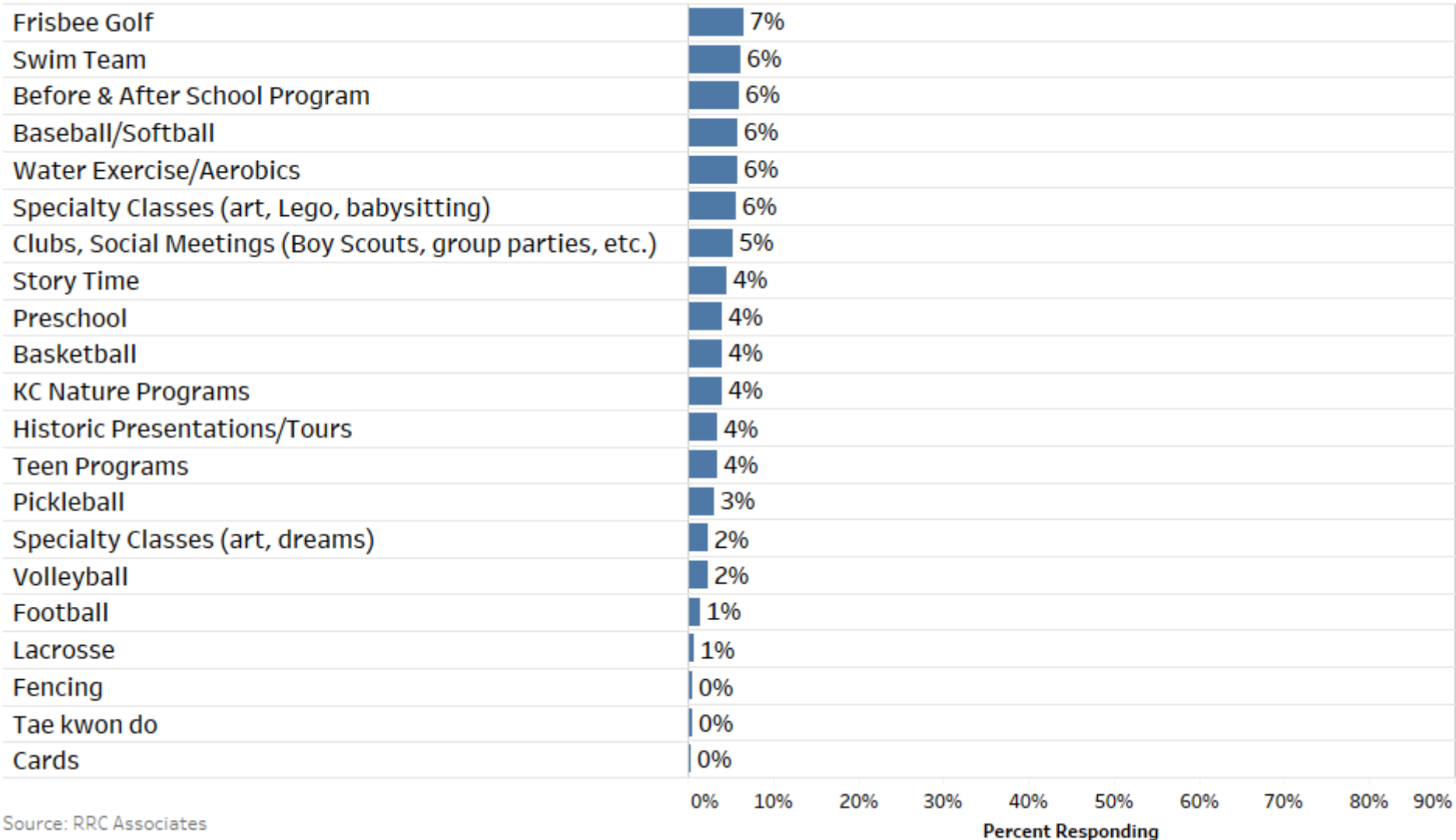
Ken-Caryl Ranch Community Survey | Household Participation in Specific KCR Activities (Top Half)





SPECIFIC ACTIVITY PARTICIPATION (PT.2)

Ken-Caryl Ranch Community Survey | Household Participation in Specific KCR Activities (Bottom Half)

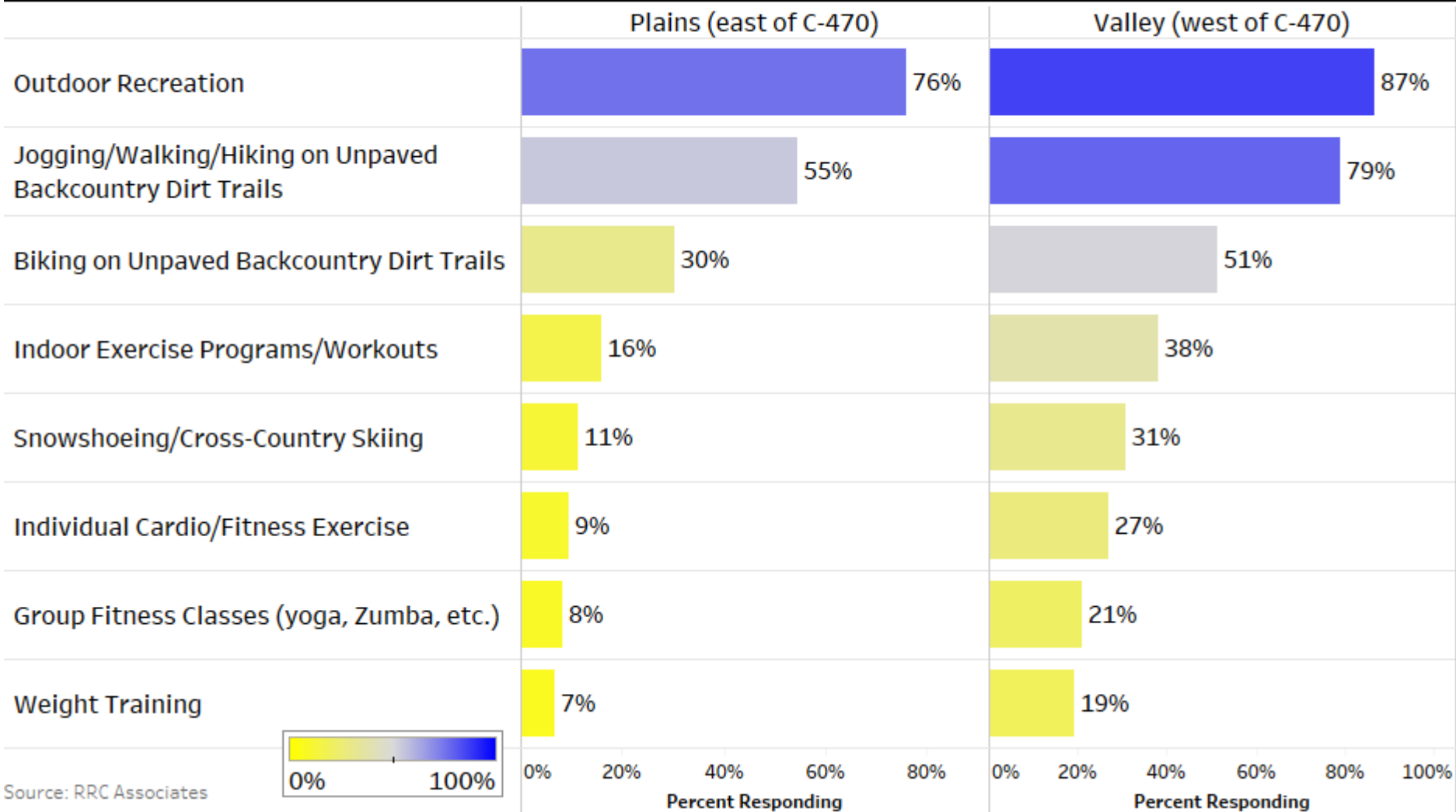




PARTICIPATION BY LOCATION IN KCR

Ken-Caryl Ranch Community Survey | Participation in KCR Activities by Area of Residence

Sorted by overall 2017 participation; Only items with at least 10% difference between groups are shown below

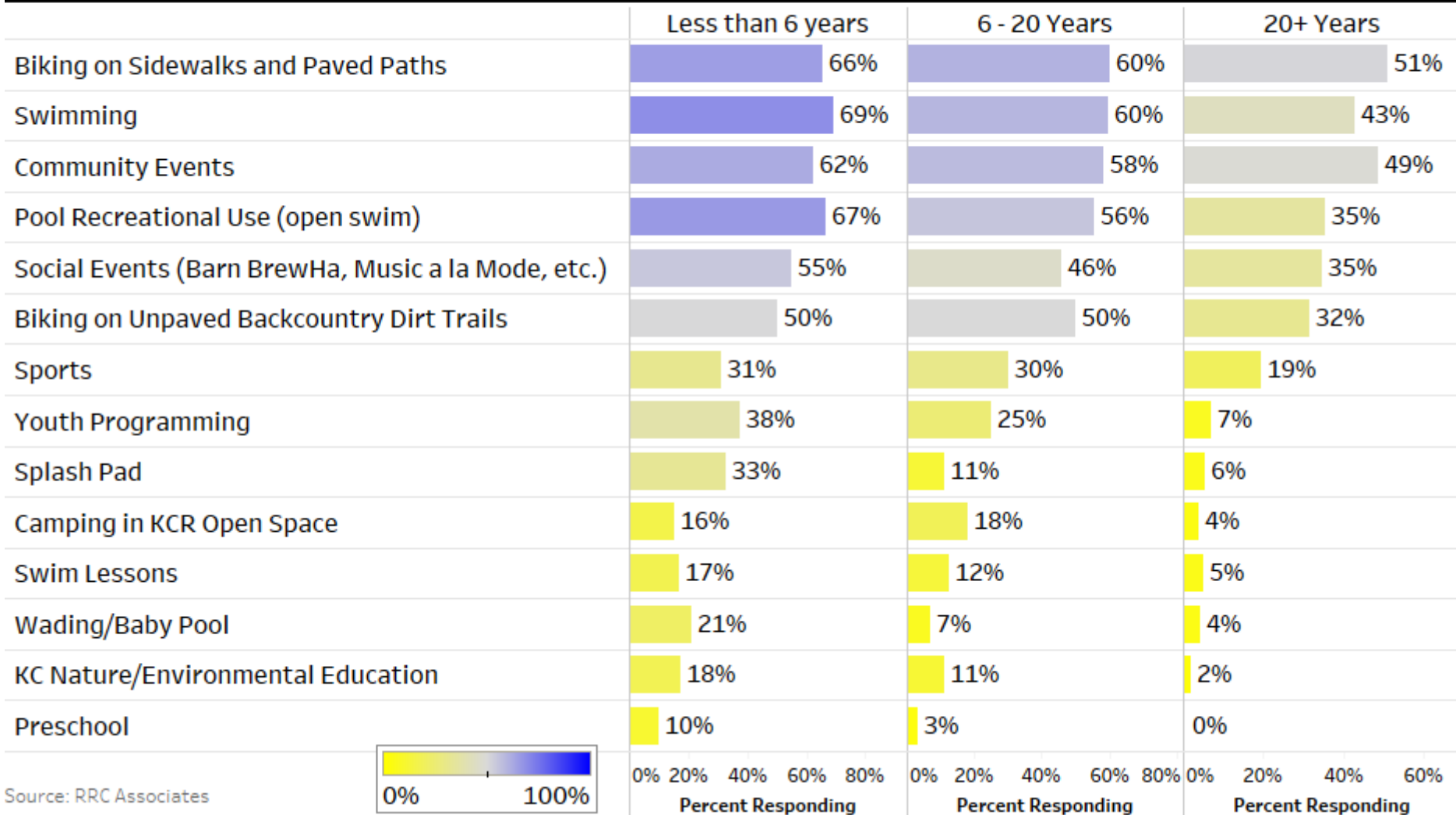


Source: RRC Associates



PARTICIPATION BY TENURE IN KCR

Ken-Caryl Ranch Community Survey | Participation in KCR Activities by Length of Residency in KCR
Sorted by overall 2017 participation; Only items with at least 10% difference between groups are shown below



