

Do you have any additional comments or suggestions you would like to share with staff and the Boards?

Area*	Dues**	Age	Additional Comments/Suggestions
1	1	28	The restriction on drones should be modified to only prohibit flying drones near other people. This would allow full enjoyment of the parks without bothering anyone. Short of this, the license requirement to fly them at the one allowed location should be removed (or made free).
1	1	33	I dont understand why we pay an outside vendor to look at violations. I walk our neighborhood almost daily and have for close to 10 years. The amount of violations and trash I have seen since they took over is insane. Over grown trees, purple houses (behind mountaingate condos) trash in yards for significant time periods, Xmas lights up until May. We never had this issue until somewhat recently.
1	1	37	I would hope that the board can continue to maintain KCR without implementing an HOA increase.
1	1	37	There are a lot of barking dogs and mean dogs who stalk walks through their fenced yards. Not sure if you can do anything about them.
1	1	38	Street Lighting in the cimmaron development could be better
1	1	39	We LOVE the fence idea! We would love brick perimeter fences!
1	1	40	I see nothing significant on what the association does with the money we, the home-owners pay every month. It is disappointing that I have to fight with my HOA even just to get anything fixed. The KC association in my opinion is like a ghost...I never see them or the 'work' they do.
1	1	40	The current amenities really are nice. I would just caution against raising the HOA dues in a significant way.
1	1	41	We find Ken Caryl's amenities on par or better than similar communities. We don't want to lose any amenities nor do we need many more. We have concern about teenagers smoking/vaping in the parks/playgrounds. It portrays a negative image of the neighborhood and also of teenagers (which we have two of our own). Is it possible to pass an ordinance banning smoking in public spaces?
1	1	42	Tired of renters and contacting HOA and nothing being done . Live next to renters with playgrounds and trampoline higher than fence. But I couldn't build a shed higher than the fence. They have 5 adults 6 kids and two yapping dogs . Limit the number of people in household.
1	1	44	Pools are unreliable and out of date.
1	1	47	I've owned my home just shy of 2 years and my HOA fees have been raised 3 times. Can't say I feel that I'm getting my money's worth.
1	1	47	Thanks for doing this survey. In the past I have seen a few select individuals pushing their singular agendas against expanding the KCR open space trail system (to the detriment of the community). You probably know who I am

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Ken-Caryl Ranch 2017 Community Survey

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			referring to, and you might even be one of them (if so, please stop). I am pleased to KCR take a more objective approach by having this survey. I think it's a step in the right direction.
1	1	48	If I had anything to say it would be the fact that my house is falling over because my neighbor is pushing me over. and we are pushing our neighbor over for that matter. None of the nails are left in the siding. The siding is crumbling and falling off. The roof needs attention. I have concrete walls that are literally curving. I have discussed this issue repeatedly with HOA and nothing has been done. I can't sell my house. Can't pass inspection. I guess I'll just wait for my house to fall over due to neglect on HOA's part to investigate the situation.
1	1	48	Items a & b above; there are new buildings being added constantly to the west of Chatfield Ave. There are currently numerous buildings that have been unoccupied for months and yet new buildings are added. Enough already. Too much commercial and inconsistency in buildings as well. Starting to feel like a small city which is what people want to get away from in KC otherwise move to Denver!
1	1	49	Perception is The Settlement has been partially disengaged as an ethically represented and openly welcomed member of the KCR community. That perception is tolerable only because we find so much value in being a part of KCR. (We still get the publications and the emails... Phew.) Thank you for your efforts with KCR!
1	1	53	We should NOT have to pay such high HOA dues when we live in a townhome!! It should be a choice that we pay for the extra facilities, i.e swimming pools...our family has never used any of these and yet we pay for them . It should be an option. - And we must fight to prevent having the irrigation and maintenance ever stopped along the greenbelt beside our homes. This is why i moved here And the fire hazzard and threat of wildlife at our doorsteps is terrifying. Thank u
1	1	55	More needs to be done to property owners who refuse to care for their property and yard maintenance such as yards with nothing but weeds such as thistles that go to seed and affect other property owners yards who take the time and money to care for their yards.
1	1	56	thanks for service
1	1	58	Hire established contractors who would perform quality work with positive results.
1	1	59	For the \$49 association fee, we feel the community center fitness facilities should be free. Especially since there are no facilities on the Mountain Gate property.
1	1	59	Keep focused on cost control for all aspects of KCR. We voted yes on the last bond issue, are pleased with the results, but please show some restraint in spending,

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1	1	60	love this place. realize we dont use a lot of the amenities, but you're doing a great job.
1	1	60	The extra assessment for fencing should not be at additional cost to ALL households, just those who have fences.
1	1	62	I pay 2 HOA's an don't need an increase in the KC HOA if I'm not able to be entitled to resident rates.
1	1	62	More emphasis on quality of life issues vs just community asthetics
1	1	62	With regard to the perimeter fences, if the homeowner bought there, they should have been aware they were responsible for the upkeep of the fence. They should be responsible. Over the years we have spent dollar after dollar to get rid of old railroad ties, our basement had to be completely torn out due to bentonite damage and replaced, new drainage system in the yard etc. I don't think others should have to have an increase in dues because others fail to do what they need to
1	1	63	I had specified ways to save money on worthless praying of chemicals, building new restrooms and fences. That should cover the expenses for the trail maintenance and planting trees. Better communications with the community via paper, Facebok and Twitter should aim at saving money and environment. The project of the century of the ranchhouse parking and playgrounds turned out really well, but you killing a lot of innocent old and respected trees is not forgettable, not forgivable.
1	1	64	Better monitoring of summer work staff. Stop hiring friends of family. Summer staff should be working not just driving around and getting paid to do nothing just like the staff that should be helping maintain the flower beds. They just stand around and the only one working is the older lady that does a great job. If they are not physically capable to do the work, they should not be hired.
1	1	66	Why don't members of the KCRMA and KCRMD reply resident emails that request improvement of community parks and fences?
1	1	68	Brother's in Arms business located in Garage Town has brought noisy and threatening clientele into what's supposed to be an upscale residential community
1	1	68	Don't rezone open spaces. Leave our wildlife alone.
1	1	69	I think the staff and boards are doing a fine job and thank you for your efforts to keep this community a great place to live.
1	1	69	if there is a complaint about a neighbors yard and house not meeting covenant standards, the actions taken by KCR are never revealed. It seems the complaint was ignored and nothing is done to resolve the problem.
1	1	69	Parking on Elk Head Range Rd - I know it is Jeff.Co, but their enforcement appears to be non-existent. There are immense RVs parked for weeks and months. Owners of RVs seem to move them around the road and park in a

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			different space rather than following rules. Please park them in front of your own unit!!
1	1	70	1. I would like to have backboards on some of the outside tennis courts. 2. I'm disappointed that the kiddie pool at the community center was replaced with a splash pad. Perhaps I'm blind, but I didn't see a shallow wading pool for children. 3. I believe Colorado state law prohibits parking within 5 ft. of a private or public road. Could we have a restriction limiting on street parking to 3 hours from 8 a.m. to 9 p.m. ?
1	1	70	A lot of retirees living in the Plains vs a lot of rich young people living in the Valley and pushing the agenda. Like this survey as an excuse to justify an increase in our monthly dues. Like the above question on perimeter fences - a loaded question trying to justify a \$4 per month increase - some BS
1	1	71	Restrict use of fireworks and firecrackers within KCR
1	1	72	No, just fix sidewalks and driveways!
1	1	74	Fix streets and driveways
1	1	77	We love Ken-Caryl Ranch and we think the staff and the Boards are doing a great job!!!!!! Please keep up the good Work. THANK YOU!!!!!!!!!!!!!!
1	1	84	re Replace fences along a few select streets
1	1		covenants being enforced equally
1	1		Key fobs for the hiking/biking trail gates would be a great investment in preventing unauthorized use and would no longer require as many KC ranch rangers just sitting around asking to see tags. I feel like those jobs are a high cost/low benefit to the trail network and HOA contributors.
1	1		Make the business park enforce their covenance...
1	1		Please treat residents as your customers rather than treating them as if they are a pain to you.
1	1		Thank you for taking this survey. I believe that we use funds judiciously in general however it may be that we need to increase 'user fees' for additional facilities that may be targeted for small numbers of residents.
1	1		The residents voted for the Facility Improvements. KCR did a great job of communicating the money spend. Now, staff and Board need to look outside the boundaries. Quit putting more costs back on the homeowners, like neighborhood signs and open space responsibilities. Also, take a position on issues around us...what is your position on the C-470 expansion? What about the new patio homes near Deer Creek Golf Course? How does that impact traffic? If more people are moving in, that has a negative impact on traffic, noise, etc. KCR was here first, act like it!! Publish an opinion in the Life at KC paper, do an interview with the Courier...get out of the office and be a community leader.
1	1		We can not believe that the idea of changing fencing is on this survey. The beautiful continuity of fencing was changed years ago. Much to our dismay. It

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			is too bad. But it can't keep changing because someone gets a whim that they have a better idea
1	1		You need to trim the trees around the street lamps so they are actually providing light to deter crime. How board members do not care about residents and what they want. Also you should not allow pit bulls or American bulldogs or those mixes
1	2	26	Absolutely love the parks, trails, greenbelts!! Parks staff is great
1	2	27	Please continue to enforce the covenants, and maintain the open space/greenbelts and walkways! They rock!
1	2	31	Hire people responsible for picking up trash along trails and in parks
1	2	32	Thank you for all you do!
1	2	32	The recent painting of building 7459 at Mountain Gate III is disappointing as our front door (unit 306) was left peeling and no one has come to do touch ups.
1	2	34	I don't understand why some houses in the Territory have five or six cars in front of their house. I think some of these houses are renters and they are jamming as many people as possible.
1	2	34	Make sure houses stay in top notch on the outside. To many houses need to be painted and repaired and it's been years. Also streets in non valley have tons of potholes. But no one seems to care about the non valley. We py association dues too.
1	2	36	I don't have a solution to this problem but it would be really nice to have better communication with what is going on with the pools/splash pad. Way too many times this summer we showed up to a closed pool or splash pad and only half apologetic excuses. It's frustrating when you plan your day around an activity and have it consistently have to change. Like I said earlier, I understand things happen. It would be nice to have a solution.
1	2	36	Love this neighborhood. I have lived in Littleton for 14 years and was so excited to move to Ken Caryl 2 years ago!
1	2	39	Overall, we are very impressed with variety of children's programs and staffing at children's camps/programs. Our children love parks, pools, hiking and amenities geared towards families! Community landscaping is impressive!
1	2	40	Thanks for what you do for our community. My family and I appreciate your dedication to make this the special place it is. Please continue to put the needs of the community first and lets stick to the roots and foundations of why this is the most desirable place to live. Keep Ken-Caryl like it has been. Do not sell out for money or need to expand and be bigger. We are great the way we are.
1	2	40	We love the neighborhood the way it is and really enjoy living here.
1	2	41	Maintain equity when looking at improvements to components of the Ken Caryl Ranch Community. Equity regarding where the improvements take place as well as the different groups of people (young and old) the enhancements would be for.

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1	2	42	I think it is disingenuous to point to the resurfacing of community center tennis courts 1 & 2 as having satisfied the provisions of the lawsuit we won, since I understood the funding of those court rehabs to be paid for by the infrastructure tax (levy? HOA fees? i don't recall) that we passed a few years back that rehabbed the RH, DL, and community center + the new play structures in the parks. Those efforts have been spectacular and well worth it. The original structures were worn and old. I also think the neighbors of DL were given way too much voice over the activities that occur in DL. I fear the KC Nature program may not recover. Ending summer camp at 530, as was originally planned summer 2017 was the most ridiculous thing - as it is, it is tough to get there by 6pm. Working households with young children are the best way to keep KC relevant to potential homeowners. I also strongly support the proposed exchange of ownership of the community center for the easement on the 470 side of the hogsback to help jefferson county (?) connect the south valley park trail system with their other trail systems to the north. This would be a huge win for KC to actually own the community center, in my opinion.
1	2	42	Please check the fences. Parks is trimming away at our fence posts backing up to Simms with their stringline trimmers..... and I???? will have to pay for repairs???
1	2	42	Please have more patrols on our trails. Keeping in mind that those patrols do not hinder and respect those with bands showing we live here. While addressing those who do not and cannot show proof of residence.
1	2	43	I love living here! I appreciate the amenities and the neighborhood everyday as it is an incredible place to live!
1	2	43	The HOA maintained fences along the greenbelt are slowly being replaced/repared which is good. However, no painting or staining is being done on these new fences. I understand that painting/staining are very expensive to upkeep but the fences end up discolored and old looking very quickly. Perhaps KC should consider plastic fencing? I do think getting rid of the outdated paint color (yellowish-tan) is a good idea though. Also, when are all the subdivisions getting their new signage? The new KC ranch sign is great but I was under the impression that all of KC would be getting new signs.
1	2	44	I would love a dog park but am afraid people would abuse it like they did at Chatfield. We already have problems with people leaving waste bags all over. Not to be a jerk and we're nobody special but we want higher quality neighbors to stay and not move away. We like peace, safety, beauty of the environment, nature, community, and feeling pride about where and how we live. We're not rich and work really hard to afford to live here. Wish everyone has the same sense of pride and commitment to upholding the same standards. We heard some cars got broken into this last week... God help those thieves because our neighborhood will shoot them if they are caught. We just worry about crime

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			and quality of that which we surround ourselves with. Moved away from that garbage years ago and will move again if we need to. Need them to get rid of some of the rabbits. Cute but pests are ruining our lawns.
1	2	44	In the Territory, there seem to be more and more irresponsible home owners renting to people who don't care for the property, have far too many vehicles, and don't observe the covenants. This is the case with 2 of the 8 homes in my cul de sac.
1	2	45	1) KCRMD is on the wrong track, more like out of control. It needs to be downsized, maybe eliminated and folded into the Master Association. Too much public accommodation required of the MD managed facilities. Nobody bought a home in KCR to share their amenities with everybody in the metro area. The only way out of this is to eliminate the MD. The MD also exposes our amenities to usage by non-residents by inviting them into the area, which is one of the reasons why residents did not want more ballfields in the KC Valley. 2) Another issue threatening quality of life is the lack of law enforcement and increasing crime. Traffic around KCR is terrible, and speeding is out of control. It is so dangerous at most intersections that children, and even adults, cannot safely cross them. Major accidents are common, and frightening. 3) Dogs on KCR are out of control. Dog crap is everywhere. And people don't leash their dogs. Kids' Ballfields are being used as off leash dog parks which is really disgusting.
1	2	46	I find it painful to have to pay for the workout facility on top of HOA fees. Giving the scope and scale of our amenities and the fact that no one has to pay for any of them beyond regular dues, it seems odd to have to pay extra, and as much as a full scale workout facility, for our nice, but small facility. I see all ages there and it is by far the most convenient for many of us, so I don't want to go somewhere else just to gain some additional equipment and space. I would rather support and be part of the community. But this seems like it should be included or at least a great deal for someone already paying dues. Thank you!
1	2	46	I would like to comment on the pools and what, to me, seems like lack of supervision. I was at the Ranch House pool this summer and saw what I thought was extremely unsafe practices. I had 2 other people visiting and all being former lifeguards we were amazed by what we saw. 1. The fact that people are allowed to hang along the end in the deep end while there are people are going off the dive board is unsafe. 2. Allowing the person that goes off the board to then swim back under the board and get out of the pool rather than having to swim over to the side by the ladder is unsafe 3. Allowing someone to jump off the board before the person that just jumped off the board is out of the deep end is unsafe 4 Allowing kids to jump off the board with water wings is unsafe. If there was a kid that wanted to go off the diving board, we used to make them have to swim one lap to demonstrate they were

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			a strong enough swimmer to handle the deep end. This did not happen. Instead little kids, like 3 & 4 year olds, were allowed to jump off into the arms of a parent treading water in the deep end. This is just an accident waiting to happen. I also think 7 years old as the age to be unaccompanied by an adult is way to young. if you wouldn't leave a 7 year old home by themself while the parent is out to dinner, shopping or at work, they don't belong at the pool. I know the lifeguard team won an award for safety but if those judges visited during a normal day at the pool, I think they would think twice before giving a safety award.
1	2	47	You all do a great job. We love that new trails are being added. Would love a dog park
1	2	48	I would like to have a fence or something in the front yard that flows with the new natural wooden fences we are now allowed. Would this be possible?
1	2	50	We love the summer happy hour at the mansion house.
1	2	51	Please be clear and upfront with KC members on project cost. It's difficult to vote yes for programs, the get a very large bill afterwards.
1	2	51	There needs to be educational information passed out to the community to help reduce or eliminate the food, water and shelter rats seek. This information would include things like putting up dog water/food bowls at night. Seal trash or composts containers. Pick up dropped fruit from Fruit trees. Remove or neuter fruit trees. Trim up bushes or remove bushes all together like Junipers that are a sanctuary and shelter for Rats. Maybe look into introducing neutered/spayed with vaccine Barn feral cats in strategic areas of the KC communities via volunteer homeowners. These homeowners would be strategically placed with their address on the cat's tag/collar and would provide outside shelter, water and food for the cat. Let them have collared with tags saying I'm an outside cat, don't feed me, I have a special diet. I would volunteer to have one of these cats if there wasn't a conflict with my dog. Here is a website. https://patch.com/washington/woodinville/got-rats-you-need-barn-cats
1	2	51	We are so thankful to have a home in Ken Caryl Ranch. With the increase in population in Denver, this corner of the chaos is heaven. Thank you for maintaining it so that we might all continue to enjoy it.
1	2	53	I think keeping a healthy balance between natural and 'organized' space is important. More facilities, fields or buildings means more lighting, parking, etc which is not consistent with the naturalness of KCR. Don't bring the city in, lessen the lighting, less paving, keep things slower. All the trails are wonderful, thank you for them!
1	2	53	Thanks for your service!
1	2	54	Not sure how/what but pet owners who do not follow the rules regarding waste pick up and leashes....

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1	2	54	With regard to covenant enforcement- I believe that if there is a complaint, the covenant should be enforced. For example, complaint about unmown lawn, dead trees, trash etc. However, the idea that someone drives around the neighborhood and cites me for having a visible trashcan, even though the trashcan is closed, against the fence on the side of the house. Also, Gina Hawk is the best ever!!! Always helpful and patient. Could we have a designated dark areas (no street lights) so we can better see the stars?
1	2	55	Thank you for all the efforts.
1	2	56	We would like the opportunity to be able to naturally dry our laundry, conserving resources.
1	2	57	I think that the board should try to be comprised of half people from the valley and half from the plains.
1	2	57	In the Ranch area there are many street signs not readable from the street because residents have allowed their personal property trees and bushes to grow over them. This is causing confusion for visitors and construction crews in the area. Also, there are many teenagers who have turned Rampart Range Road into their personal skateboarding street. The skateboarders block traffic, have had many near misses with cars and dump their trash on residents lawns. Something needs to happen to stop the skateboarding. No Skateboarding signs would be a good start.
1	2	57	Make effort to reduce light pollution including working with neighboring business to reduce excess lighting and keep it directed toward ground. For example, some have mercury vapor lights mounted on the side of a building where half the light is going to the sky.
1	2	57	Neighbors that 'tattle' on other neighbors need to look inward and try talking to the neighbor first.
1	2	57	Raising taxes and HOA dues too high may affect the resale value of homes in Ken-Caryl Ranch. Ken Caryl currently has incredible amenities. We think maintaining what is currently available is enough-nothing new should be added.
1	2	58	when you spray the greenbelts for weeds or pests it would be nice if signs were posted so we could close our windows and/or keep our pets off the greenbelts for several days post spraying
1	2	60	Constant dog barking!!!!!!!!!!!!!!!!!!!!!! Create a policy and enforce it !!!!
1	2	60	Heat swimming pools
1	2	60	Over the past few years it has become apparent that most of the people that come to play Frisbee golf are not residents, and they tend to drink alcohol, smoke pot and leave lots of trash. Now, with the apartments over on Shaffer, I am starting to notice quite a few people from there using KCR walking trails, and not picking up after their dogs.
1	2	61	Satisfied long term owner

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1	2	62	I simply wanted to add a pop up camper to my daily driver truck and was told that would be against regulations. Quite restrictive I think!!
1	2	62	When a landscape or housing approval has been made, the enforcement group needs ability to check computer for EVERYTHING on an single address (example: permission received to remove dead tree then receive a notice to remove trees or be fined a week later. Excuse was they couldn't see approvals in the system so didn't know it was already being resolved.) See approvals and enforcement letters on single computer search on address.
1	2	63	Proceeds from the metro lawsuit should be used for youth recreation facilities and should be open to non-residents. The open field next to Bradford should be used for youth sports.
1	2	64	I know there is a Ranch tree maintenance plan, but there are so many trees that need to be either cut down or trimmed. I would recommend looking at areas along main roads and secondary roads and begin maintaining the trees. Continental Divide road is a good example of trees that need trimming particularly at the entrance to Aspen Meadows. Also, do not replace areas of grass with dry land landscaping. It may look okay in the Valley, but looks unkept and weedy on the plains.
1	2	64	Living in Ken Caryl Ranch is a blessing and a privilege. Every employee and volunteer is appreciated! Many thanks...
1	2	66	By 'over-enthusiastic enforcement of covenant rules', I mean naked threats to homeowners instead of more people-friendly approaches. If we inadvertently allow a weed to grow or we leave town and our lawn gets a little long, it is inappropriate to threaten fines and liens on homes in an initial letter. We WANT our neighborhoods to be presentable. Threats are not necessary.
1	2	66	There are 3 issues that I have: 1. Rental properites, meaning a neighbor right next store to me that has not watered or mowed the lawn all summer. We strive to keep our property in good condition and it's upsetting that this is allowed to happen. 2. The amount of overhanging branches and debri in the gutters, especially along Swatch Range Road and Spring Creek Pass. I have had to walk in the street, which is not a good thing. There is a stop sign there and cars use this street alot. 3. Trailers or campers being parked for days at a time. There is a trailer that is moved every few days that the resident is running a business out of and moving the trailer around every few days. Very unsightly.
1	2	66	You all seem to be available to listen and try really hard to maintain a beautiful area. We thank you
1	2	68	Love the neighborhood and the people in KC. But want to see some major changes made in the overall appearance of the Plains. Enforce the covenants! A letter sent out that has no real consequences isn't worth the cost of the stamp. Make homeowners be responsible.
1	2	69	I want to park my Recreational Van in my driveway for the season, more than 24 hrs. I would like fresh eggs, 2 chickens.

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1	2	69	We are retired. Sometimes we don't have finances to repaint. Need more time to comply.
1	2	69	We would like to see more detail in the board minutes published in the News at KC.
1	2	70	A new requirement should be that the Exec. Dir. and all board members are KCR residents, with limited terms. Chris Pacetti does not reside here and does not have our best interests at heart, and has outlived his usefulness guiding KCR. He is changing major covenants, and basically in one swoop of his pen changed our culture and devalued our properties! He should be fired!!! We went from an uncongested community to a trashed up one with his allowing RVs, boats, trailers, etc. to be parked in driveways and on streets. He did this without a 2/3 vote of the property owners, dramatically changing the culture. We went from a beautiful airy community to one that is littered on a daily basis. It provokes SAFETY traffic as cars are trying to maneuver around these vehicles on our winding streets. It is disrupting to the tranquility of having this parked in front of your home, blocking your view. These vehicles need to be stored out of sight. This subject needs to be resinded and put to a vote of the homeowners. Need a 2/3 vote to pass.
1	2	70	In my family's 32 years of KCR residency, I have seen many things improve-- GOOD WORK! We use the trails, pools, kids playgrounds for grandkids, and disc golf most now. When my kids were young, I coached soccer, flag football, and baseball and appreciate the fields, etc. As a member of the KCRHS and an archaeologist, I greatly appreciate the community support I've experienced.
1	2	70	The ladies behind the Ranch House desk are very friendly and helpful. They couldn't be any nicer. Overall, the area is very well maintained and the maintenance people are very courteous. Remain concerned about the condition and noise control of frisbee golf course. We have seen people smoking and loud talking. We appreciate the covenants and quality of life in Ken Caryl.
1	2	71	Maintain the native areas behind hogback. Do not cater to bicyclists.
1	2	72	Focus less on Board wants and needs and more on residents wishes and needs.
1	2	72	Relative to the question at the top of the page, covenants should be strengthened and enforced just like, dead trees, excessive weeds, etc. I should not have to pay for someone else's privacy fence.
1	2	73	Convent manager seems very involved and diplomatic. Not happy with some houses in our cul de sac and the number of cars parked in the street.
1	2	74	I know that my response here will sound like I don't really care. This is largely due to our increasing age and we just don't use the facilities any more. Sometimes with our granddaughter we go to some of the play parks. My main concern at this point is maintaining the landscape and facilities such that property values are maintained or increased. I don't really want to have my HOA dues increased significantly to new services that we probably won't use.