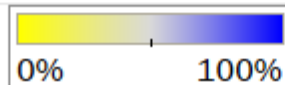
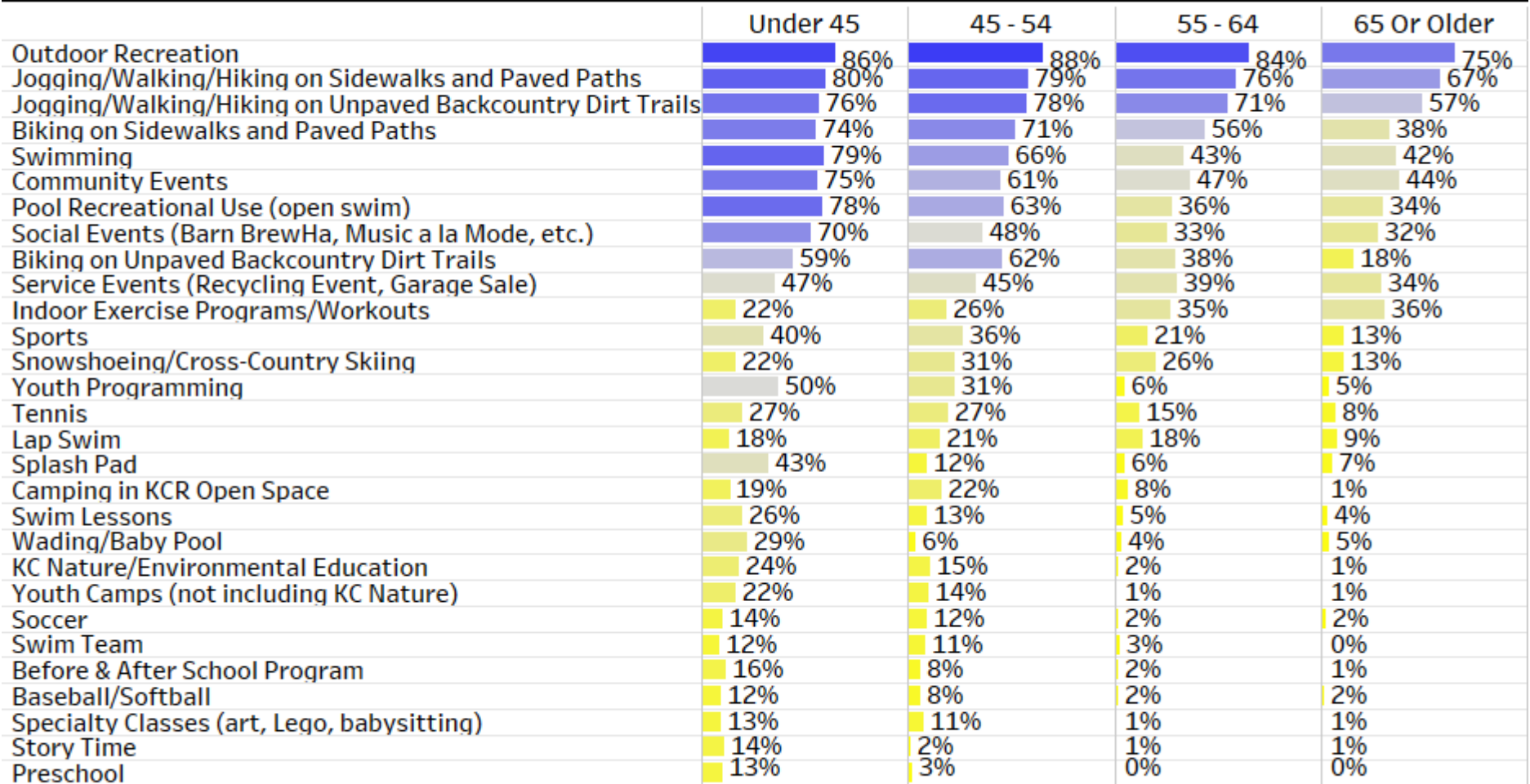
Source: RRC Associates



PARTICIPATION BY AGE

Ken-Caryl Ranch Community Survey | Participation in KCR Activities by Age Cohort

Sorted by overall 2017 participation; Only items with at least 10% difference between groups are shown below



0% 50% 100%
Percent Responding

0% 50% 100%
Percent Responding

0% 50% 100%
Percent Responding

0% 50% 100%
Percent Responding

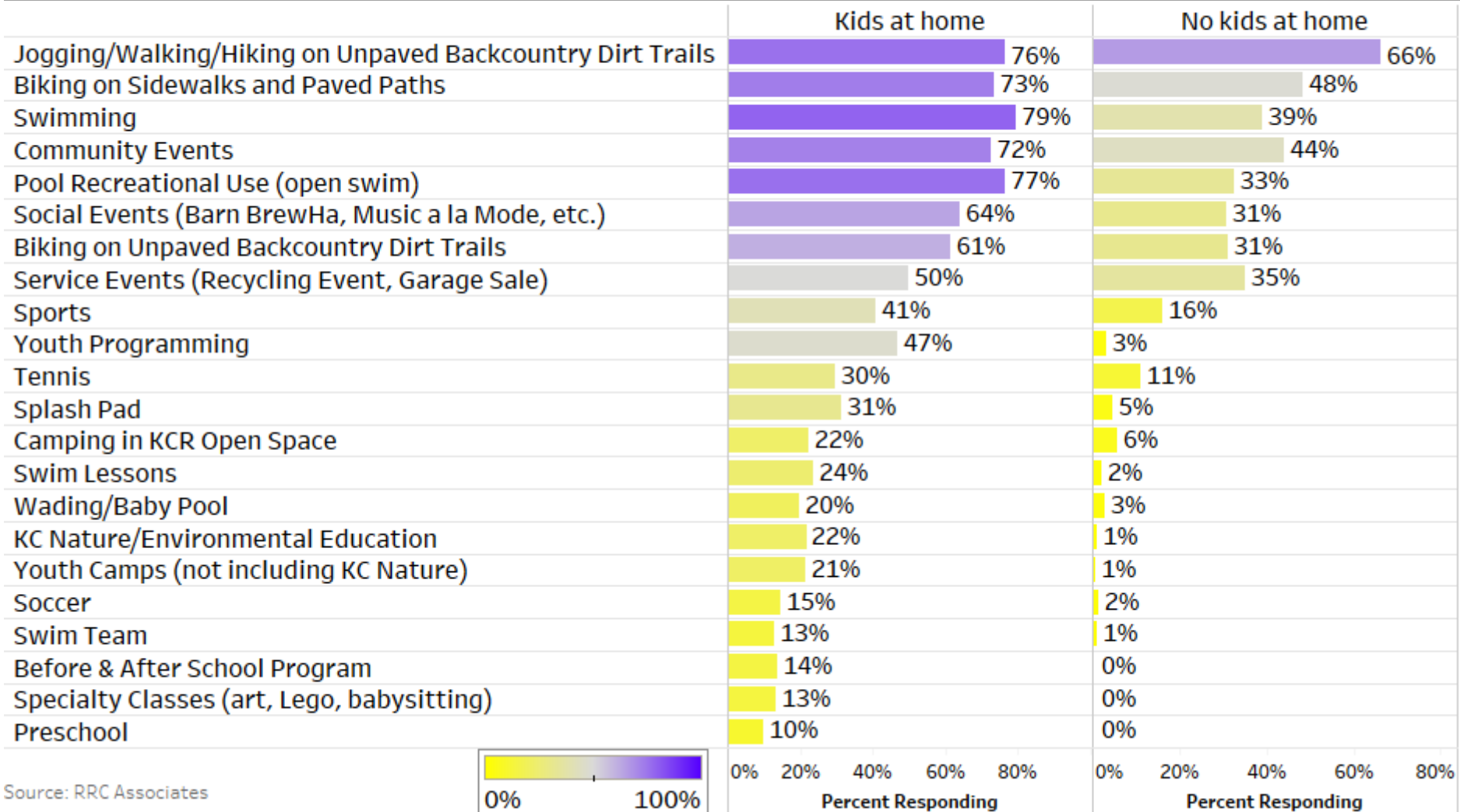
Source: RRC Associates



PARTICIPATION BY PRESENCE OF KIDS

Ken-Caryl Ranch Community Survey | Participation in KCR Activities by Presence of Children

Sorted by overall 2017 participation; Only items with at least 10% difference between groups are shown below



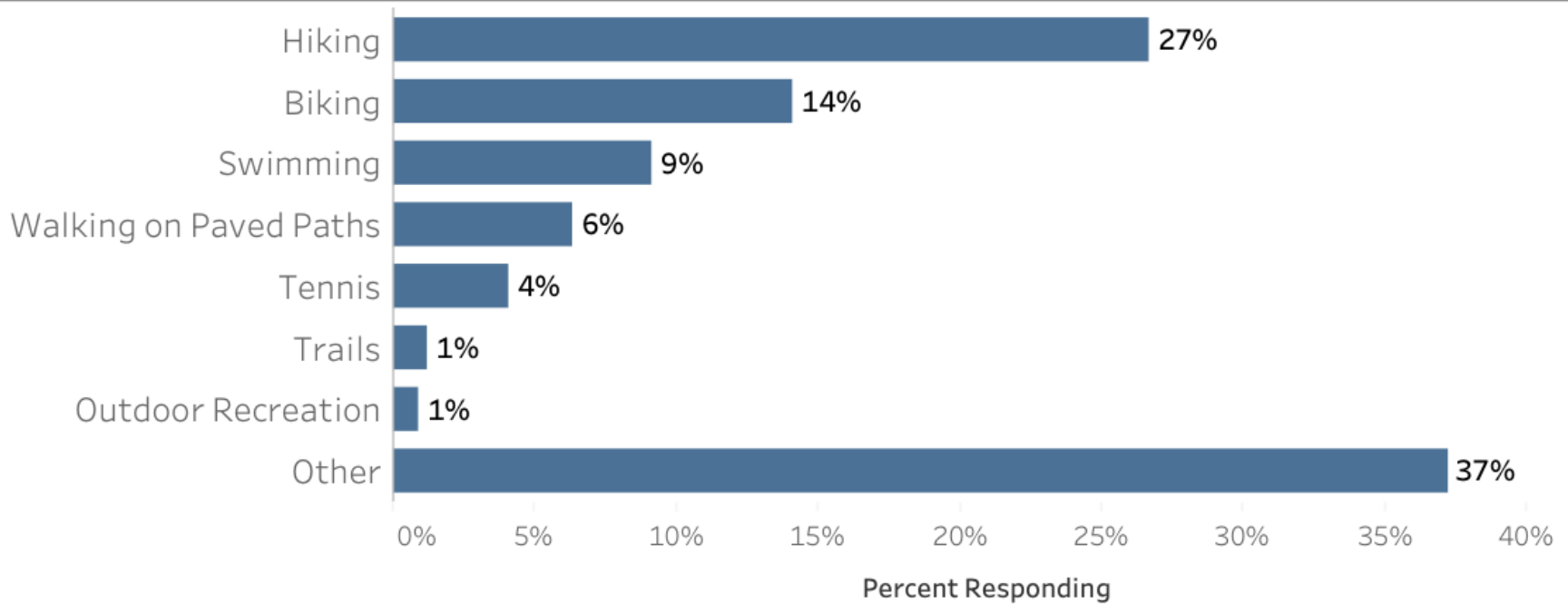
Source: RRC Associates



MOST IMPORTANT ACTIVITIES

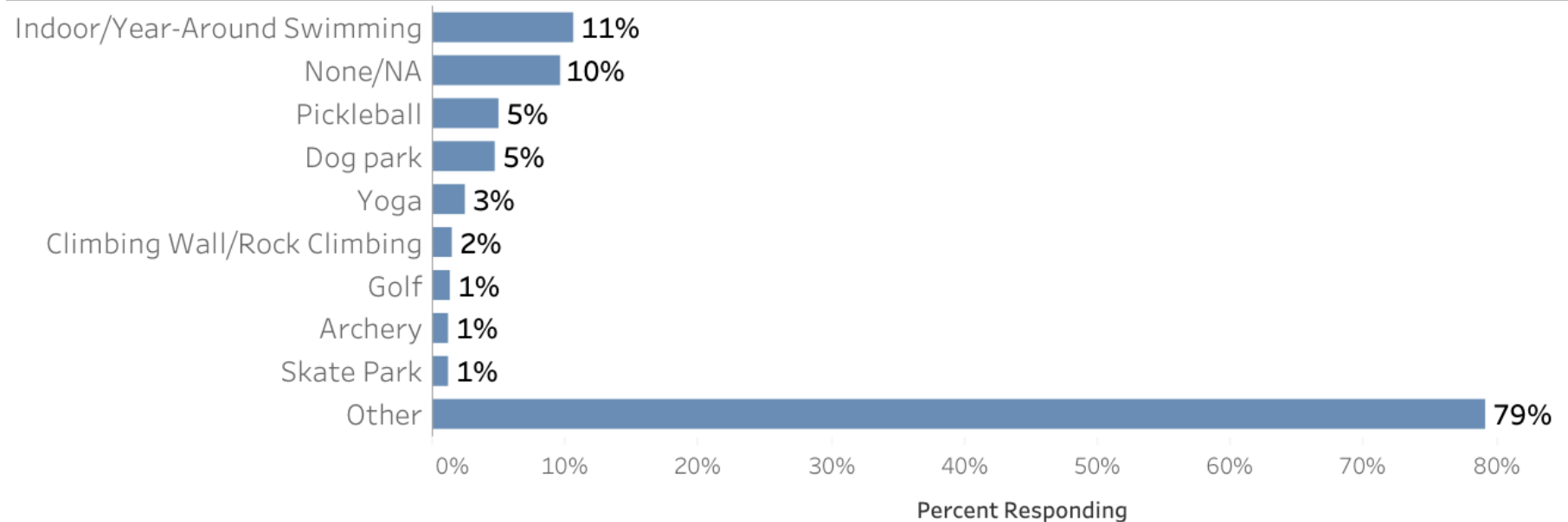
Thinking about the activities you checked above, which ones are most important to your household?

Most Important



MISSING ACTIVITIES

What activities, facilities, and events would your household like Ken-Caryl to offer that are not currently available?



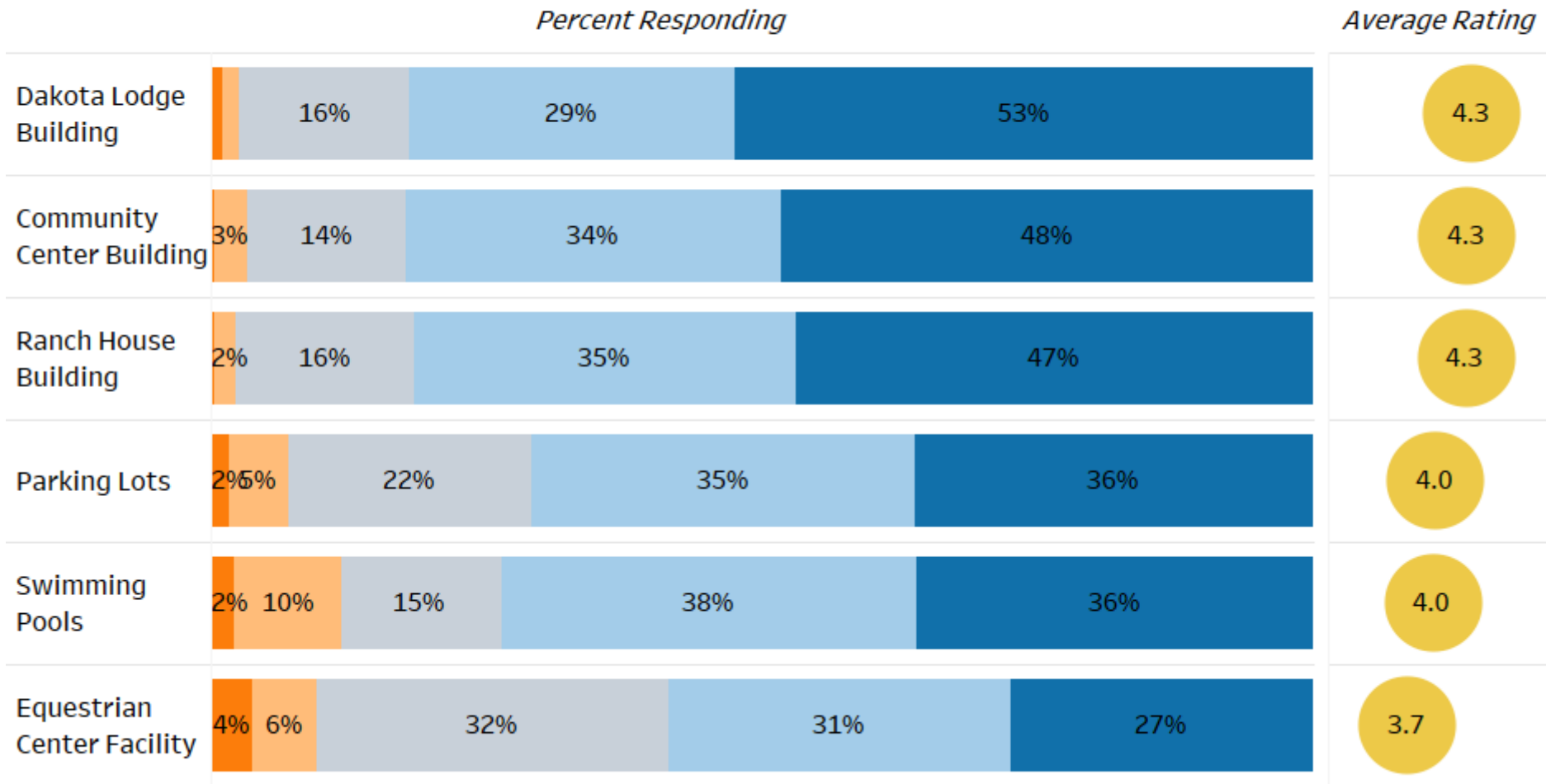


LEVEL OF SATISFACTION WITH EXISTING KEN-CARYL RANCH FACILITIES, AMENITIES, AND SERVICES



SATISFACTION WITH FACILITIES

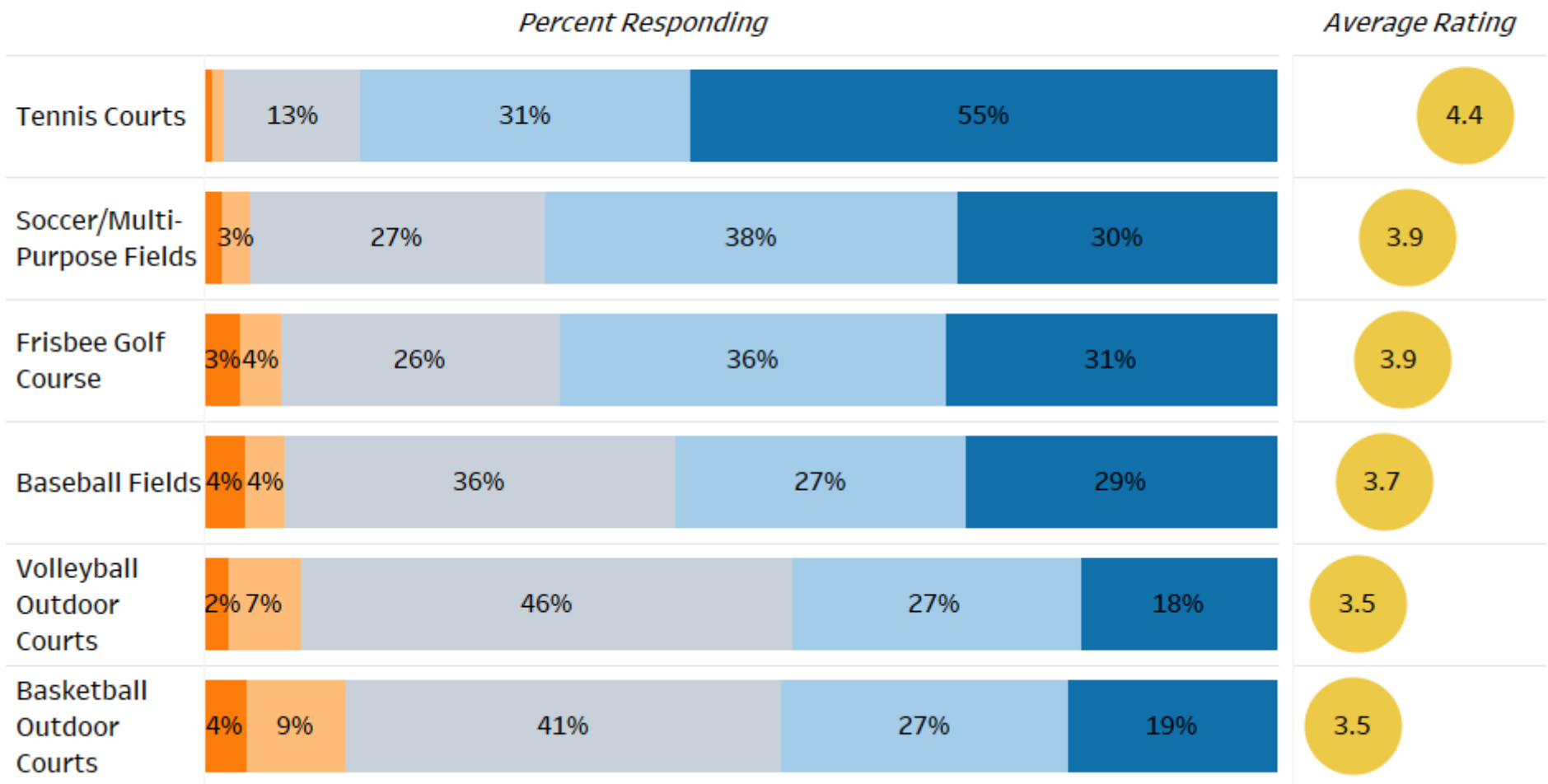
Ken-Caryl Ranch Community Survey | Satisfaction with KCR Facilities
(1=Not at all satisfied, 2, 3=Neutral, 4, 5=Very satisfied)



Source: RRC Associates

SATISFACTION WITH SPORTS FIELDS/COURTS

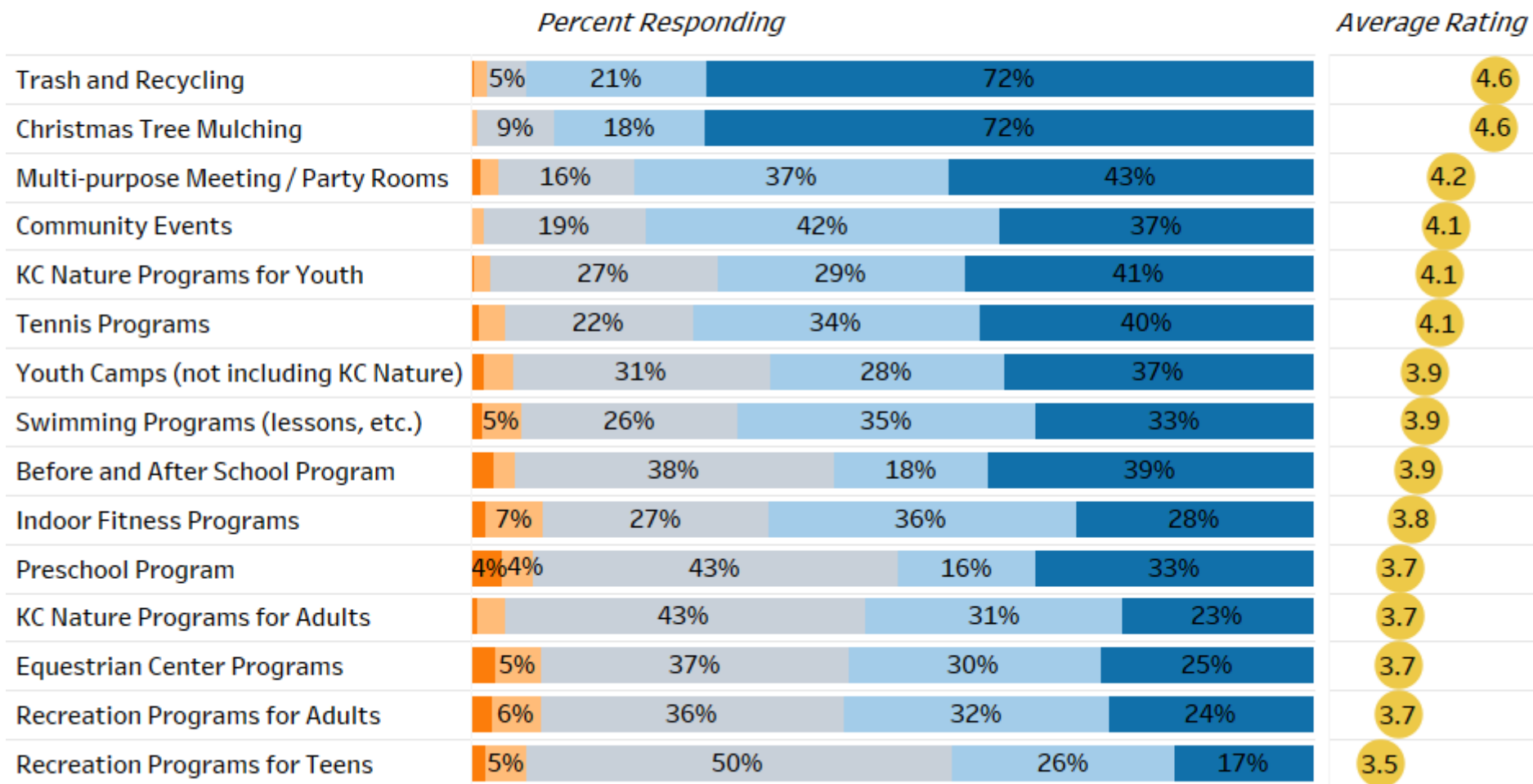
Ken-Caryl Ranch Community Survey | Satisfaction with KCR Sports Fields/Courts
 (1=Not at all satisfied, 2, 3=Neutral, 4, 5=Very satisfied)



Source: RRC Associates

SATISFACTION WITH RECREATION PROGRAMMING & COMMUNITY SERVICES

Ken-Cary Ranch Community Survey | Satisfaction with KCR Recreation Programming & Community Services
 (1=Not at all satisfied, 2, 3=Neutral, 4, 5=Very satisfied)