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Ken-Caryl Ranch 2017 Community Survey

Area*	Dues**	Age	Additional Comments/Suggestions
1	2	75	This is a wonderful place to live generally. I like that there are standards for how yards and homes are kept up. Our street has too many cars parked though.
1	2	76	Ken Caryl has received past tax increases, resulting in little visible improvements. Your survey concentrates on improvements, asking how much the residents are willing to pay extra. My guess is that we would see very little improvements from those raises. You badger people for leaving their trash cans out an extra day, but have a white fence that matches nothing else and looks like crap. There seems to be a double standard.
1	2	77	Ideally I would like to see more permanent fencing ie block walls instead of wooden slat fencing. Wood ages and becomes rotted and discolored. The differing heights and types are ugly. Granted block walls are expensive but could be replaced by phasing areas over several years. We are also dismayed by the patchwork upkeep of our street surfaces. Drainage is often compromised.
1	2		Fencing is inconsistent and unattractive. I remember how nice all the Indian gold fencing looked many years ago. It signaled you were in Ken Caryl Ranch coming off Ken Caryl Ave. Switching to white or natural stain is nice but be consistent and keep it maintained. The white fence around the ranch house is already peeling and chipped. The natural fences are all water stained. Make it look uniform. We have 3 and 4 rail high, privacy, white, gold, unstained, stained, and a lot just falling down altogether. Makes it look like there are no standards at all. On the positive side, the majority of the KC staff are friendly, helpful, efficient people. I love Ken Caryl and when faced with the decision to move or remodel several years ago we chose to remodel and stay. KC has real sense of community that I don't always see in other neighborhoods.
1	2		If the ranch took over perimeter fences on all streets with no homes facing the road and put an ordinance in effect for any new fences to be put in to be a material that can withstand Colorado weather without looking 20 years old in one year, such as trex...
1	2		Please take time to water more in the greenbelts for newly planted trees and trim trees with dead limbs.
1	2		Thank you for pet pick up bags!
1	2		The covenants need to be enforced so that all of our property values and the reputation of Ken Cary Ranch remain high.
1	3	29	Dog breed bans should be lifted.
1	3	31	The pool hours and random closings have been our biggest issue. Another thing that we would like to see is the fitness center to get some new equipment... i.e. stair climbers and rowing machines
1	3	34	I think dues are always the biggest threat to quality of a community. People are very sensitive to price changes, even a couple dollars a month, especially if they are retired or on a fixed income. The biggest challenge as a board is holding back on spending. I have spent many years on multiple boards, and

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			members see dollar signs, and want to spend, while ignoring reserve needs, controlling dues increases, etc. I personally don't mind raising dues, or spending more for health of the community. However, I would be afraid too many dues increases, or special assessments, could potentially be a detriment to appreciation of our houses, one of our largest assets. Thank you for taking the time to build this survey.
1	3	35	I love this 'green' neighborhood, and enjoy all the amenities offered.
1	3	35	The programs and facilities are expensive even though we pay dues...it would be nice to have a better discount.
1	3	37	I feel that one pool should open at 10am during the summer. And all swim lessons should be held at the other until it opens at noon. Colorado weather seems to hit around two or three giving us not much pool time many days
1	3	39	The recent improvements through the bond funds are great. Would like to see the same level of maitnence and improvements continue even with increased HOA dues.
1	3	40	Thank you for your service.
1	3	40	The staff is amazing. Ensure we are competitive with new neighborhoods once the real estate bubble bursts or plateaus
1	3	42	I would like to see more language about being inclusive in this community. I feel the more inclusive and diverse we can make it, the better.
1	3	42	Thank you for all you do. I know it is difficult in trying to please everyone.
1	3	45	Board may want to reconsider the color of the community fencing
1	3	45	I would love a coffee shop/restaurant/bar/concert venue on the Plains side.
1	3	46	I have sent multiple emails about other homeowners shrubs, hedges etc covering the sidewalks by more than 30-50% and nothing ever gets done about it. Enforce monetary charges not just taking away community privilages. Have a website pages setup so somebody can submit an issue easily. Additionally have a webpage that lists delinquent issues, this might make the homeowners fix there issues faster or at least in the first place. I see many homes in the Plains who yards have gone out of control as well as the siding on their homes.
1	3	47	Would like to see something done with the skateboarders that fly down Rampart Range Road - it is only a matter of time until there is a serious accident
1	3	48	I appreciate all their hard work, and do see some nice progress. Thank you!
1	3	49	Life is great here. Not many things I would change.
1	3	49	We have enjoyed living in the Ranch and raising our family here. We have especially enjoyed the many walking paths and emphasis on outdoor recreation. Having community events is important to bring people together and interacting. Keeping an emphasis on valuing people as well nature is important to having a caring community.
1	3	50	KCR is a wonderful place to live and raise a family - beautiful open space and greenbelts with safe neighborhoods and great schools and a multitude of

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			community events. All of this with reasonable association dues. These things must remain the focus as it directly impacts our property values going forward
1	3	50	We are VERY happy with the staff -- the leadership has been strong and responsive. And this survey is VERY well constructed.
1	3	56	Overall, KC staff and board does a fabulous job of managing the community, however, we feel resources available do not allow equal attention for all areas. Some greenbelt areas are neglected(ie Cochetopa and Sawatch area)
1	3	56	SUNSET RIDGE SHOULD GET A NEW PROPERTY MANAGEMENT COMPANY. EXISTING ONE HAS DISPARAGED ME AND TREATS MY COMPLAINTS AS UNIMPORTANT AND DOES NOT DO AN ACCEPTABLE JOB.
1	3	60	Generally we feel the staff does a great job of maintaining the common grounds and facilities.
1	3	60	Great job by MA and MD!!
1	3	60	Once again, the staff are doing their part. The Boards need to work with them as a team, maintaining our existing facilities not building more. Maintenance of owner lots -- continued stressing of maintenance by the owners via violations when the lots are not maintained. There is nothing worse than having nice yards only to have someone next door or on your street that doesn't maintain theirs. My feeling is if they don't or cannot maintain a yard to the Community Standards as written in the newsletter, then they can move somewhere that doesn't have standards. I moved to the ken Carly ranch because of the looks of the community as a whole and expect both the staff and members to keep up the standards by abiding by the Rules.
1	3	60	The HOA should support/prevent Solicitors in the neighborhood. NO SOLICITORS should be posted at all entrances.
1	3	60	We are extremely frustrated with the condition of neighbors' landscaping and general lack of property maintenance. We are also upset that neighbors use the cul-de-sac for regular parking of multiple (rusty) vehicles, as well as so many cars parked on the street or in driveways because garages are being used for storage instead of for vehicles.
1	3	63	I believe that all fences that butt up again a greenbelt or open space should also be maintained by Ken-Caryl Ranch -- even if an additional charge is required. As for fencing between houses, that should be the owner's responsibility. I have been told that some houses that were built when KC Ranch was new had the greenbelt fences included as part of their HOA agreement. I believe it would be fair to have KC Ranch be responsible for ALL of them -- not just a chosen few.
1	3	63	I live in the Settlement, I am very unhappy with the mgt company currently overseeing the Settlement. Sometimes it feels like the Settlement in a second thought and not important to KCR.

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1	3	63	Inconsistent exterior fence colors/finishes along Territory perimeter fences. We miss the original fence style for privacy fences between properties. Woodborne fence along Simms outshines KC Territory fence.
1	3	63	The RV, boat parking covenant is a joke. You should be allowed at least 3 days straight, period. You have residents that park a car in front of their home and not move it for 30 plus days..if the city does't care then why is your RV, boat covenant so strict!
1	3	64	I feel it is time to install security cameras in Mtn. Gate condos.
1	3	64	Just love this community & all efforts made to continue or upgrade it. Would love more social/family events especially during the holidays-like highlands ranch has.
1	3	66	I would just like to re-emphasize what a huge adverse impact traffic noise has on my quality of life here at Ken Caryl. The other part of the noise equation is neighbor noise inside my condo. My upstairs neighbors constantly slam not only their doors but also their cupboards, drawers, closet doors, shower doors and balcony sliding doors. Besides that, they seem to be running, stomping and jumping much of the time even though they are not large people. I suspect they removed their carpeting and replaced it with hardwood floors a couple years ago. Any noises that are made above my second floor unit sound like drum beats coming through my ceiling. I guess the only possible remedy, aside from me volunteering to replace their carpeting for them, would be for the board to issue a reminder to everyone to respect the fact that people living in the units below them are greatly affected by their sounds.
1	3	66	The Boards and advisory committees have done a good job over the years of keeping KC a most desirable place to live. I would like to see more covenant enforcement and new amenities. The partnership with Foothills Rec District was a great idea.
1	3	67	Can they possibly do something to control the solicitors that come through the Ranch.
1	3	71	Would like to see the availability of vinyl siding. Older homes have wooden siding that is hard to maintain and/or replace. Older residents are forced to make frequent expensive repairs by replacing siding or painting. Vinyl siding has been improved to where it no longer would decrease the value of homes in the area.
1	3	81	Add showers to the washroom area, adjacent to the Plains swimming pool.
1	3		Lost Canyon is a dangerous trail for hikers and bikers with many blind corners. Some mountain bikers come down at very high speeds. I would like to see the trail changed to a one way up only for bikers-they could then ride the shaffer trail north to the manor house trail which is wider and safer to descend. Many recreational areas try to separate hikers and bikers. Jeffco and Vail just to name a few this would make the trail much safer and more fun for everyone.

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1	3		Neighborhood events such as spring fling, Easter, haunted trail, holiday happenings, brew ha, etc., are very helpful in building a sense of community, and very appreciated.
1	4	22	Please do not allow any more 'Urgent' Care facilities to be put in!
1	4	41	Sometimes the how enforcement seems skewed...you won't get a nasty-gram all year but the next year you get them constantly for tiny little stuff and feels like you are getting picked on
1	4	42	I'm a recent transplant from downtown Denver, so I have lots to yet experience and learn about the area. (However, I have worked in the area for the last 6 years at Summit). It's a change for sure, but it is nice to have the space. I was happy to get this flyer in the mail and share some feedback. A nice skate park would be such welcome addition as I see so many kids out on scooters and boards so often in the area. Arvada (my folks live there) has 2 parks, I think KCR could really benifet from one like the smaller Arvada one: https://www.teampain.com/2010/11/arvada-skyline-park-skate-spot/
1	4	42	We love Key Caryl and our neighbors. There does seem to be some inconsistency in how the HOA covenants are handled, referencing the note on perimeter properties above, as well as how some properties are maintained. In Cimmaron we seem to have strict enforcement for minor infractions but other areas of the community seem to be falling into disrepair. As the community turns over from empty nesters to young families, having spaces for youth activity I think becomes more important. Not only to get them outside but to give them avenues to stay out of trouble. This also goes for planned activities. Many young families have dual income households and attending activities during the 9-5 work schedule doesn't seem to keep up with shifting nature of family lives. We also love our proximity to nature and the more that can be incorporated into the community at large, in both the open space as well as with in the neighborhoods, the more it will reflect our community's and state's value.
1	4	48	This is a great place to live, a great place to come home to. I love and cherish the sounds of the band practicing at Chatfield, and the sounds of the crowds cheering. I love the feel of being almost in the mountains...but close to the city. I don't want this to become highlands ranch with the crowds and shopping...but i recognize KC has to stay relevant. i would like to see things such as brew pubs, or other destination establishments allowed in, without things such as pot shops. we have nice shopping areas and it would be nice to have some amenities allowed in that would be beneficial to residents and 'outsiders' alike. the space where natural grocers used to be is a good example.
1	4	49	I want to commend the entire staff for the exceptional work they do. We selected KCR for a reason 18 years ago, and have loved living here to raise our family.

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1	4	50	Make owners who are renting deliver name and police record/no record of their renters every time they rent through a website so we can keep it private.
1	4	51	Ken-Caryl has a lot to offer and is a great place to live and have a family. We've lived here 19 years and have not considered moving.
1	4	51	Need for engineering input on architecture boards.
1	4	56	You're doing a good job. Love living here. Love the upgraded look of the Ranch House. have been to a couple of events there recently. It was needed and looks great.
1	4	58	Greenbelt maintenance is HUGELY important to me.
1	4	62	Thank you for your service and interest in our opinions.
1	4	65	Perhaps you could encourage Jeff Co Sheriff to have a presence on days and times of the year when people think it is ok to shoot off fireworks. Some of the residents rival commercial displays. Many dogs react to fireworks in negative ways. Many combat veterans do not like fireworks, for what should be oblivious reasons. And some of these do it yourself fireworks displays continue well into the night, many times well past 10:00 PM. This 4th of July I called the Jeff Co Sheriff's office off of Schaffer Parkway, and the phones were forwarded to the Golden office. Really! Perhaps the board can help with this issue.
1	4	69	Home owners had no say in the boarder fences but are stuck with the cost of maintenance and replacements even though the KC lawn mowers damage them.
1	4	77	The administration by both the MA and the MD over the years has provided a real sense of community and preservation of resources. Our elected boards should always be looking to and planning for the future.
1	5	33	Ken-Caryl Ranch is a great place to live, it's unique and well maintained, a bit dated in some places but a great mix of outdoors, amenities, activities and community. Mostly to keep it a nice place to live we just have to 'not' screw it up. The demographics (especially in the plains) are turning over from original home buyers to new young families and so it will be important to ensure that amenities and activities match the current demographics and maintain a good trajectory towards the future. A particular example is our substantial investment in tennis courts, which are great and are well used, but at least from my observations are generally populated by people over 50, which will likely be a shrinking portion of the community over time. The community has an active discussion about such things and we want to be sure that we do some smart planning so we don't end up with a bunch of money sunk into 20 year infrastructure projects that only get used for 10 years.
1	5	41	Thank you so much for all of your work. You do a wonderful job!!! We love living here and we don't take it for granted. ❤️
1	5	43	The HOA did not listen to the last survey. A Majority of people expressed interest in paying more fees for more/better facilities. This barely came except

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			for a bond, but all items were not properly addressed. Please represent accordingly. Thanks to employees KCR for all their hard work in making the place look as good it as it does, while HOA tries to choke off funds. A small investment can go a long way to taking KCR to the next level in terms of enjoying the Colorado lifestyle.
1	5	44	We have a serious lack of good area restaurants.
1	5	46	What is the plan to update the white fence along Continental Divide? Please help with keeping the speed bumps and cross walks up to date. The road signs along continental divide- warning of speed bumps etc, are placed in awkward positions.
1	5	47	Please include the fencing along the Chatfield Senior High property as perimeter fencing and replace and take ownership of all of it so that all of Ken Caryl looks like an upscale development to the outside community.
1	5	47	We do not want to see any more trails developed. We think there are enough as is and we don't want to see any more natural habitats or land converted to trails.
1	5	54	I think there would be a benefit to family fitness center in Ranch House.
1	5	54	Light rail nearby would be cool. Is there a rideshare program?
1	5	55	As homes are aging, need to keep covenants enforced for exterior paint, landscaping etc. Seeing many long term parked cars in driveways [realize this is private property] but detracts from neighborhood. Maybe need to revisit covenants and make them stronger and hire more people to enforce them. HOA fees are still very low compared to other neighborhoods and should be raised to help KC remain competitive and an attractive place to live.
1	5	58	The convenance issue did not have a comment space. ./ Trash cans are increasingly becoming an issue. They should be out of sight...period. The large cans are unsightly. Just placing on the side of a house behind a fence in some areas where it can still be seen is the same as no fence. Why is a small ladder folded up flat and close to the house for a few weeks while someone is working on the home not okay, but trees pouring onto the sidewalks okay. Some neighbors have two cars parked that are never moved and that isn't addressed. Just lots of inconsitencies. Why do the fences you spoke of above not have to be taken care of in the same standards as all fences on the Ranch.
1	5	59	Yes, I would remember that KCR consists both of the Plains and the Valley. Often Valley residents are very vocal and oppose everything. Over the years the Plains has taken the brunt of ballfields, fields, memorials, etc. as the Valley wants nothing in their backyard. They don't seem to mind sending their children to the Plains fields though. This community needs to be more neighborly. The Valley residents need to realize they have to share, having a few additional recreational areas and trails is not going to cheapen their area. Some of the Valley residents seem very paranoid, unwelcoming and selfish.

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			We are a community and as a community we should share in the burden of recreational areas. Yes they are noisy, yes they bring people in but wouldn't we rather have our children and adults engaging in outdoor recreation than sitting in front of a computer. Lets be a community that embraces the outdoors, trails, and green space. I truly think this is what sets us apart from other communities.
1	5	64	I realize that HOAs do affect individual property owners personal tastes, but I am extremely happy to live in a neighborhood without boats, campers, etc. parked in driveways. I also am glad that we don't have any bright pink or aqua colored homes. I love the recycling services and would hate to see anything impact that service. I do wish the fencing was more maintained whether it be by the Ranch or the resident, however, with that said - I prefer the rail style of fencing as opposed to the stock yard style. I do not like living where everywhere you turn - there is solid six foot fence that eventually weathers and looks terrible.
1	5	65	Please treat all neighborhoods fairly and equally.
1	5	75	We need to encourage foxes/coyotes/owls and other predators to coexist on the ranch to keep the rabbit, squirrel and rodent population in balance. A noise ordinance could be implemented to curb excessive noise by motorcycles and other devices.
1	6	40	On-street parking has become an issue everywhere. Cars need to be forced to move every 48 hours, which is often enough that people will find other parking options.
1	6	44	So many of us work from home, it would be great to see a coworking space offered by KC. Even if it cost a monthly membership.
1	6	50	We love it here
1	6	54	Great Job!
1	6	55	I want a digital KCR household directory that updates itself frequently (not a hardcopy one) that can be accessed on my smart phone, IPAD, PC etc.
1	6	56	I DO NOT like the white fence at the Ranch House. I live in Ken Caryl Ranch not White Fence Farm. Ken Caryl is a historic place...keep the old color fence for all- not this mishmash of different color fences- white, Harvest Gold and natural wood- it just looks awful and we believe that a consensus was not taken in regards to the fencing options here at Ken Caryl.
1	6	56	You are doing a great job! Our paved walking paths near and around the Ranch house are spectacular! Great job! I love living here!
1	6	60	We need to keep it fresh, current and relevant for the future.
1	6	66	Keep up the good work you are doing!
1	6	68	The increase in traffic on Chatfield, because of additional business' and condos, should be buffered with additional berms, trees and noise reducing fencing.
1	6	76	Pleased with the staff's professional conduct and caring attitude.

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1		51	Thanks for dimming the street lights on chatfield. Very peaceful in the evenings now
2	1	28	Roads need some work and are deteriorating, not sure if that is HOA or city responsibility. If it is city, it needs to be push to restore them at that level. We have a HOA to keep values of properties up however, in the Valley; some houses are in desperate need of landscaping/paint/roofing repairs (two in particular on Pin Oak look awful) as these homes age this is going to become a larger issues. HOAs only have so much power to 'make people do things' however; it is unacceptable to have houses in such poor conditions in a desirable area. Let's not focus on the individuals who put up the wrong colors blinds/tint on windows. I would rather focus on those whose homes are the eye sore of the neighborhood.
2	1	30	You've done a good job creating the facilities, trails, playgrounds etc. that people care about. Many residents will want you to keep doing more and continuously expand your services. Push back against this. Focus on maintaining the existing community you have and ensuring the natural areas are protected and the Valley doesn't turn into a Highlands Ranch style plains area. Plant more vegetation, protect the sides of Valley Parkway, and make the Valley feel like a rare escape from the exploding Denver metropolis.
2	1	34	Leave Ken Caryl as it is! We don't need or want more trails, dog parks, ball fields, or bike parks. Stop trying to ram 'development' down our throats. We moved here because we liked it the way it is - not because we want to change it. Stop spending more and more money on things we don't want or need. Maintain the amenities we have and keep our HOA / taxes down!!
2	1	35	Colorado has become ridiculously expensive, please keep HOA's at or very close to what they are now. I also think people drive way to fast and aggressively on Valley Parkway (through the heart of the community). These areas are full of students and youngsters throughout the day, not to mention cyclists and recreators. There is no reason the speed limit should be over 20 mph at all times. Everyone is in a rush and I have seen too many people driving 40 - 50 mph so that they can get home a couple minutes quicker, this is a recipe for disaster. Unfortunately because of the aggressive and fast driving I don't feel comfortable letting my kids ride their bikes to school, which is just a shame.
2	1	37	Dog feces is a BIG problem.
2	1	37	I think you all are doing a great job
2	1	39	We love the park updates, and hope to see more. A lot of the things in this survey are available free nearby and we shouldn't re-create for a cost (skate park, etc).
2	1	40	More judicious use of our funding. Too much concrete, expansive-over-paving near the tennis courts/side walks, re-configurations of the plans that had been completed, (waste of our money!), too much scarring of the beautiful open spaces with trails. The KC Ranch is truly unique. It needs to honor its features

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Area*	Dues**	Age	Additional Comments/Suggestions
			which makes it unique. It's natural lands, foothills, equestrian center, HISTORY, high standards of covenants. DON'T spend our money without due consideration of the intrinsic ORIGINAL beauty of Ken-Caryl.
2	1	40	We live in an extremely unique and beautiful neighborhood. Some residents get so upset that some neighbors don't want change (additional facilities). I love this neighborhood and believe we have room to improve what we already have (fences, trails, equestrian center, pools, old playgrounds, etc.) I would like to see us focus on improving existing facilities/amenities instead of focusing on adding ball fields, soccer fields, skate parks, and bike parks. If I wanted to live in a community focused on sports fields, I would have moved to Highlands Ranch.
2	1	42	Encourage continued support of trails, open space, and outdoor recreation. This is Colorado.
2	1	42	We need better Christmas decorations. The lights are so lame. Please invest in better Christmas lights and decorations. Our neighborhood is significantly behind many other neighborhoods in the Denver metro. I am sure people in the community would donate to the cause. Maybe host a KC Christmas Decorating Day. Volunteers to put up lights or donate Christmas decorations. I don't know...but it definitely needs improvement.
2	1	43	Our preference is to be close to nature not surrounded by city landscapes and city mindsets.
2	1	45	We moved here for the community and 'off the grid' lifestyle away from the city. Keep it simple. KC offers a unique way of life to explore the outdoors. Continuing to add amenities is unnecessary. If residents don't appreciate the KC offerings, there are other communities to consider. We cannot please everyone and KC may not be for everyone.
2	1	46	I am not sure why 'additional cost' to households is necessary for maintenance and improvements ... our HOA dues have risen consistently over the years. Also, many referendums have passed - we should be able to budget these monies appropriately. If fencing or other is a priority, then maybe less 'relocation of prairie dogs' or 'high dollar landscaping' in places not readily visible by most.
2	1	47	Great job, I absolutely love living here. I love that my kids have small town freedoms at young ages that they would not have anywhere else in Denver. Current trails are fantastic and I believe we have enough (This from a Mountain Biker). Shoot, I meant to add- I would love a purposeful 'Skirt around' Massey Draw trail for people walking big dogs!
2	1	48	1. I have rarely seen native wildflowers growing in the open space, save the hill on KC that is north of Safeway. What in the heck are you spraying on the open space every year that kills these flowers?? Can we re-look at the 'invasive species poison' mixture that you add to our open space, and eventually to the water supply, and come up with something that doesn't kill off all but rabbit-brush and ragweed?? When you get the results, please discuss ALL plans with