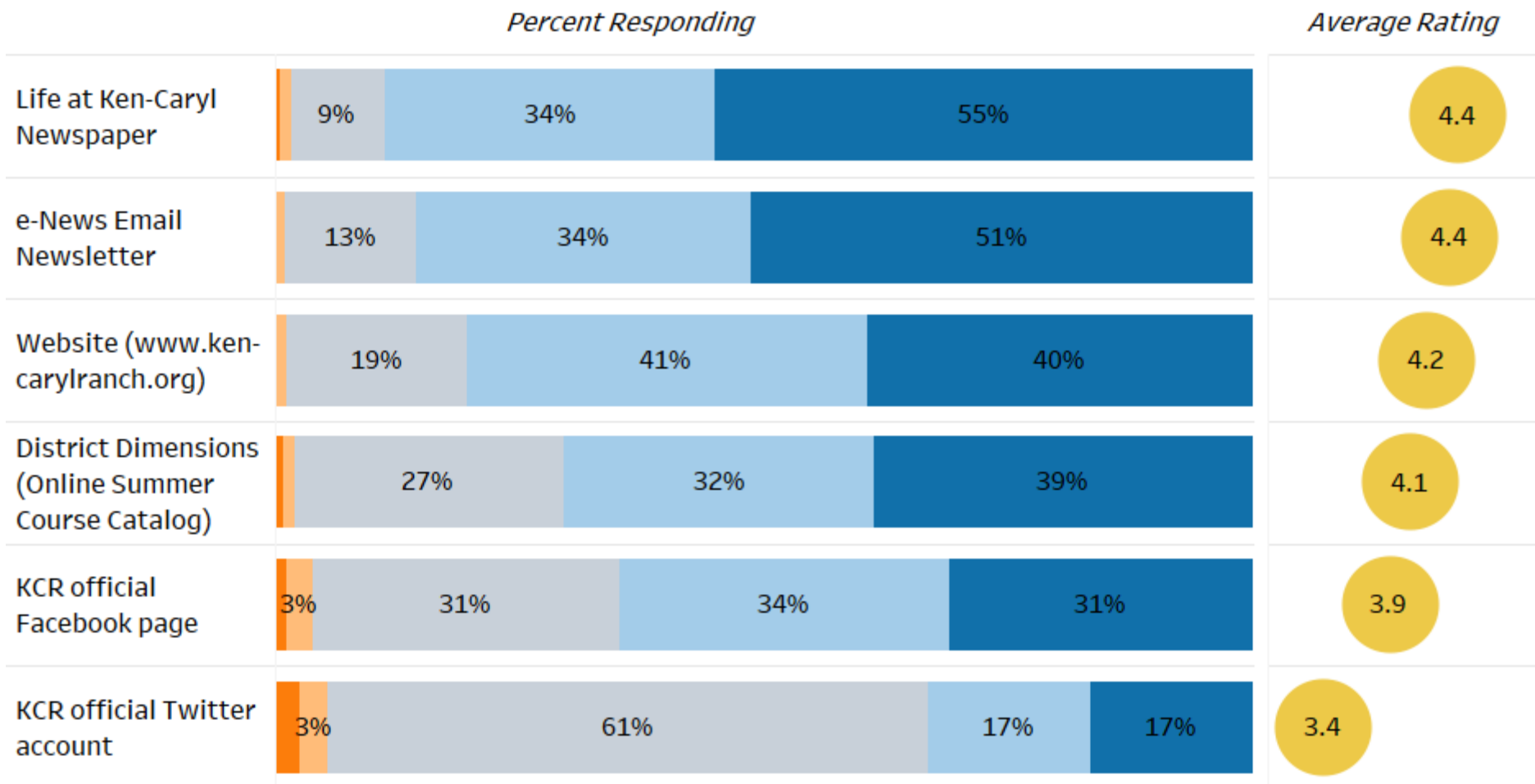


Source: RRC Associates



SATISFACTION WITH COMMUNICATIONS

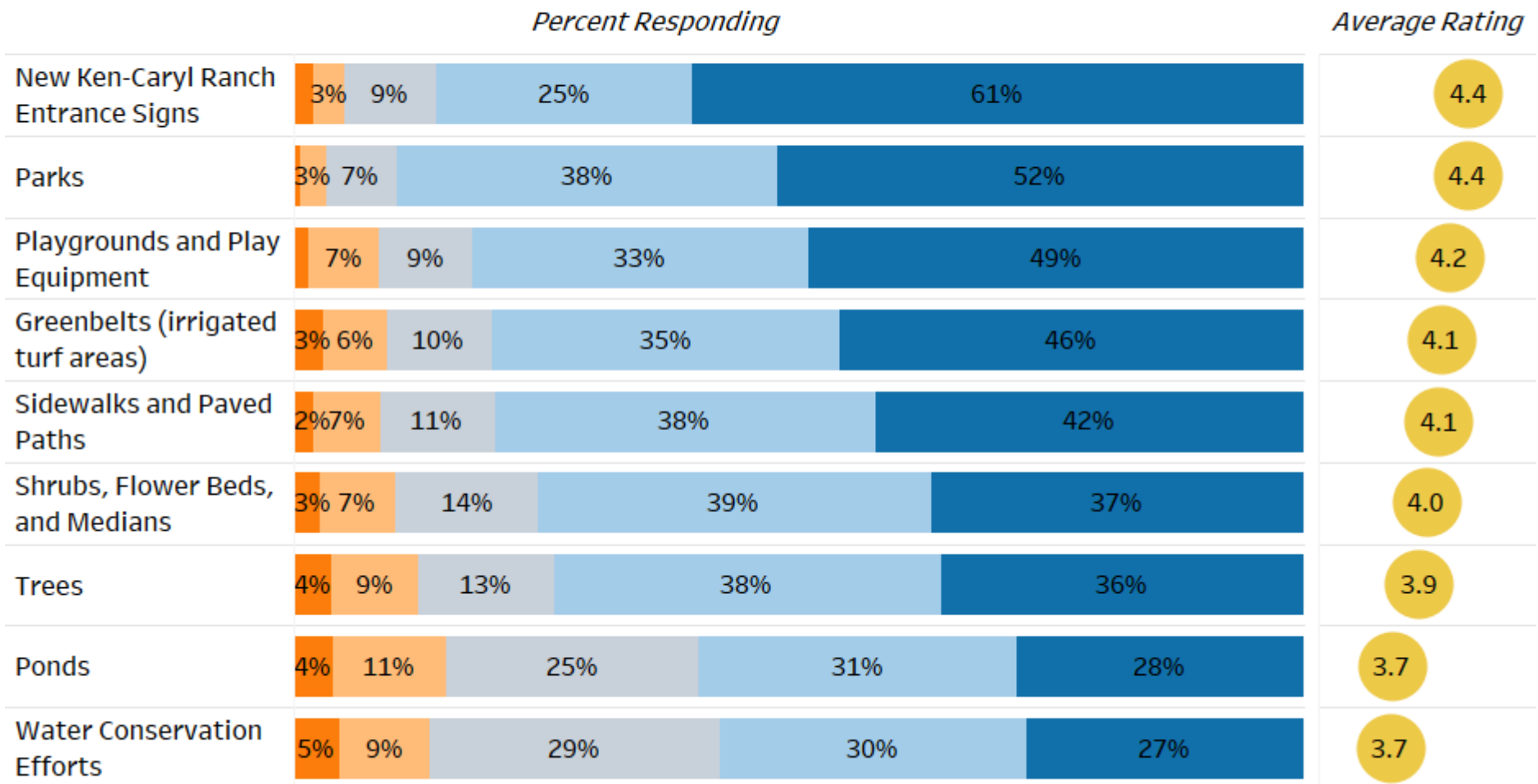
Ken-Caryl Ranch Community Survey | Satisfaction with KCR Communications
(1=Not at all satisfied, 2, 3=Neutral, 4, 5=Very satisfied)



Source: RRC Associate

SATISFACTION WITH GREENBELTS, LANDSCAPING, & PARKS

Ken-Caryl Ranch Community Survey | Satisfaction with KCR Greenbelts, Landscaping, & Parks
 (1=Not at all satisfied, 2, 3=Neutral, 4, 5=Very satisfied)



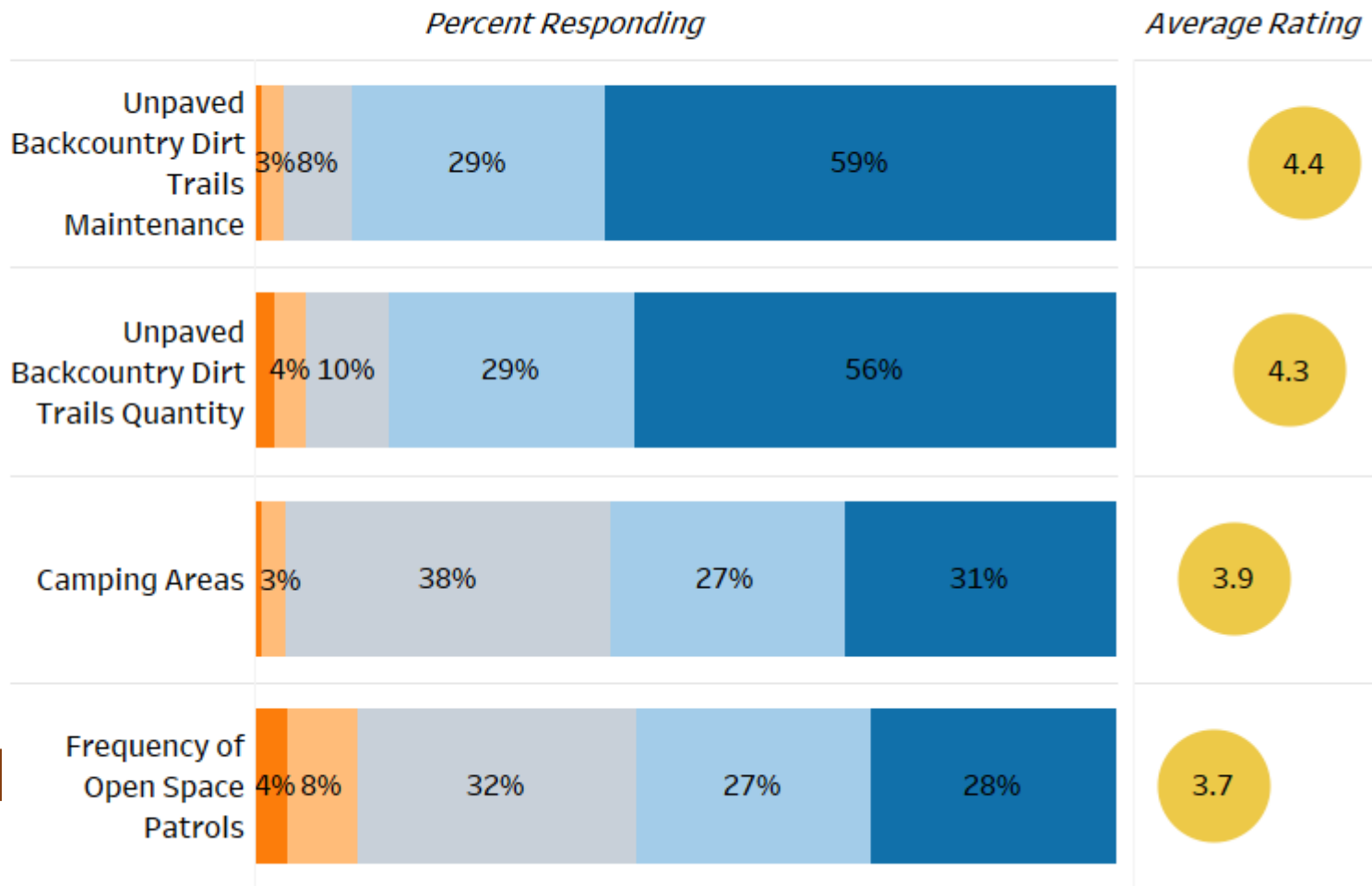
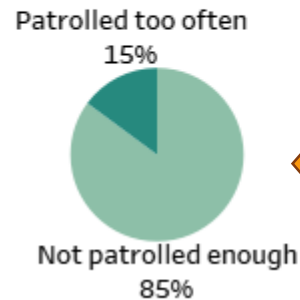
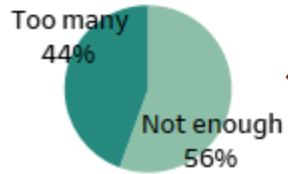
Source: RRC Associate



SATISFACTION WITH OPEN SPACE

Ken-Caryl Ranch Community Survey | Satisfaction with KCR Open Space
(1=Not at all satisfied, 2, 3=Neutral, 4, 5=Very satisfied)

Dissatisfied respondents were asked a follow-up question to better understand why:

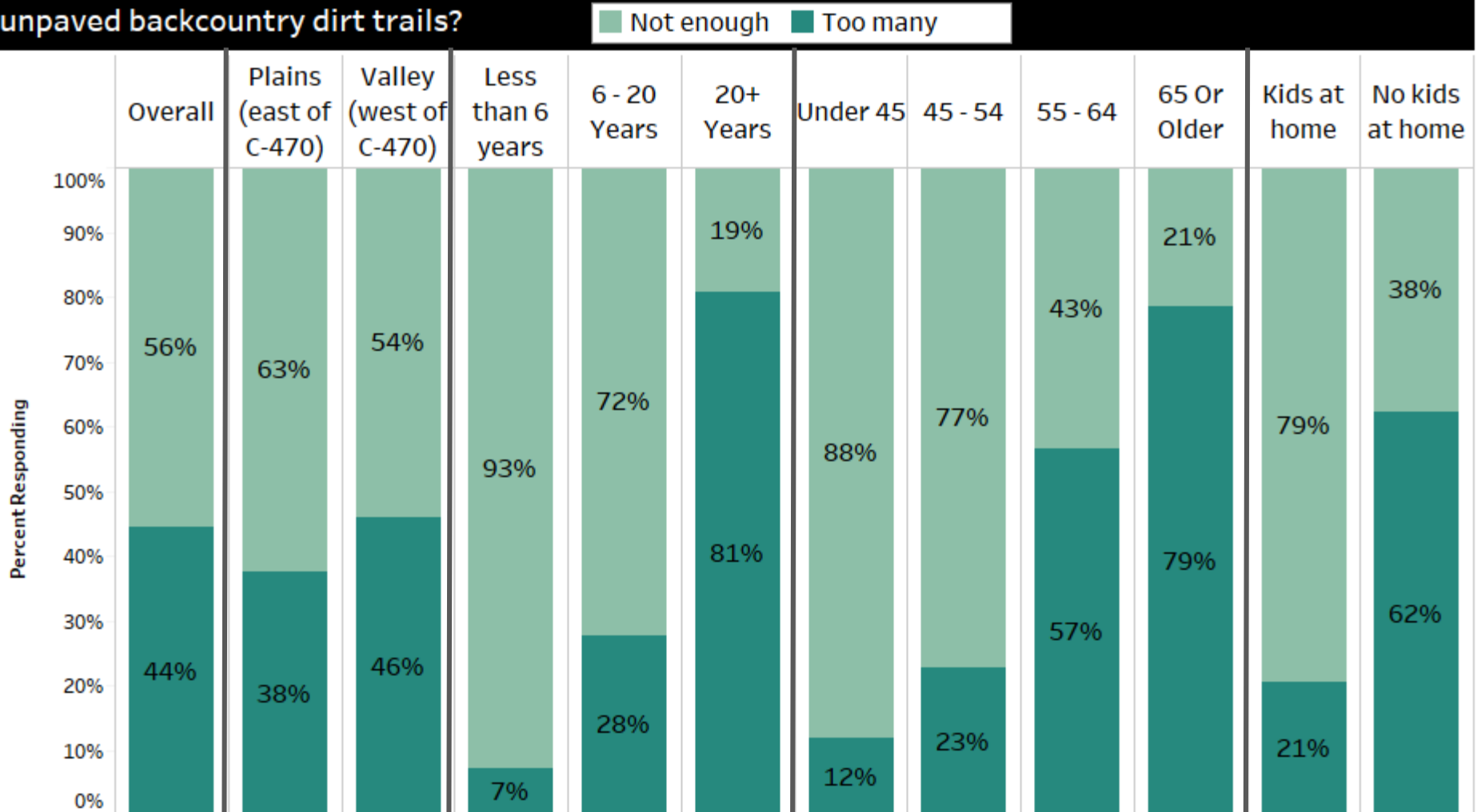


Source: RRC Associate



IF DISSATISFIED WITH UNPAVED BACKCOUNTRY DIRT TRAILS QUANTITY (6% OF RESPONDENTS OVERALL)...

Ken-Caryl Ranch Community Survey | Which best describes your dissatisfaction with the quantity of unpaved backcountry dirt trails?