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Ken-Caryl Ranch 2017 Community Survey

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			residents before you enact changes, so many changes last time were NOT what we anticipated by our responses, thank you!
2	1	49	KC already provides terrific outdoor opportunities and wide array of community amenities for all interests.
2	1	49	Please remember our dues and taxes are to keep a beautiful community from dollars going towards all areas. We really have built a beautiful infrastructure and now we should maintain all the open areas to a strong standard that reflects the pricing of our homes.
2	1	50	1) Elected residents may only serve one term on either MD or MA boards, but not both. 2) MD and MA management positions should be bid out every 4-6 years.
2	1	51	no -- great place to live and proud to be here
2	1	53	1. This has been discussed on social media sites but it is still unclear as to why dog owners have to pick up after their pets yet horses can leave giant piles of feces everywhere on the trails. 2. Public speaking portion of MA board meetings is way too short. 10 minutes of upwards of a two hour meeting is disproportionate. MA meetings should also be more succinct. They drag on and on with unnecessary discussion. Residents attending to hear one issue often have to sit through excessive chatter before they even get to an issue a resident is interested in. I wonder if this is why these meetings are so poorly attended by residents. 3. Allowance of e-bikes should be revisited. I am neither pro or con on folks using them if they don't have the stipulated mobility reason, but I do want to know why they are prohibited if you are mobile especially since Jeffco County does allow them regardless of mobility. we need to look at the facts and revisit this issue. 4. Homeowner dues need to be better explained. Show a pie chart of where our dollars are going and why they are justified - we need accountability and transparency on this issue. 5. What happened to our Sheriff's Dept. community liaison? I used to know who this person was but if there is one, it should be advertised on the KC newspaper with contact info.. 6. KC staff members should respond quicker to emails without reminders and the like. 7. There should have been a better explanation as to what this survey is being used for. 8. More trees in center of median of S. Valley Road before it comes to Valley Parkway. 9. Allow outside tennis coaches to teach private lessons (arranged directly by residents) OR make rates by the pros here more affordable and competitive! 10. Petition Sheriff's Dept and Highway Patrol to enforce speed limits. They allow speeding well above speed limits before issuing tickets. Speed limits here are high enough as is. 35 mph along Valley Parkway which meanders around tight curves, through crosswalks, and Bradford is already fast enough. Petition for crosswalk beacons, Colorado 'Stop here for Pedestrian' signs, and 'your speed is ...' flashing lights along Valley Parkway like you see in downtown Littleton to help mitigate speeding.

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2	1	53	The use of the funds received from the recent law suit should be used carefully and if possible should be used to defray additional charges to the homeowners in the forms of dues and fee increases.
2	1	54	Enforcement of skill level in youth tennis lessons
2	1	54	I would like to see the staff develop a comprehensive protocol that addresses noise abatement issues such as: aircraft noise from municipal airports noise from drones noise from expansion of C-470 noise from Bandamere Speedway that affects North Ranch residents. This will require communicating to those outside municipalities that are creating the noise and weighing in on the environmental impact of their increasing activities. If we continue to have increased noise it will become more and more detrimental to wildlife, and the health and well being of people in this community.
2	1	55	I am happy that it appears there is more watering of medians and small greenbelts i.e Amaranth. These areas look so much better than last year.
2	1	55	Keep the natural setting and original idea of the area. Too many trails and bike enthusiasts want to connect everything and destroy the beauty of the area. If you want soccer and baseball, move to a place that has that. That was not the original intent of the area.
2	1	55	when enforcing covenants there needs to consistency.. some covenants are enforced over enthusiastically and others are basically ignored
2	1	56	We've only been here (KCV) a few months, but we like what it is now, and how it's managed - that's why we moved here. We generally oppose actions that will, or are likely to, adversely impact the idyllic, quiet nature of KCV - it's an oasis in the Denver metro area. Regarding the directory question on the next page: A hardcopy publication may well be outdated even before it's distributed. If one is made available, online may be more useful, as it can be updated frequently.
2	1	57	Most people we know bought their homes here because of the natural beauty and 'retreat' type environment. Jefferson county has all of the types of amenities suggested to be brought to KC in this survey, why would we increase maintenance costs, traffic, security risks etc when all of these types of parks & activities exist within a short drive from our neighborhood. Seriously a bathroom by the trails or parking lots??? That is vandalism waiting to happen, and an invitation for loitering.
2	1	57	No new trails.
2	1	57	Please retain the uniqueness and charm of the valley by caring for the environment and wildlife, not chopping down trees, building too much, adding un-needed facilities, etc.
2	1	57	Thanks for running these surveys. But please, no more bond issues and other tax increases.

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2	1	57	The Ranch House Tennis courts are now 11-12 years old, this will become an issue soon again.
2	1	58	We marked additional monthly dues as 0% increase because we just supported the bond issues to make all the necessary improvements we felt were needed in KCR. We also received considerable funds from the settlement of the Plains District lawsuit and question where all these dollars are being spent. It isn't that there aren't enough dollars, its where they are allocated that is concerning.
2	1	59	Spend money and maintain the area as if it were your own backyard and your own pocketbook. Make vendors stand behind their work.
2	1	59	Thank you for all that you do for the residents! We love our community. Please maintain what we have and only develop what truly fits into a true Colorado neighborhood. It is a delicate balance.
2	1	60	I would like to see the return of a total of 7 members on the MA Board. It is becoming too clicky and does not represent the array of different views of residents. It is difficult with only 5 members to capture the many varied views of all residents.
2	1	60	North Ranch needs to enforce HOA rules!! See 18 N Ranch Rd!
2	1	60	Think the HOA should really think about how the area is aging and how that should in fact spending. The goal should be to focus on concerns that affect the majority of the community and less on vocal special-interest
2	1	62	Focus on keeping costs down. Any increase to HOA fees makes everyone's property less marketable. Keep in mind capital asset utilization, are the funds invested in the community being used properly. I would like the IREA street lighting fees to be reviewed. The cost of electricity for those lights is the highest in the world! KCR can invest in solar-powered street lighting and save the valley residents a huge amount of money over the next decades. Realize there are others in Xcel territory in the ranch that this does not apply.
2	1	62	I see a lot of properties that are not complying with covenants and it looks like nothing is being done to fix which will hurt our property values. This includes landscaping, painting and overall upkeep of the property. I have been cited for having tree that needs to be removed and only two weeks to fix the problem almost impossible to do. Yet there are lots of trees on community areas that need to be removed that aren't!
2	1	62	staff and the Boards do a good job. thank you!! Please make it a priority to reach out to community members as teh vast majority of us are not tied to a particular organized group We are however interested in our future
2	1	62	The last survey led to the Bond issue. I no longer trust KCR's stated intent of these surveys. And that's why I am speaking up.
2	1	63	Ken Caryl is well thought out and and is pretty much perfect as is. I am aware that adding facilities, including adding facilities that would be open to the public as a money making venture have been suggested, but we STRONGLY oppose adding more facilities especially those anticipated to be open to non-

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			residents, which we feel would negatively impact the clutter, traffic, security, and serenity of our Ken Caryl community. What we have here is amazing and beautiful...as is. We would support a moderate increase in HOA dues to maintain what we have, but not to add facilities
2	1	63	Thank you for all the work you do to protect and preserve this beautiful place we call home. Keep the vision pure and simple and avoid the temptation to expand for the sake of expanding.
2	1	64	no, overall we are very pleased with the status quo here on the ranch.
2	1	64	Please remind people to pick up after their dogs. Also cigarette butts should be thrown away.
2	1	64	Some of us are on a fixed income and having HOA dues constantly go up is very hard on us. We enjoy living here but are concerned it may become to expensive to live at Ken Caryl. We abide by the rules and take very good care of our property. This is our home!
2	1	65	Vandalism should be aggressively prosecuted
2	1	66	Keep costs down! You seem to spend without limits.
2	1	66	Please...lets keep costs down. The equestrian center is used by a very small % of residents, why are the rest of us paying for this? I would love to know just what % of KC residents use this facility. I am sick that we have created new signs, and other expensive improvements on BORROWED (bond) money. How foolish this was!!! All this will accomplish is future HIGHER FEES!
2	1	67	Resist pressures to change from special interest groups such as bikers, youth athletics, pickleballers, etc. Keep things the way they are.
2	1	67	thank you for your service
2	1	69	I think all of the signs should have been replaced with the bond money, not just the entrance signs. I don't like how that vote took place. Individual neighborhoods don't have the money for the new upscale design. Why hasn't the community center sign been replace yet? It looks very bad. I also objected to street parking on Club Drive early last summer. That's unacceptable. If you have more usage in the valley you will have to plan for more parking. I don't think we need any more development in the valley.
2	1	70	Watch what you do as it my have more impact on residents than you think. For example pickle ball courts have considerable noise impacts. A skate park in the valley could cause similar impacts.
2	1	70	You are doing a fine job!! Thank you!
2	1	71	Fences: Work out a plan with owners of the problem fences. KCRMA replaces fence and owner pay back over a 5 year period, similar to an automobile loan. Has to be a lien on the property, in case home is sold.
2	1	72	I understand that balancing diverse priorities is a significant challenge... But need to be cautious about giving higher power to any specific interests, even if

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			they are highly active... Should balance responses to the various populations at KCR. THANKS!
2	1	73	Sorry, but my experience over the years has been that you folks don't pay much attention to these surveys. In the end, a small group of individuals will make decisions that serve their personal preferences and interests.
2	1	74	since we are replacing the ranch house pool we should consider replacing it with an all seasons indoor facility.
2	1	75	The Board should give greater consideration to residents suggestions before contracting any additional projects. Keep neighborhood signs under Ken Caryl management to ensure quality signage.
2	1		Ability to file painting requests Online.
2	1		Again, please look for ways to control costs not looking for ways to spend more. Haven't any of the Board members been in business before?
2	1		Appreciate the surveys! Please listen to residents wishes.
2	1		get better id system for residents
2	1		I enjoy mtn biking, but also appreciate and enjoy the diverse wildlife that in the past has existed in and around KC. Given the joint use agreement with Willow Springs re use of their myriad of excellent biking/hiking trails, and given the vast number of nearby mtn park trails, I am against and have always been against developing trails/more trails into the prior undisturbed area S of Massey Draw. We are forcing animals that would prefer isolation to have humans and dogs easily encroach upon what was their prior 'wilderness'.
2	1		Improve what we have, not add more. Use funds responsibly.
2	1		Its hard to imagine that after all the improvements, there are still considerations to do more on a similar scale —
2	1		KC is so special that we eagerly paid way too much for a house in terrible condition that we now must completely repair just to be here. And we still pay more in taxes than elsewhere. Like many others here. And that's fine for us in exchange for the quality of life we got when we arrived. Highlands Ranch - Oh God NO - - let's not go there or be that - - superhighways through neighborhoods, overcrowding, overbuilt, overly commercialized, and just impersonal, awful and very ugly. It is VERY DEPRESSING to watch people trying to change KC to be like all the overbuilt places people escaped to be here. And to behave like arrogant entitled jerks without regard to their neighbors and this amazing environment. Don't let them ruin it. Don't give in to the 'WE NEED THIS' selfish pleas from people who think only of themselves for the short term, and not the impact on the silent majority and permanent negative effects that will be caused. Loudness, crowds, trash, more traffic, more buildings, more lighting, permanent destruction of existing wild areas and open spaces = DON'T DO IT. And, all of that must be maintained which will be ever more costly. Everything they want is already available very close by. No need to build it

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			<p>here. Where else can kids (and adults) roam the fields, daydream, and develop and use their imaginations in unstructured wild areas so close to home? Or see/experience so much wildlife? It's not just pretty it is soul and brain nourishing. Having planted native plants and flowers, our backyard and the adjacent open spaces are a virtual wild kingdom and so unique. Critters frolic all day long in a healthy environment - this is so valuable. And rare. Our conservation of native plants and wildlife is critical for bio-diversity and our own survival, not just our enjoyment. We should retain all of this, and take pride in our intelligent restraint and stewardship - THAT is what makes KC unique and valuable. Look at what is happening to our formerly sacred spaces in the mountains - they are being used to death by the masses who only want to 'bag' a peak or 'nail' a trail for a quick thrill and fodder for bragging, leaving their waste and destruction behind and they do not care or appreciate how rare and important the place they just ravaged is in this world. The population explosion and masses of people in Denver metro, with no apparent appreciation/respect for what they came here for (beyond a selfie shot) will ruin Colorado forever unless kept in check responsibly. The vandalism and ongoing destruction in South Valley park by off trail offenders should be of great concern: the same mentality has crept in here. The right balance was struck here in KC very well from its inception, it was very smart, and let's keep it that way. There is already much enjoyment for all. People who want to have/build the full amenities of a small city within our tiny still beautiful wild places here should seek other accommodations - they are already abundant. Let's keep this the special place it is, and let's respect each other by controlling use of open space, noise, dogs, bright lights on homes, loud behaviors and other things that are 'in the face' of our neighbors - we all live practically on top of each other. (Yes we can hear you and see you and we all deserve to enjoy our homes/yards/trails in peace and safety, not just you!) People need to wake up and be aware of their impact. So PLEASE resist the development pressures that will only increase as the over-consuming masses continue to swarm. Let's start a campaign of GRATITUDE and APPRECIATION for what we already have: we don't 'need' another 'thing.' Rebrand KC with an emphasis/mission statement of RESPONSIBLE CONSERVATION. Not never ending development. Home values will likely triple as a result due to the uniqueness and beauty. We greatly appreciate your efforts and help. Thank You.</p>
2	1		<p>Please be sure to have adequate funds to maintain existing landscaping and facilities before adding new programming or amenities.</p>
2	1		<p>Refocus on the core of what made Ken Caryl a beautiful and unique community. Enforce the HOA guidelines as there are numerous homes that do not adhere to rules</p>
2	1		<p>Sometimes it seems almost impossible to reserve a tennis court because of being reserved for tennis tournaments.</p>

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2	1		Take care of what we have instead of constantly coming up with new ways and programs to spend money on.
2	1		The board's responsibility is to maintain the quality of the neighborhood, not to grow and expand it for a minority, to the point of making the dues unaffordable for most (i.e. golf course, baseball fields, more trails, etc.)
2	1		The trails and natural areas are unique to kcr. Any development encroaches on the uniqueness of the area. Baseball fields should be avoided at all costs. Enforcing covenants has been inconsistent in the past - this needs to be addressed particularly re fencing, sheds and structures on property. The Manor house is a bug hit for the community!
2	1		This is a wonderful place to live. We hope that the Boards do everything possible to retain the character and safety of Ken-Caryl.
2	1		This should be shared with the Boards, not the staff. The staff works for us and the Boards and should have minimal input into broad policy suggestion.
2	1		Try to maintain the natural beauty of our area. More police enforcement of speeders etc Keep up the neighbor and homes This is a beautiful area
2	1		what are your core ethics and goals? Publish them and align all decisions accordingly.
2	2	33	Some covenants seem to be enforced harshly while others go unnoticed. It is also frustrating as a homeowner to spend time, effort, & money on the appearance of your home and lawn and then not have the same timely care and concern put into neighborhood facilities (the Pools). It would seem fair for the neighborhood to live up to the same standards the HOA/covenants expect of residents.
2	2	34	Coming from Highlands Ranch, I certainly feel like we overpay for what we get when it comes to ammeneties. I would like to see more reviews or more prudent cost management. I'd also like to see the valley 'turn over' with less of a struggle between groups. The loudest voices seem to come from folks with nothing better left to do.
2	2	35	I wish there was more focus on safety, crime and dangerous behaviors instead of whether people's lawns are mowed and weeds pulled or they left a garbage can out too long. People are being bullied and treated terribly by nasty, miserable neighbors. Kids and adults lives are being put in danger by speeding cars and residents who think stop signs don't apply to them. Not to mention people on bikes completely ignoring the laws of the road and just doing whatever they want. Taking a walk around our beautiful neighborhood now includes looking down most of the time to make sure you don't step in dog poop. And if you dare say something to someone whose dog just pooped in the middle of the sidewalk and they chose to just walk away instead of picking it up, watch out because you will be met with nasty and sometimes aggressive behavior. And when you're not watching where you step, you better watch out for people on bikes who seem to think they own the trails, sidewalks, roads,

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			everywhere and they'll be sure to yell some profanities at you so you know you're wrong and don't deserve to leave your house. I also have started to dread taking my kids to the playgrounds because we almost always come across dog poop, trash, vandalism and various other gross things. Sometimes we even come across some very sketchy people. I understand the HOA can't do the job of the police but someone needs to get the attention of the police and to stand up for this neighborhood and the residents who don't want to see it go downhill anymore. It won't matter if all the houses have fresh paint and everyone's landscaping is perfect if there's dog crap everywhere and cars driving 55 mph through stop signs. We didn't pay top dollar to move into this amazing neighborhood only to feel like we live in a city or somewhere that costs half as much.
2	2	36	Keep up the good communication. Do not let vocal special interest groups dictate what is best for the community as a whole.
2	2	37	Overall love the community. Only concerns are around residents or guest speeding around the neighborhood streets especially near the schools.
2	2	37	Thank you for this survey. Many community members have been loud and ungrateful in the past couple of years. Please know, many of us are very satisfied and love our unique community. Improvement and change will be and should be a part of a healthy community. We appreciate all you do and hope that restrictions and excessive monitoring don't happen due to a few very squeaky wheels.
2	2	38	Consider the influx of new/younger families into the area and what resources they will need.
2	2	38	We moved to the neighborhood a little under one year ago. We absolutely love the area. Thanks for all your hard work! More emphasis is needed on controlling automobile speeds within the neighborhoods.
2	2	39	We just moved here and chose the Valley purposefully. It's pretty much the only area in the Denver metro with a good balance of affordable housing (relatively speaking), schools, community and nature. Please don't let that change...with the market as hot as it is it may be tempting to build out more but please don't, to retain the character of the neighborhood.
2	2	40	I don't understand the ongoing feeling that we need uniform perimeter fencing. I think spending money on protecting our trees and planting new trees to replace trees that have been damaged in storms is SO much more important. Yes, trees take water, but they clean the air and provide SO much in terms of shade, shelter, and beauty for our neighborhood. The trees in this neighborhood are what made me move here and new neighborhoods can't compete with that even if they have uniform perimeter fencing.
2	2	42	I am sorely disappointed at the design review committee and the over enforcement of ridiculous things that have absolutely no impact on quality of

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			life. The rule regarding basketball hoops is totally stupid and should be discarded.
2	2	42	Me and my family moved to Ken Caryl after a several year search to find the perfect balance of schools, community, and an outdoor lifestyle that allows all four members of my family to easily access mountain bike trails.
2	2	42	Yes, there should be a controlled hunt instituted to control the deer population. If not, maybe sterilization. Also, the stable land is really polluting our water ways. I feel like the corrals should be picked up more and more dirt brought in on a regular basis. And the open space paved paths really need to be re-paved.
2	2	43	Overall amazing place to live. Speeding traffic is biggest complaint. Not pedestrian friendly enough. Open spaces should be for use of residents. Public lands (not private HOA lands) are the appropriate place for conservation and wildlife protection.
2	2	43	Put up signs in the valley that say we are a no drone zone. Add this to the list of things the rangers look for when on patrol. Same thing that South Valley park does. I've heard things like enforcement is difficult, so looking for a deterrent as much as anything. They are getting out of control here in the valley.
2	2	43	We live at the busy start of Mountain Laurel Drive. The speed limit is marked at 15mph and we have speed bumps. 98% of neighbors/visitors do not abide by this speed limit and it is very frustrating. We would like to see more enforcement of this speed limit and the regular 25mph speed limit as well as a consideration to slow down when people are crossing the street versus just going around them. Many many people do not drive safely in this neighborhood, and when sidewalks do not exist in certain areas as well, this is also a huge concern. We love that there is more focus on the natural surroundings versus more sidewalks, but ticketing for speeding is a must.
2	2	44	The stop sign that replaced the YIELD sign at South Valley to Valley Parkway is not necessary. And should be replaced with the YIELD sign again. What are the rules around having our home be a VRBO or AirBNB?
2	2	45	Do not reduce open space no matter what!!! This is a major factor of why many residents like living in this area.
2	2	45	There should be more consideration to families that would like to raise small numbers of chickens.
2	2	46	Any way to improve snow removal would be appreciated -- current operations are very inconsistent and often not performed in a timely manner for those of us who have to drive to work, and I understand Ken Caryl is overall low priority compared to other areas.
2	2	46	I wish there was someone who could patrol the neighborhood at night. We have a good bit of vandalism, theft, and a ridiculous amount of perpetual dog barking.

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2	2	47	Build outdoor, year round hot tubs at the Community Center.
2	2	47	I used to love getting laps in at the community center but with the slide and obnoxious teens or no adult swim time I don't do that anymore. The slide makes laps too difficult. I do realize their aren't swim times but it doesn't fit in my schedule
2	2	47	I would like to see a different noise ordinance, limiting lawn mowing hours to am and pm time windows. Mower noise is too persistent over the day. We would all be better off if mowing would occur over shorter time periods, which would leave long quiet time over the day (especially over the weekend).
2	2	47	Maintenance of the paved roads is very inconsistent within the community. We live in an area where the pavement has been deteriorating for years, while other areas have been repaved in recent years. A plan for road maintenance should be established and publicly available.
2	2	47	Overall the facilities and amenities are quite good. We should strive to maintain the quality of these facilities and carefully consider any budgetary/resource impacts to expansion. We should work closely with Jeffco to ensure we have adequate policing to limit the amount of crime (drugs, vandalism) within the neighborhood and work together to ensure we are all vigilant.
2	2	48	Dog park would be greatest improvement to many since most have dogs.
2	2	48	Please do not focus your attention on the Ranch House, the equestrian center and tennis courts as the most important subjects that warrant improvements only . Treat all of it equally because you have a wide variety of people that participate on other activities and all choices of leisure activities are important to dues paying members.
2	2	48	The questions regarding the fence are too black and white. There needs to be middle options where portions of fences are fixed, but all fences are not community responsibility. KCR shouldn'tt be Greenwood Village where everything is so homogeneous.
2	2	49	A sandwich or coffee shop addition at either the ranch or CC would be welcomed but not alcohol (not necessary) or grilling (due to insurance). We are surrounded by paths so additional bike paths or dog areas seems redundant (and we are dog people) The golf suggestion is interesting. It's all ages. Driving range, putting greens etc but 9 holes or more again seems redundant when we have a course within a mile of our community. This is a promising activity. Being able to receive our community emails on multiple emails would be helpful. Keeping one as the primary billing email but optional additional since multiple family members check different emails frequently. Thank you for listening and studying our comments without generalizing.
2	2	49	The staff is doing a great job! My family loves the Ranch and enjoy living here.