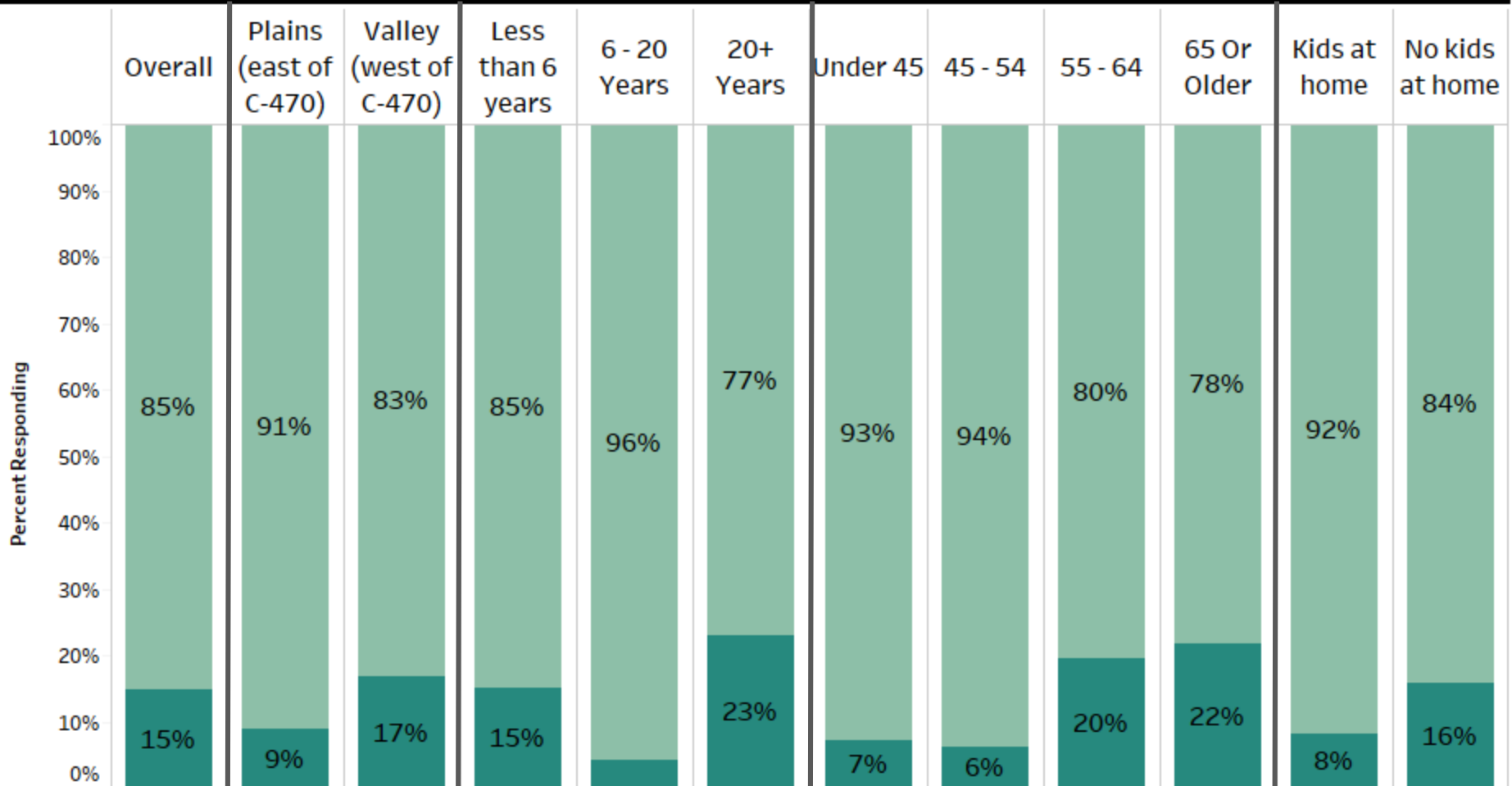
Source: RRC Associates



IF DISSATISFIED WITH FREQUENCY OF OPEN SPACE PATROLS (12% OF RESPONDENTS OVERALL)...

Ken-Caryl Ranch Community Survey | Which best describes your dissatisfaction with the enforcement by Open Space patrols?

Not patrolled enough Patrolled too often



Source: RRC Associates

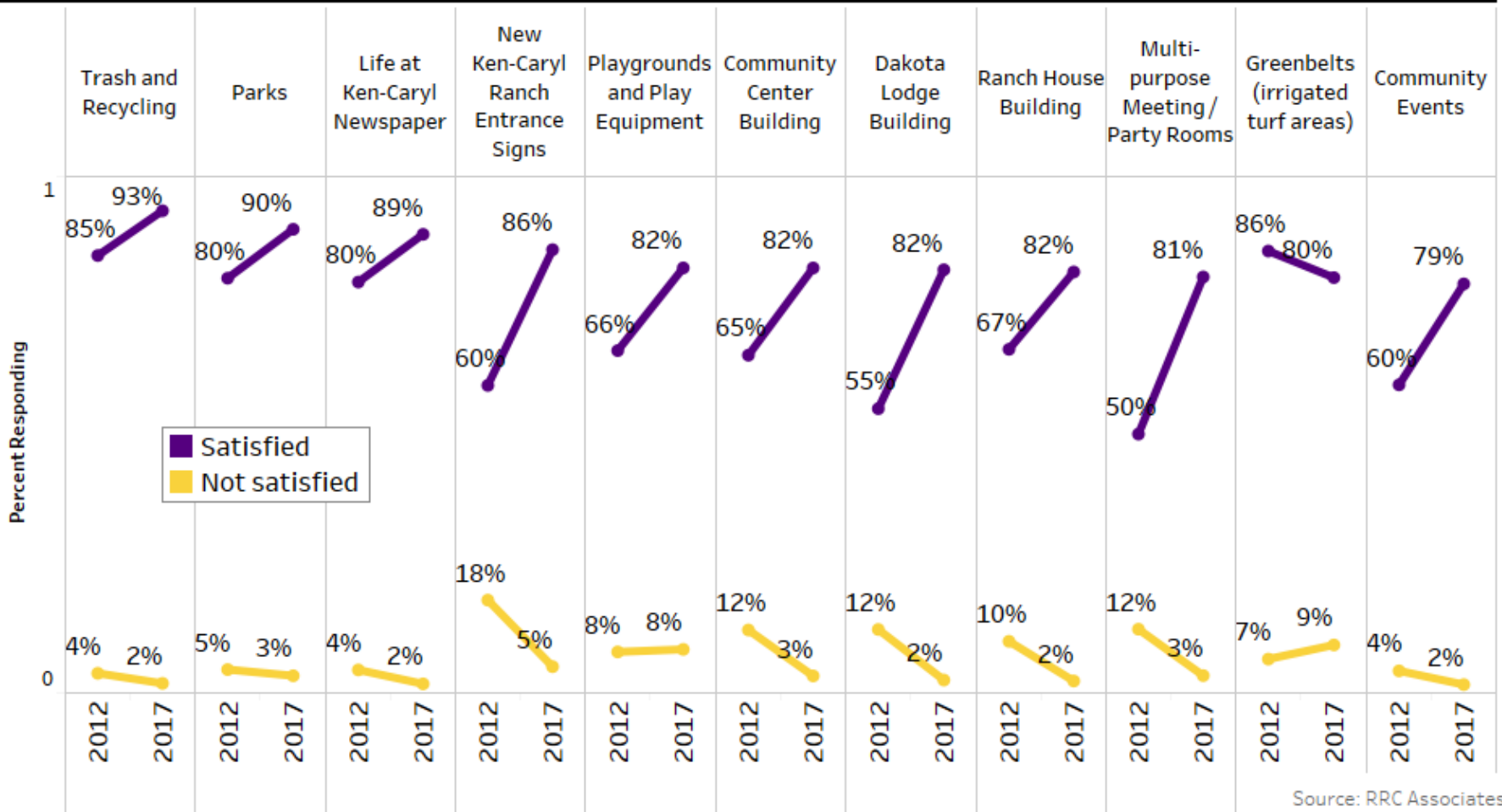


SATISFACTION OVER TIME (PT. 1)

Ken-Caryl Ranch Community Survey | Average Satisfaction Ratings, 2017 vs. 2012 (Top Half)

Change in satisfaction in 5-year period

Only those activities rated in both survey years are shown below; Sorted in descending order by 2017 % satisfied



Source: RRC Associates

Note: Answer option wording changed slightly between 2012 and 2017. In 2012, "no opinion/neutral" and "don't use" were provided as response options. In 2017, "neutral" and "no opinion" were provided as separate response options, and respondents were also given a "don't use" response option. Graph above only shows %4/5 and %1/2 for year-over-year comparability.

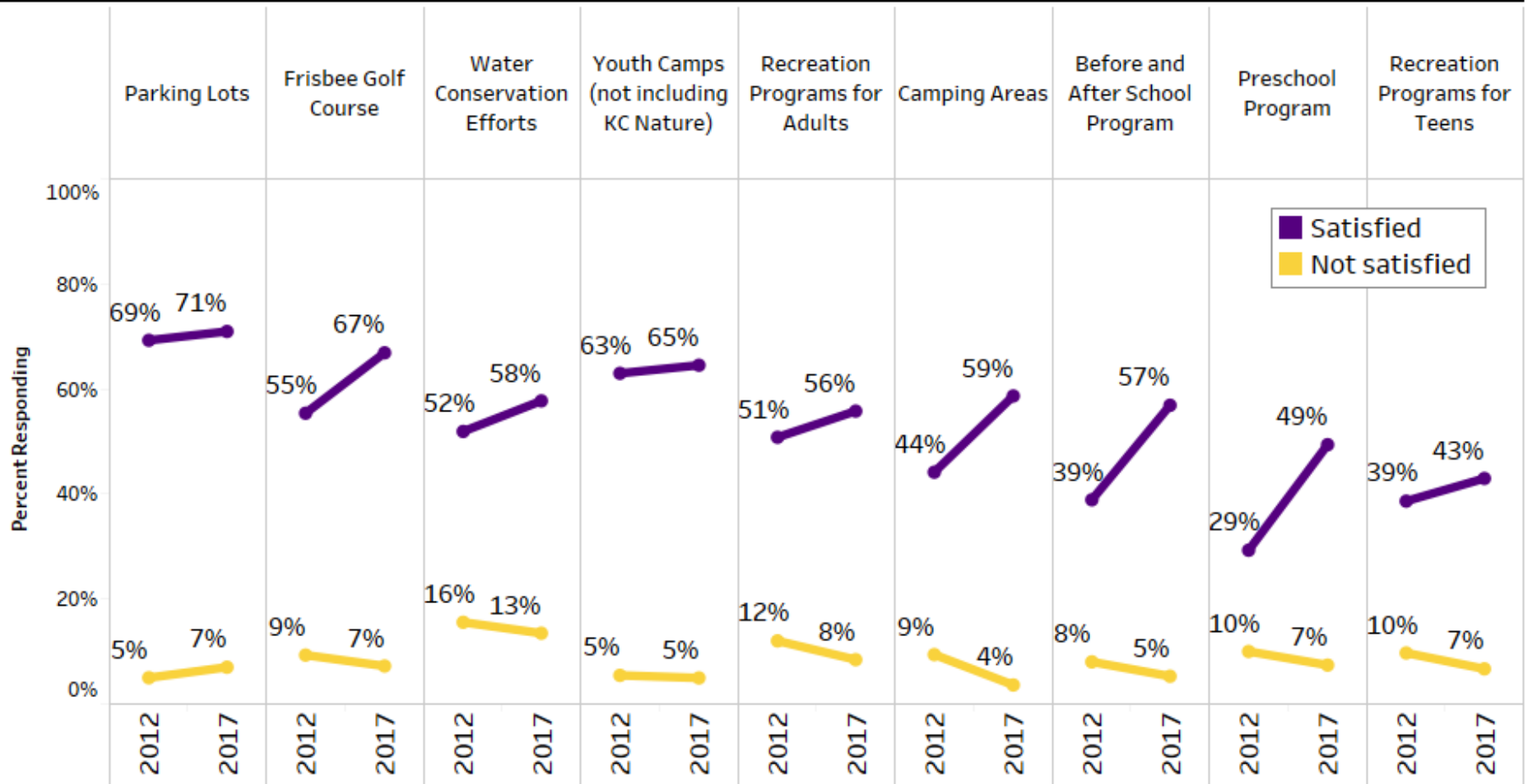


SATISFACTION OVER TIME (PT. 2)

Ken-Caryl Ranch Community Survey | Average Satisfaction Ratings, 2017 vs. 2012 (Bottom Half)

Change in satisfaction in 5-year period

Only those activities rated in both survey years are shown below; Sorted in descending order by 2017 % satisfied



Source: RRC Associates

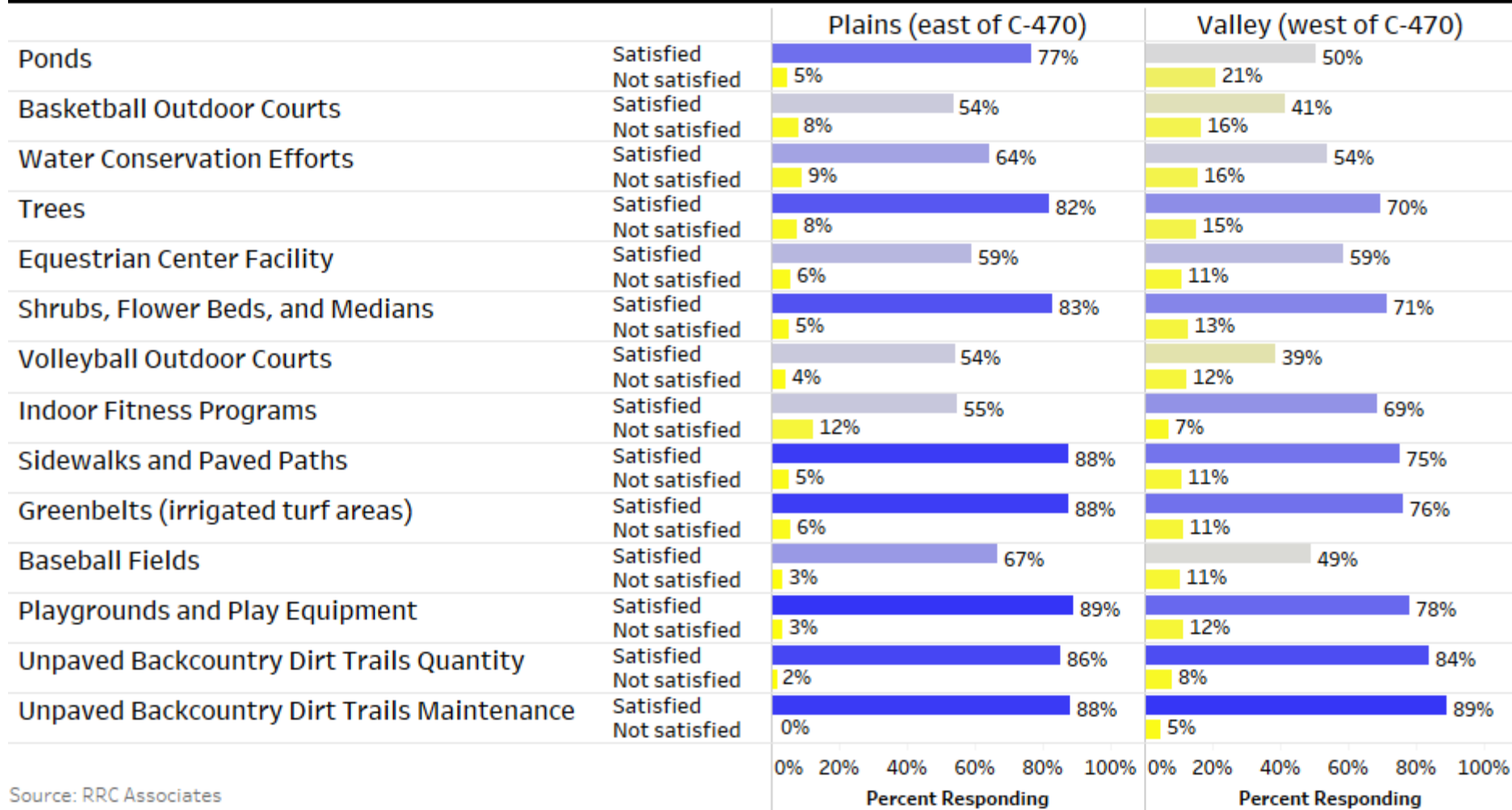
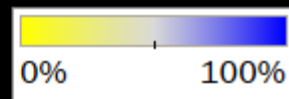
Note: Answer option wording changed slightly between 2012 and 2017. In 2012, "no opinion/neutral" and "don't use" were provided as response options. In 2017, "neutral" and "no opinion" were provided as separate response options, and respondents were also given a "don't use" response option. Graph above only shows %4/5 and %1/2 for year-over-year comparability.

SATISFACTION BY LOCATION

Ken-Caryl Ranch Community Survey | Satisfaction Ratings by Area of Residence

Only items with at least a 5% difference in "not satisfied" %s between groups are shown below

Sorted in descending order by overall % of respondents "not satisfied"



Source: RRC Associates



ITEMS TO BE PROVIDED MORE EFFECTIVELY

VERBATIM EXAMPLE COMMENTS

I strongly support the continued construction of open space trails as defined in the Trails Master Plan.

Dead trees need to be removed.

At pool, lap lane rules should be better enforced by lifeguards-- often young kids play in the lanes when I am swimming laps.

We have an abundance of opportunities here. I cannot think of how to make it any better, except for the sidewalks and overgrowth shrubbery and trees.

Cost of tennis programs need to be analyzed. Many empty court hours throughout the year. Why are there lighted courts when no one is playing?

ITEMS TO BE REDUCED/DISCONTINUED *VERBATIM EXAMPLE COMMENTS*

I would not like to see any of the facilities, amenities or services reduced or discontinued - they are part of what makes KC Ranch a great place to live.

I don't think that we need anymore back country trails. The number of people on the trails does not indicate a need to build more.

If member usage can keep facilities, amenities and services operating then no, do not discontinue.

If it not self sustaining, the Equestrian Center needs to be. My dues and taxes should not support it. This appeals to a very small percentage of our residents.

Definitely NOT! I love everything provided here ESPECIALLY the maintained greenbelt on the Plains!

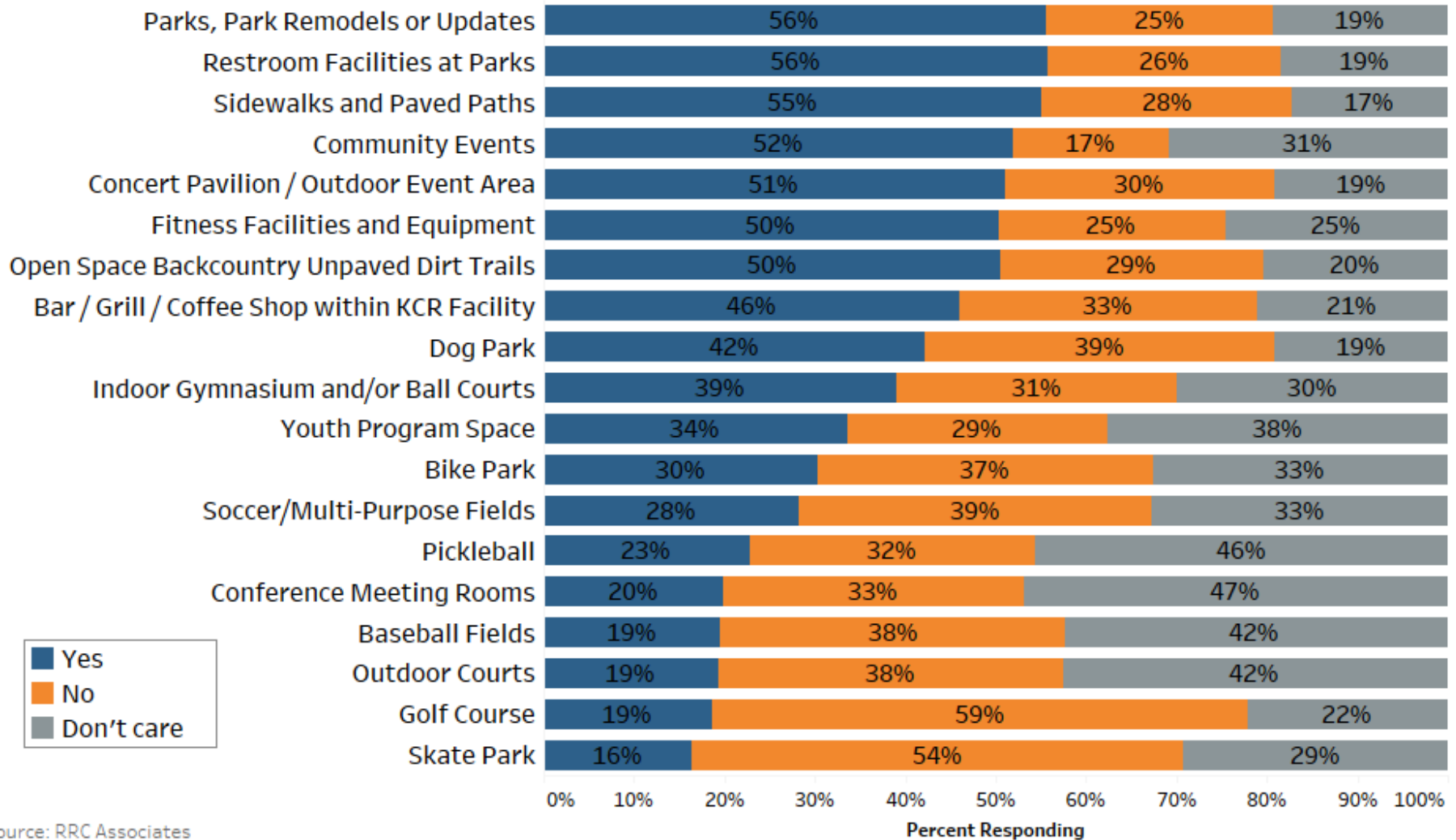


FUTURE FACILITIES, AMENITIES, AND SERVICE IDEAS



INTEREST IN FUTURE AMENITIES

Ken-Caryl Ranch Community Survey | Should KCR expand or make available the following?:



Source: RRC Associates



COMMENTS ON FUTURE INTERESTS

VERBATIM EXAMPLE COMMENTS

Older members of our community would like to have restroom facilities more convenient to the activity venues.

No partnerships with other entities that will give those entities access to KCR properties or facilities. If you can't afford them, then cut them.

I feel like this neighborhood is divided between retirees and young families. As a newer resident, I'd like the opportunity to raise my family here the same way many of them already got to. Time to pass the torch the instead of fighting change/updates.

Would love to see a bar/grill/coffee/ice cream place in the valley that is open all year!

I would prefer that we limit any disturbance of the natural landscape and environment. I don't want Highlands Ranch in Ken Caryl

BIGGEST THREATS TO QUALITY OF LIFE *VERBATIM EXAMPLE COMMENTS*

Crime - Police do not patrol nearly enough

Increase in traffic on C-470

Degradation of the amenities of the community via aging

Too many unauthorized users of trail systems

The constant speeding through the neighborhoods

Poor or lack of lawn, tree and wall maintenance.

Fire danger

over-development. we love living in the peaceful community of the valley. finding the balance between open space and amenities is difficult