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Ken-Caryl Ranch 2017 Community Survey

Area*	Dues**	Age	Additional Comments/Suggestions
2	2	49	This is a great place to live just as it is. There are lots of wonderful programs for everyone. Renovation and maintenance is needed to keep things up to date. I do not favor new development or facilities leading to more traffic.
2	2	51	Trivial enforcement of trivial items. And insensitivity to these enforcements with circumstances within households by the association. No one likes hovering and some people who have control problems and have the need to control others in life.
2	2	52	Please try and honor and balance multiple perspectives of community members, not just those who organize, orchestrate letter-writing campaigns, etc. I don't think anyone intends to shut out, in effect, community members who wish to offer perspectives other than the vocal majority, but that has been the result.
2	2	53	I might suggest that the architectural committees inform owners about when they will be driving around neighborhoods to look at weeds, etc. This would give owners ample time to do what is needs to keep their yards in good shape. It's difficult to work in our yards every week but if we know ahead of time we could plan accordingly thus reducing the number of letters needing to be sent.
2	2	53	My biggest concern is the expansion of Dakota Lodge and Dakota Lodge Park use for Day Care. It has resulted in interruption of family time on decks for the adjoining properties due to the noise from the park. Adjoining properties now close their windows from dawn to night in order to shut out the noise. The last time I attended a conference call from my home office I was asked what all the noise was - it was coming from the park across the pond! The new gardens are lovely, but the peace is gone.
2	2	53	Need better acceptance of rooftop solar power and water.
2	2	53	Please focus on how well changes are implemented. They tend to be done in a minimalistic way, which shows. (Simple example: when new signs were adopted, entrance to Valley was well done, but when KCR signage was removed from stop light inside hogback, the sign was removed but not rocks that held sign. So it simply looks like an area where a sign had been removed. Needed to add or change landscape.). Bond money was similarly not well implemented and is frustrating.
2	2	53	We have a great community - thanks for all you do!
2	2	54	When my kids were young I took advantage of the programs offered and the facilities. I think you are doing a great job in what you offer to families.
2	2	55	make sure entry areas are weed free consistency in fencing that abuts Kipling. enforce on site trailer storage covenants on all properties
2	2	55	Please work with Jeffco Sheriff in handling issue of Homeless people begging, especially at entrance to the Valley (near 470). Also patrolling by police, rangers and volunteers to watch for 'illegal use of trails, camping, possible fires and theft'.

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Ken-Caryl Ranch 2017 Community Survey

Area*	Dues**	Age	Additional Comments/Suggestions
2	2	55	regarding covenant control - house paint color should be tighter. There are several houses with paint jobs that we are surprised that they were approved.
2	2	55	We appreciate everything you do to make this a great place to live! Thank you for asking for our input.
2	2	56	Overall a great job. Please no commercial development. The Manor House is great, but that is all we should allow.
2	2	57	covenant control is necessary but seems to be overly picky these days.
2	2	57	We live on Ken-Caryl 'Ranch'. Everything should be viewed from that standpoint. For example, we think the Equestrian Center is an asset. We love the new signs as they fit in perfectly. Overall, we think things are going well. Thank you for your work!
2	2	57	Yes. Thank you for the opportunity to give feedback. I believe organizationally there is an over controlling tone to what you do. I see signs in the trail system that uses words like 'prosecution' for any intruders. We've been cited for tiny weeds in our rock spaces in our yards, and a few dead hanging branches. In general there is a heavy handedness to your approach that has caused consternation in this family (we've jokingly, but pointedly, referred to the organization as 'The Gestapo'). I understand the impulse to make all neighbors realize that with the blessings of this community comes responsibilities for upkeep along with a desire to protect the community from those who're not part of it. But I advise that you err on the side of the gentle approach in these areas unless and until a real problem arises. Err on the side of trust of residents. Catch people doing something right, not something wrong. As a relative newcomer (3 years here) there are times when your approach has felt far from welcoming. On the more positive side, I get the sense, and I greatly appreciate that when considering any expansion to the open space or other lands, you put the burden of proof of value added/what's best for all concerned on the idea of expanding as opposed to leaving things as they are. Your 'protection first' before adding a ballfield or any other expansion is appreciated greatly!
2	2	57	You are all doing a great job. I appreciate the fact that the staff, Board members, and committee volunteers give countless hours, all in an effort to make our community a wonderful place to call home. Thank you!
2	2	58	Can we try small group activities so that people can meet each other? Young parents have the schools, but many people have stayed well after their kids left home. How about rotating dinner groups, cocktail hours, neighbor assistance groups, etc. Anything to get people together where they have to interact.
2	2	58	I never hike the Manor House Trail near the Manor House without a great sense of sadness... when we came 2 years ago, I so loved the great numbers of prairie dogs that 'talked' to me as I passed. Now there are maybe 10... The manner in which they were captured was not well thought out and now it feels

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Ken-Caryl Ranch 2017 Community Survey

Area*	Dues**	Age	Additional Comments/Suggestions
			a LOT less like Colorado.... It took a lot away from the character of Ken Caryl Ranch.....
2	2	58	Random enforcement of Red Rocks areas that are closed after sunset.
2	2	59	Don't want to sound only negative. The place looks great. We should also be looking at solar power for our pavilions, many of which are being used maximally during the summer (longer days) and could cut down on costs over the long run. Solar could help offset many costs from our community and ranch house operations, pools, etc.
2	2	59	Staff and boards should consider entire community input before any development investment....thanks so much for this survey....seems like you are trying to get whole community input on uses and investment....I like the change
2	2	59	The aesthetic beauty of this area is what makes this place special. There is no other place like this and we need to keep it beautiful. Not watering or not taking care of things that were 'installed' is a mis-management of this community.
2	2	60	Please listen to the community voices who wish to preserve what is special about Ken Caryl Ranch. There are very few communities that have the beauty, serenity and gorgeous natural surroundings that we have. Our quality of life and our property values depend upon these very special qualities. Also, some of the questions in this survey are deeply flawed. For instance, there is a huge difference between wanting ballfields or other facilities 'on or near' KCR. Why were these two different aspects put into the same sentence with a yes or no answer over and over again? Having ballfields 'on' KCR is completely different than having a ballfield 'near' KCR. There is no commonality to these two different scenarios at all and will thus result in erroneous and inaccurate responses.
2	2	60	We live in the North Ranch at an intersection and many don't stop at the stop sign and also speed through the neighborhood. With all the parents and children walking and playing and all the wildlife, we feel this is a great hazard that should stop.
2	2	61	The \$ received via law suit settlement should be spent on new facilities, not repairs to existing ones. That was the original purpose of the agreement
2	2	61	The Community Center looks awful and I feel that we did not get what was promised. I would like to see improvements made at the center and the contractors taken to task if they are the problem and if they are not, I would like to know how our money was used to improve this building because it looks worse than ever. It is not a good community meeting place, even for small groups.
2	2	62	1. Dogs are a huge problem. I have two myself, so am definitely not a dog hater. But feces on the walkways because people can't be bothered to pick it up? Dogs off leash running into yards? This is more of a common courtesy problem than anything the Board can do. Just stating that it is a problem. 2.

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Ken-Caryl Ranch 2017 Community Survey

Area*	Dues**	Age	Additional Comments/Suggestions
			Noisy neighbors -- see comments above. Isn't there a 10 p.m. limit on outdoor hooting and hollering? 3. Why weren't married couples given two surveys? Obviously 2 people won't share the same thoughts on each and every question.
2	2	62	Figure out how to control the weeds and prairie dogs
2	2	63	I'd like to see these homes with continuous maintenance issues finally RESOLVED and taken care of! Maintenance of sidewalks and entrances to subdivisions improved namely Bradford area.
2	2	63	Thank you to all that keep our community looking in good shape and updated!
2	2	63	Too much water being used and wasted on blue grass areas, that could be natural. Invite our local sheriff dept. to give a talk on how to keep our homes safer.
2	2	64	A little hard on the riding mowers (? Go carts) by crews. Question maintenance of machine costs.
2	2	64	the community is built out - should be able to budget etc because the number of properties that pay dues is a known entity. Don't need more trails just some maintenance on existing ones. Trail usage is not heavy either. Overall I think our amenities are pretty darn good.
2	2	64	We have enough trails.
2	2	65	During the planning process - how about posting signs of the proposed project at the project location (like the county does)? Yes - they are posted in the paper and website - but often people don't read those. That would give people who use those areas a chance to at least comment. And if the 'weed control' program is going to continue at the current level then post those areas with signs showing the extent of the coverage (like was once done). Those signs should be posted on every path that accesses those areas. The small yellow flags are only appropriate for yards. I for one don't appreciate coming over the crest of a hill only to encounter a cloud of pesticide. At least this gives me an option to avoid that area - and lets people know not to let their horses feed in that area. Actually I believe the Ranch should require respirators for anyone who is applying these products. I see that at least they are now provided with coveralls (unlike the teeshirts and thin gloves of earlier years), but that seems to ignore the fact that the lungs are made up of tissue paper thin 'skin'. It is a huge exposure route for these products. Being proactive may protect someone's health and avoid a lawsuit further down the road.
2	2	65	Fencing in of the trails, like in the South Valley Park area, is unacceptable. It has damaged our desire to use the trails and destroyed our confidence in those managing these areas.
2	2	65	I would be happy to help research how other communities, HOA's and professional property management groups handle the use of community facilities for resident grandparents. Perhaps other groups handle it as we do. I am hopeful there are other options we might explore.

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Ken-Caryl Ranch 2017 Community Survey

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2	2	65	Keep it simple.
2	2	65	We supported the bond issue and like the infrastructure updates. Taking care of what we have is critical. Adding a lot more programs should only apply when they are maxed out. We don't have to have everything. I use Foothills Peak and the Ridge which are nearby for things we don't have like indoor pool and reformer Pilates. Wish we had a deal wth them like we did when our facilities were under remodeling. We are too small a community to have all the offerings a place like Highlands Ranch does. We have natural beauty few other of area planned communities have which makes Ken Caryl unique. We need to really take care of it.
2	2	66	Don't build soccer fields or ball parks in neighborhoods. Preserve our precious open space. Restrict mountain biking on wet trails.
2	2	66	E-bikes-- give seniors the same bike priviledges as handicaped riders re trails and paths we can use.
2	2	66	I thought the survey was not well constructed in that that only way to leave a comment on a specific issue was to give it a negative rating. Many issues are not simple black and white but shades of grey requiring additional clarification, and the survey did not provide a good means to do that. I want to thank board members for their service as it can be a thankless job at times. Many issues attract a minority of vocal opposition and it is sometimes amazing that anything gets done at all.
2	2	66	Posted speed limits and enforcement
2	2	66	water costs are extremely high
2	2	67	Do your job! Keep the open space areas clean, When I see your people working, they behave as if they really don't care about what they do.
2	2	67	Please ask jeffco to resurface valley parkway. I hope you will preserve our private way of life on the ranch and not let public facilities like ball parks be built. We like out quiet way of life.
2	2	68	A definition of 'parks' would have made answers regarding them less uncertain. Most of the areas we would consider parks include playground and other recreational equipment. Most of areas that otherwise would seem to be parks we would be inclined to think of as greenspace. Since questions are included regarding both playgrounds and greenspace, we're not entirely satisfied that answers regarding 'parks' really reflect an opinion we might have.
2	2	70	After 30 years of living here, raising our children here and enjoying this beautiful ranch we have seen many changes mostly for the best. But it is starting to feel like there is a new attitude by some that they don't understand the importance of the quiet country setting that the Ken Caryl Ranch is....especially the Valley. We have fought long and hard to keep commercial development out and to maintain the peaceful, country setting that respects the needs of the wildlife as much as we take care of ourselves. The road

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Ken-Caryl Ranch 2017 Community Survey

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			system is very limited and lends itself nicely to the number of cars/people who live here. We do not have the ability to handle increased traffic from athletic events (ball fields) that will bring in many more people /cars to their events. Heaven help us if a fire starts in the valley and we have to evacuate quickly. There is already a major problem without adding increased cars/ children/ traffic to try to get out in time. I don't think we should be trying to use our land to host teams from outside the ranch to use up our resources. Ball fields will require fencing, etc that can hurt the wildlife. They need water when we are trying to conserve water. Eventually, people may want bathrooms and night lighting which are necessary for ballfields but totally against what we want to live near in the valley. The worst crime is that the land that is targeted for these fields is currently a beautiful natural preserve of native grasses that our wildlife depend on for food and sanctuary. Even if the school eventually gets the money to build more fields for the students that use for students during school hours is not going to be the horrible negative impact that is being proposed.
2	2	70	After 33 years we still love living here.
2	2	70	Yes. The lighted subdivision signs seem to serve no purpose. The light directed on the Shaffer Hill sign at night reflects into my bedroom and keeps me awake at night. I think this not in keeping with HOA rules? Anyway, my quality of life has been diminished. The issue has been addressed by changing the bulb to one that is less bright and adjusting the angle - it's still not great, and even less so if I want to sit outside at night. Please consider getting rid of the subdivision sign spotlights!! I love this area during the day and am glad I bought here, but nights with all the lights - not so great.
2	2	71	Glad to see young families moving in.
2	2	71	if you feel we need baseball or soccer fields there should be some open space available away from homes
2	2	71	Keep the horse corrals very clean to minimize odors and poor views.
2	2	73	We think our board does a great job. Everyone at the Ranch house is very helpful and friendly.
2	2	74	A mirror or something on the crossover after you crossed Club Dr. & approach S. Valley Parkway. Need a better way to see cars coming down S Valley Parkwag.
2	2	74	Good job with the Community Center. What a great place to live and rise a family.
2	2	74	The Open Space staff and the review staff for property improvements plus the proams offered for all ages have been terrific during my 15 years here. Same for the rangers. Lack of some maintenance of non-open space areas is a problem. The lack of a dog park is a real issue to me.