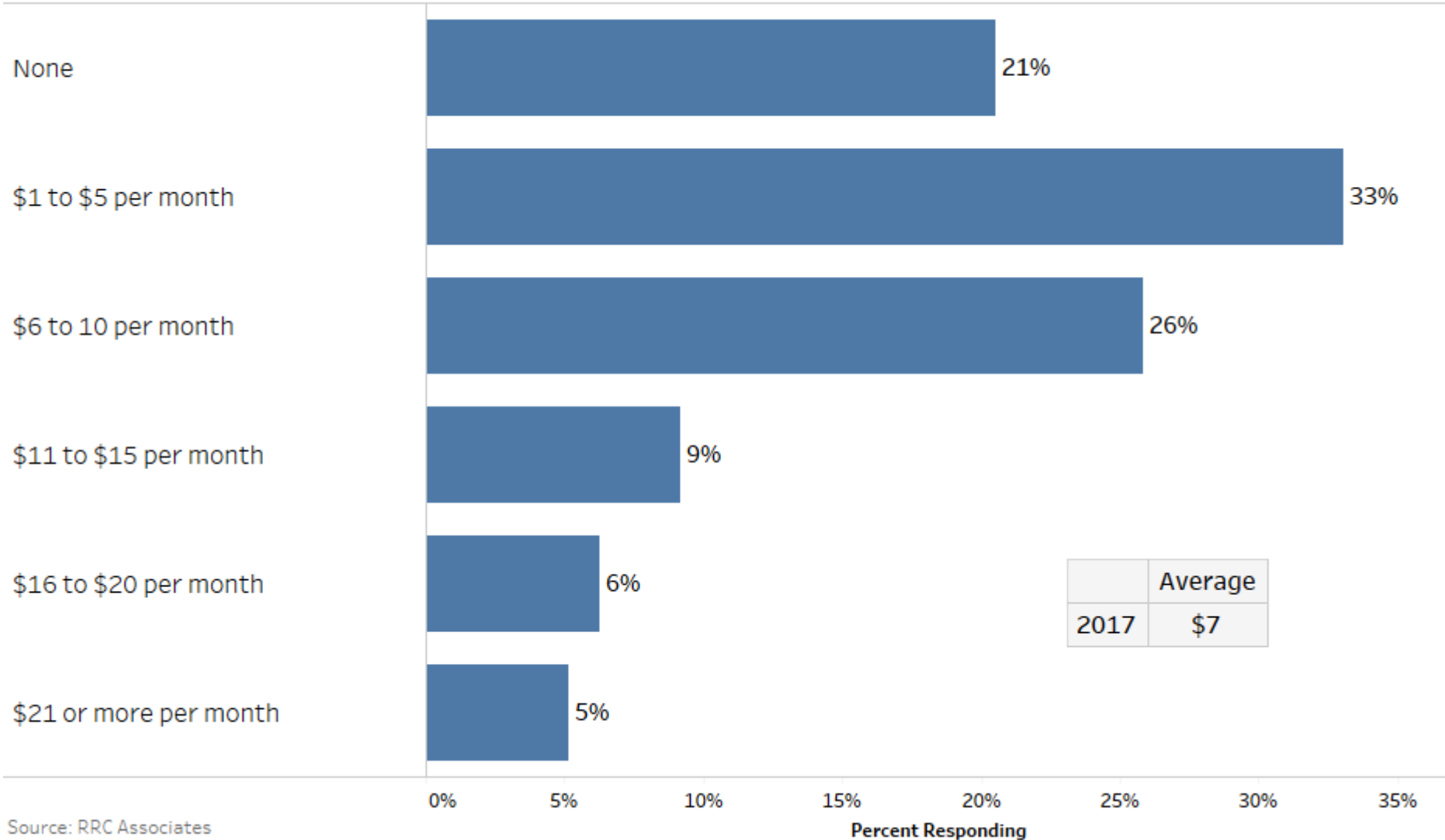


FUNDING IMPROVEMENTS



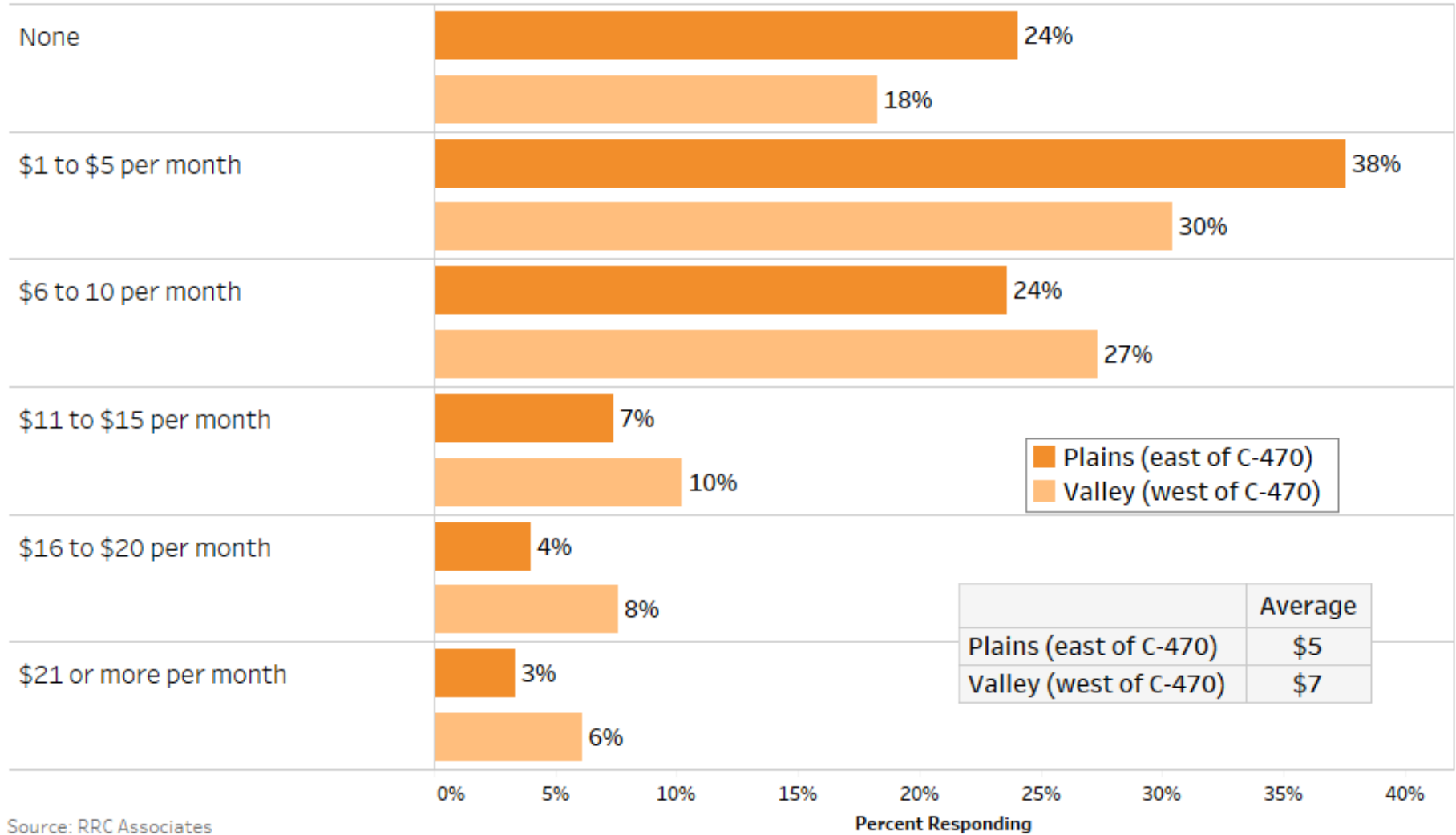
TOLERANCE FOR INCREASE IN DUES

Ken-Caryl Ranch Community Survey | Tolerance Range for Additional HOA Dues



TOLERANCE FOR INCREASE IN DUES BY LOCATION

Ken-Caryl Ranch Community Survey | Tolerance Range for Additional Dues by Area of Residence



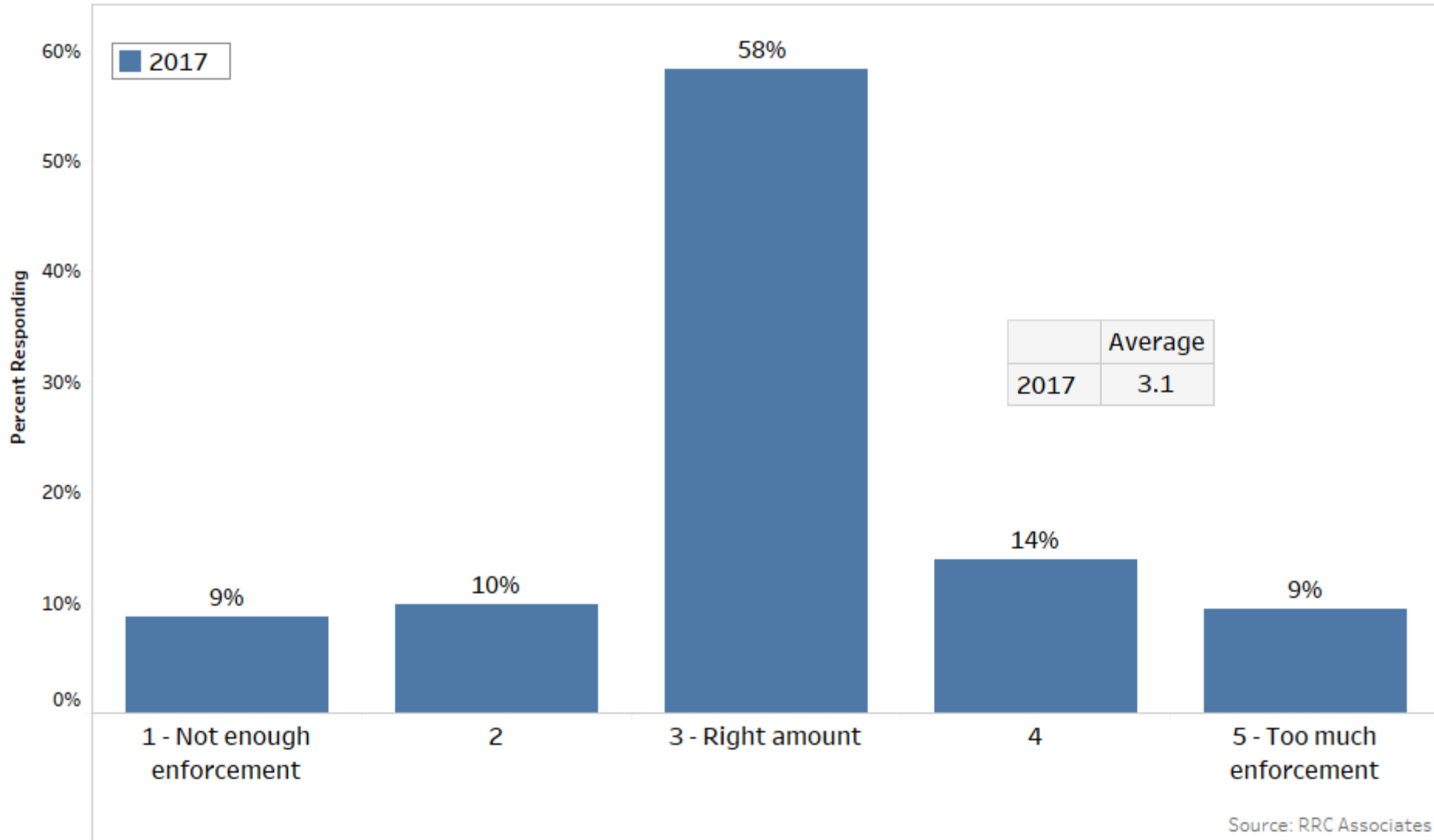
Source: RRC Associates



COVENANT CONTROL

OPINION OF COVENANT ENFORCEMENT

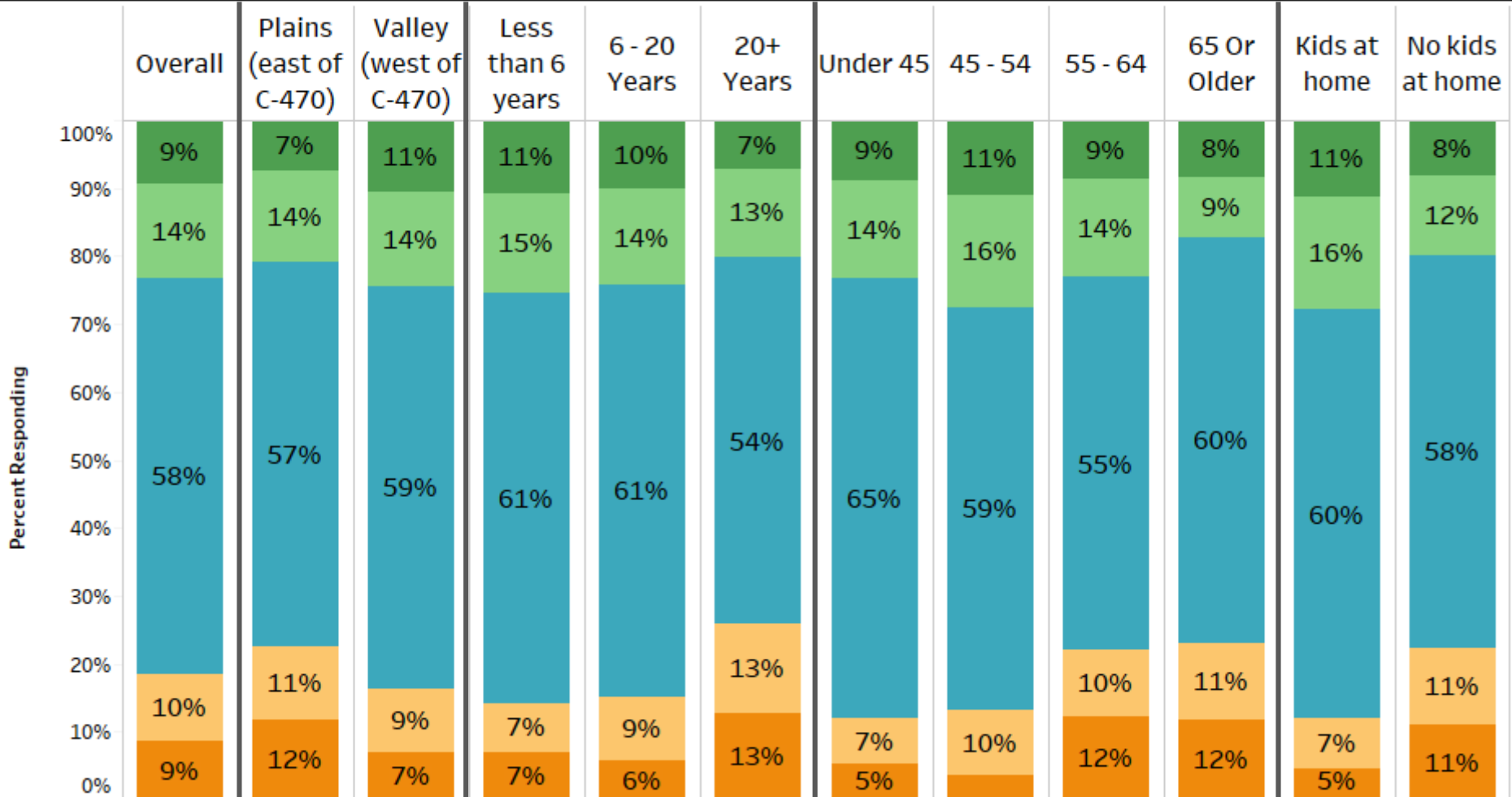
Ken-Caryl Ranch Community Survey | Covenant Enforcement



Source: RRC Associates

OPINION OF COVENANT ENFORCEMENT

Ken-Caryl Ranch Community Survey | Covenant Enforcement by Respondent Segments
 (1 - Not enough enforcement, 2, 3 - Right amount, 4, 5 - Too much enforcement)



Source: RRC Associates

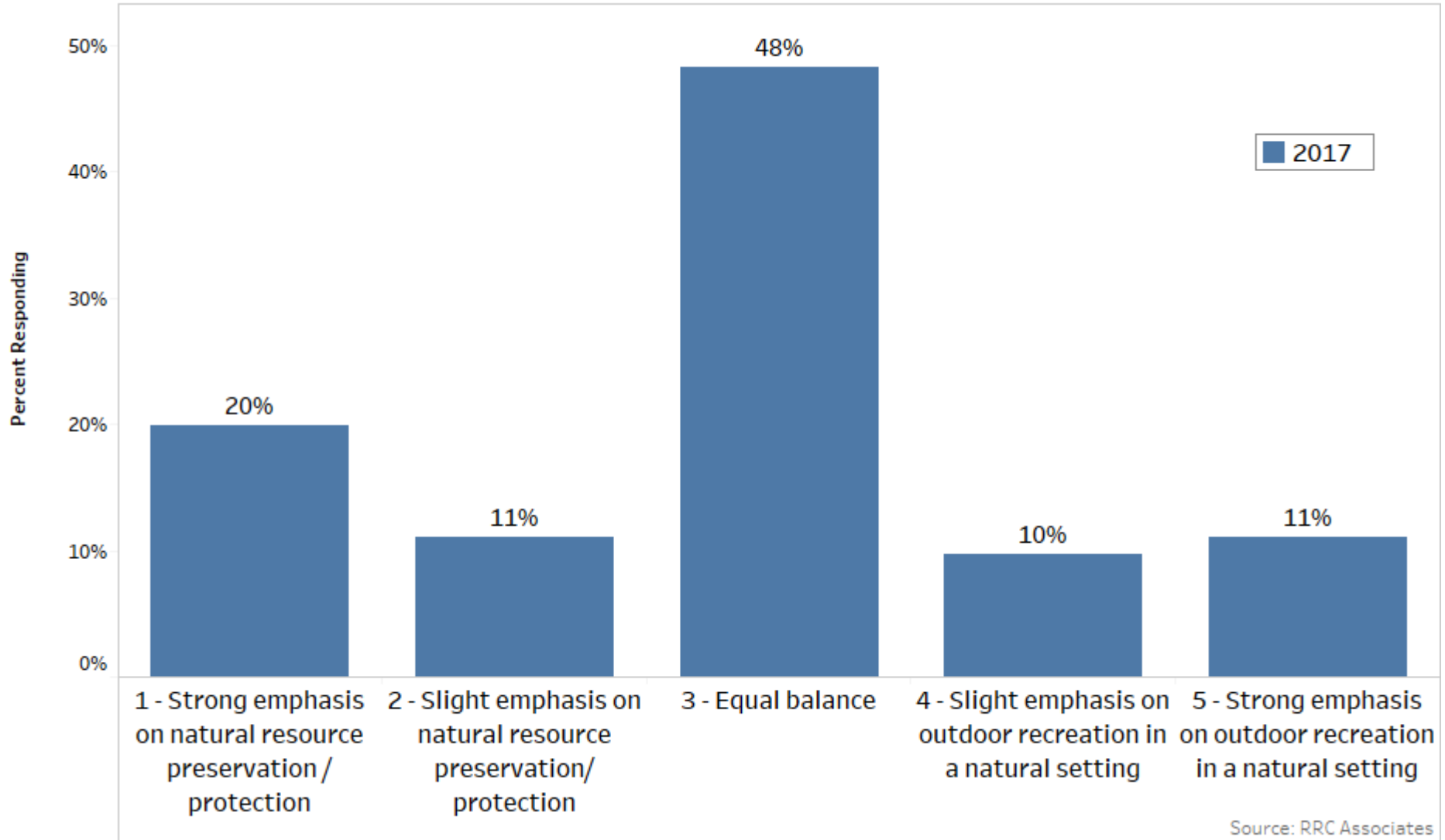


OPEN SPACE



OPEN SPACE PREFERENCES

Ken-Caryl Ranch Community Survey | Open Space Preferences

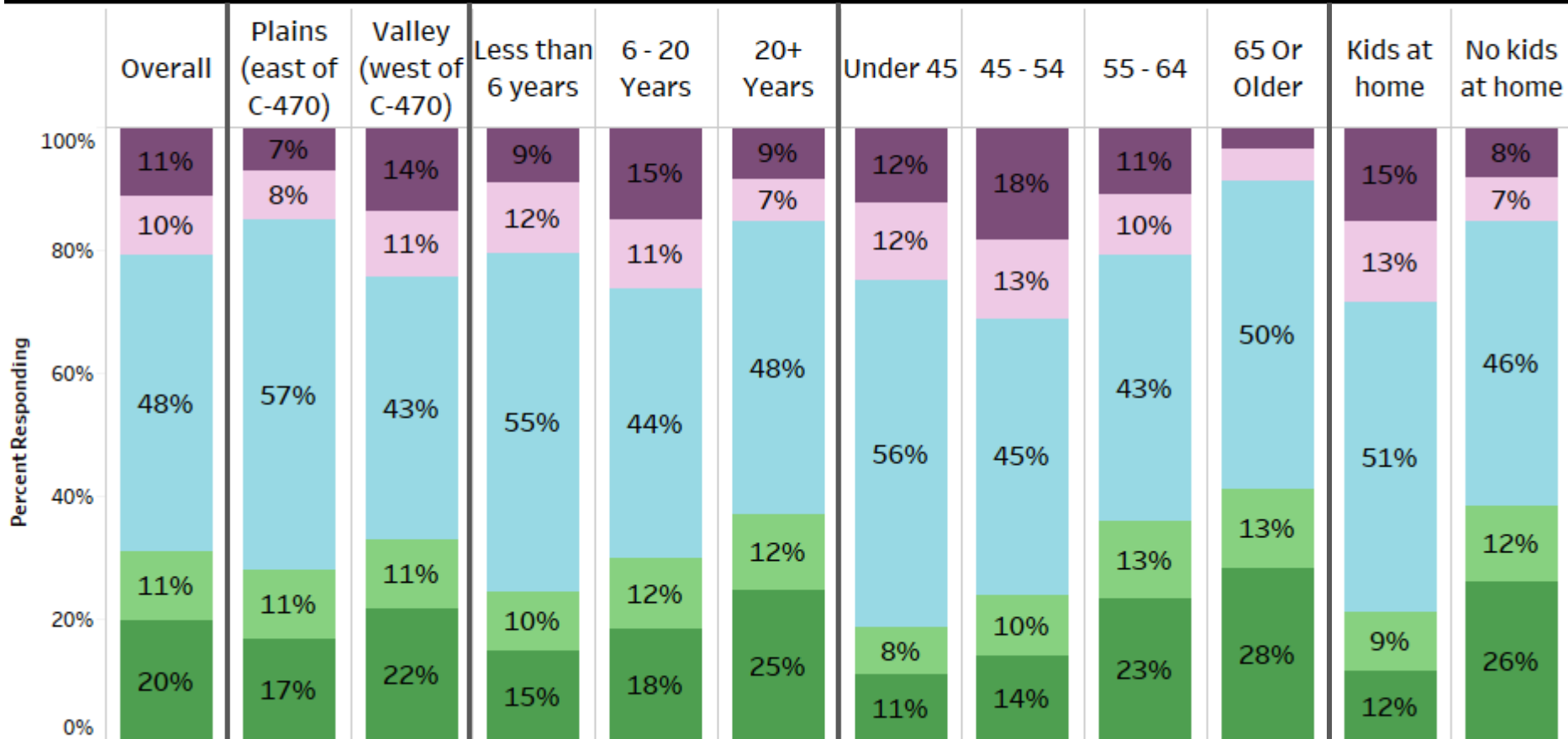


Source: RRC Associates



OPEN SPACE PREFERENCES

Ken-Caryl Ranch Community Survey | Open Space Preferences by Respondent Segments
 (1 - Strong emphasis on natural resource preservation / protection, 2 - Slight emphasis on natural resource preservation / protection, 3 - Equal balance, 4 - Slight emphasis on outdoor recreation in a natural setting, 5 - Strong emphasis on outdoor recreation in a natural setting)



Source: RRC Associates

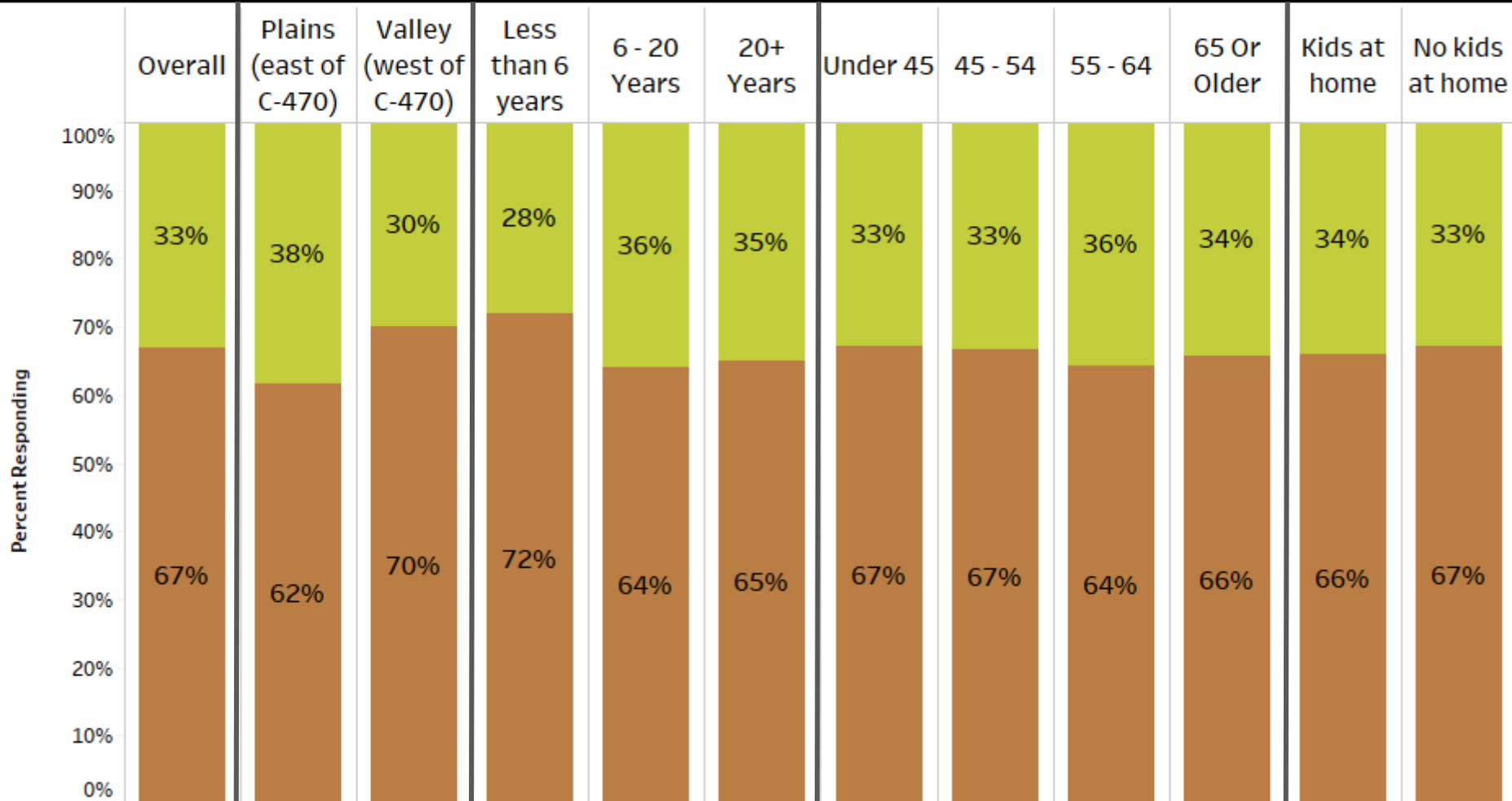


RESIDENT-OWNED PERIMETER FENCES



PERIMETER FENCES PREFERENCES

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



Source: RRC Associates

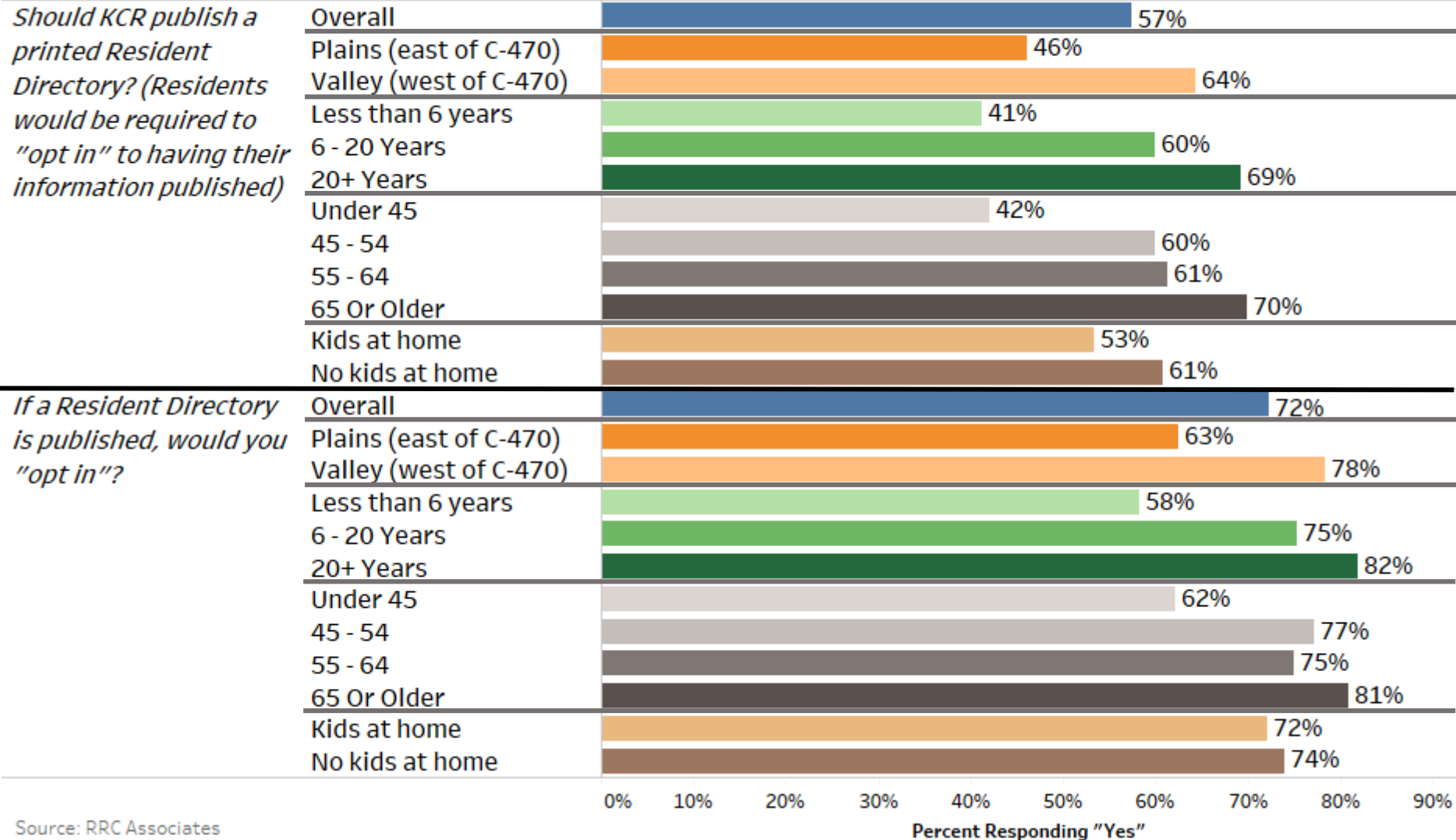


RESIDENT DIRECTORY



INTEREST IN RESIDENT DIRECTORY

Ken-Caryl Ranch Community Survey | Interest in a Printed Resident Directory



Source: RRC Associates