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2	2	75	There is no consistency in building new buildings, or facades. Could have more beauty and should be more 'Ranch-like'. We do live on what was previously a Ranch. Bad and tall, messy fences in plains. Again, why not Ranch-like split rails?
2	2	76	The staff does a great job. It's hard to single out any one person. Chris Pacetti is the best. Victoria De Sair is an great asset to the community.
2	2		Covenant enforcement is very uneven which is aggravating to all homeowners. Some homes, particularly those on the interior of streets are allowed to be in a horrible state of maintenance while perimeter homes (along main traffic ways and trails) and subject to a ridiculous amount of scrutiny.
2	2		Getting a master association membership card should be done on line and not make us go the ranch house to get it. Move into the 21st century
2	2		I think that allowing non-residents to use KCR facilities (e.g. swimming pools) for a small fee greatly underestimates the costs of these facilities to the residents through property taxes. These fees need to be increased to reflect the actual cost to residents to provide these services.
2	2		In the early stages of the survey, it was written in KC Neighbors by a young father involved with developing the survey- 'Response bias from particular demographic groups can be controlled for to reflect the actual demographics of KC if we so wished.' 'An excellent reason to go digital!' Hmmm, and you wonder why the Boomers don't trust the survey results.
2	2		It has been much harder to deal with the covenant committee over the past year or so. Please make it easier to do things within the rules. Scaling back the HOA to eliminate unnecessary functions and costs would benefit the entire community.
2	2		Keep dead tree branches pruned and remove dead trees. Plant 40 new trees each year. Make this beautiful place a little better each year. Do not pull back from covenant enforcement. Take pride in the way the community looks.
2	2		Please take my comments to heart. I believe I speak for many who are too intimidated by the extremely vocal mountain biking community to speak out.
2	2		Printed Newsletter - would like to see more real estate listing for the KC community within the newsletter or a real estate section online that listed all homes for sale in Ken Caryl.
2	2		Question Above. . . Perimeter Fences . . For how long would one pay the \$2-\$4 a month. Forever? Yes . . electric bikes on trails . . Why does one need to be classified as handicapped according to a standard definition? Many of us have limiting capabilities but are not specifically defined as handicapped: age, heart issues, joint issues, breathing ability, etc.
2	2		Regarding covenants, it seems a bit silly to have to submit plans to repaint one's house the color that was already approved in the previous painting. Skip it. Just require a submitted proposal if you are changing the color. If you don't like the color of a house that you accidentally approved, give the house a notice

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			that you goofed and they need to change the color next time they paint. We greatly appreciate the fact that you usually contact homes of covenant violations so that we never have to talk to the neighbors ourselves about such problems. This neighborhood is beautiful and we thank you for it. The only exception to this is that we would appreciate there being stricter controls on what vehicles people are storing rather than parking in their driveways or on the street. Our neighbors stored someone's huge black bike bus for a few months in their driveway. We kept hoping covenant control would contact them, but they never did. Now, for the past 3 months, someone is storing a big white truck on Lark Bunting Lane, near Mule Deer. I don't think the owner even lives on Lark Bunting Lane, and the truck never gets moved. It is not just an eyesore, it seems that it will cause problems with the stop sign and traffic. It needs to be moved.
2	2		Spend more time on building community and relationships and less on relaying petty complaints about basketball hoops being a few feet too close to the street, and the like. There are crazy people in any neighborhood, and they do a great job of turning HOA enforcement into their personal pet peeve police force.
2	2		The Valley is an upscale neighborhood and all homes & patio homes should have their own mailbox.
2	2		This isn't Clement Park. Do not put skate parks or facilities for the general public up here. Our open space needs to be kept open. There are lots of other parks and trails close by. Not sure we want the extra traffic, people or development up here.
2	2		We appreciate the friendly helpful people working at the Ranch House and Community Center as well as the volunteer hours by residents to improve our neighborhoods.
2	2		We do not believe KCR nor the prairie dogs were responsible for the shifting soils in the Manor House prairie dog colony area. The KCRMA should not be responsible for the inadequacies or the mistakes made by the developer. At an estimated cost of \$350,000 to re-alter the terrain it would be expedient to get another legal opinion on this matter. We feel the individual homeowners should be responsible for their own property as we all were when soils shifted in our own subdivision.
2	3	30	It would be nice to allow a small number of chickens per family, maybe 3 chickens that must be contained within a coop and must be kept clean. No roosters. A community coop would be a nice option that would likely be better than allowing individuals to keep hens, it could be controlled better but still be volunteer run. It could be done at no cost to the community if a space were designated for a coop, maybe near the community garden or the equestrian center.

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2	3	34	Thank you for your efforts in making this a great community. Please think about families and new residents as you go about your work! While we haven't lived here for 20 years yet, we hope to!
2	3	34	We were attracted to Ken-Caryl by the appearance of it being a great place to raise a family. Thus far we have been disappointed by the lack of community within the neighborhoods and how family friendliness has not been a priority. It is beyond beautiful here, but there are several neighborhoods in the surrounding areas that back up their claims of 'great place to raise a family' far better than Ken Caryl has shown as of late.
2	3	35	covenants have a purpose, but when busybody administrators seek infractions (issues NOT raised by neighbors, etc.), then too much emphasis is being placed on enforcement
2	3	35	Stay focused on ONLY the most important/popular amenities. I like that are dues are reasonable and would hate to see our fees double because of a bunch of added amenities that may or may not be used.
2	3	36	Need more street lights in Heirloom
2	3	37	The streets and other landscaping is taken care of in a timely manner and the community overall doesn't seem to be in disrepair.
2	3	38	Hi, We moved our family to the valley to be close to nature and to live in a peaceful location. My wife grew up here and we absolutely love it! Our only complaint is the constant road noise coming from W. Ken Caryl Ave and S. Valley Road. The noise is constant and really impacts the feeling of peacefulness. I literally feel as though we moved close to a highway, and the road noise can be heard deep within the community. The speed limit is 40mph, but in my experience most vehicles are traveling at least 10 to 15mph over that limit. I understand we can not limit the volume of traffic since those are the main entrances to our community. However, several studies have shown that simply lowering the speed limit and enforcing the limit can have a significant impact on road noise/sound pollution. Vehicles traveling 10mph slower can cut the sound pollution nearly in half. Again we absolutely love the community but are extremely disappointed in the sound pollution.
2	3	38	You are doing a fantastic job and very much appreciate the open dialogue and gathering of all opinions. One suggestion is to update and educate residents in all media forms about how our budget actually works (for example that roughly 20% of the budget is spent on trash, yet we spend relatively less on things like 'trails' at 5% overall) so there isn't this perception that the MA is blowing the budget on dumb things. I also get the sense that very few even today understand the distinction between MA and MD and how those different bodies control and manage different things. Constant reinforcement should be placed in all media forms, say once every 6 months at the least. As new residents come in here, they especially, have no idea how it all works.
2	3	39	KC Ranch is the best place to live anywhere. Not much change is needed.

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2	3	40	A true snack bar at the pools that serve snacks/ sandwiches/ beverages would be amazing!!!!
2	3	40	I have been surprised and outraged at the amount of extremely aggressive driving exhibited by several of the residents of the community, specifically in the North Ranch. I moved here to have a safe place for my kids to play, visit neighboring kids and go to the parks and facilities freely and responsibly. Fearing for their safety has become my primary concern, due to this problem. Living by a stop sign along a common road out of the North Ranch, I witness cars more than doubling the speed limit, not slowing the slightest bit for stop signs posted at intersections and not exhibiting the slightest concern for the safety of those around them. People of all ages partake in this recklessness. Unfortunately, this is something that I relay to prospective residents as a subject to seriously consider before making the choice to live here. I, and several of my neighbors, are very concerned about this and would like to see the Master Association take a more-aggressive role in finding solutions to this problem. I understand the need to maintain good aesthetic through the care of the grounds around homes and to keep the visual quality around the neighborhoods high, but I feel that these items take a back seat to facing the basic issue of safety for our families. Perhaps better coordination with the Jeffco Sheriff's office will yield solutions to this problem. I, for one, would like to see the KCR staff and boards take a leadership role in this area.
2	3	40	I LOVE KCR and am so happy to be living here. Thank you for asking and helping improve this beautiful place where we live.
2	3	40	Would be willing to pay more in dues to increase/improve our facility/recreation opportunities. Will only improve quality of life and bring more value to our community.
2	3	42	I love it here and am thankful for our community.
2	3	42	It seems there has been a very vocal minority opinion objecting to expansion of the open space trails. I want to make it known that I feel the open space trail system is extremely important. Any future expansion not only provides for new scenery but also helps to spread trail users out providing a better experience for all.
2	3	43	Thank you for all of your hard work to help keep KC wonderful. We feel very grateful to live in such a great community with so many amenities!
2	3	43	Well run, great place to live. Keep up the good work! KCR is a front range gem due to the #1 factor of its magnificent open space, wildlife, etc. In the last 2 weeks, I've personally observed bear, moose, deer, rattlers, etc....
2	3	45	I wanted to mention someone I ran into on an e-bike the other day while riding past the top of the new Cougar trail (which is amazing). The rider I ran into had a handicap sticker and was riding a category 1 e-bike up there which I think is great. He commented 'I had no idea what trails were up here' He was obviously having a great time and was able to see areas he never would have

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Ken-Caryl Ranch 2017 Community Survey

Area*	Dues**	Age	Additional Comments/Suggestions
			been able to without an electric assist bike. For background I was up there on a single speed. To this, I think there are a lot of people not wanting e-bikes for many reasons of which I can see the merits in some, but the joy it brought this rider and probably could bring others might be huge. Not everyone is going to be able to get in shape to get to the top of our community and it would at least be worth considering the e-bike option for others. I truly feel blessed to live in such a wonderful area. Thanks to all for volunteering your time.
2	3	45	I would like to see a ban on overnight on-street parking considered. It would help limit extra vehicles/extended stay 'guests', make plowing and garbage pick-up much easier for our suppliers, and would generally clean up the look of the neighborhoods. Also, speeding is a huge problem - I live in the North Ranch and am shocked at how fast people drive on streets like Black Bear, Golden Eagle, and even our little side street, Elk Lane. It is so dangerous to pedestrians, bikers, and kids!
2	3	45	Rethink your Ebike decision. It stands in the face of progress
2	3	45	Should think about installing round about at 4 way stops.
2	3	46	I've lived here for many years, have a young child and love everything about this area. A lot of the young families moving back here are wanting more to come into this neighborhood, and I think we have to be careful to not become the Highlands Ranch to the west. This community is quiet, wonderful and tucked away - we don't need more conveniences. There's something special about being tucked away, feeling like you live in the mountains, but only being a 20-minute drive to anywhere bustling.
2	3	46	This neighborhood is an amazing spot- we are lucky to live here. I think it has everything you need - just people need to get out and enjoy it instead of sitting at home complaining about it..
2	3	47	This is a wonderful place to live that offers so much!!
2	3	47	We love living in Ken Caryl and are thankful of the residents and board members who work so hard to protect our neighborhoods and open space.
2	3	48	I still do think that relocating Ranch House offices could free up so much more spaces in the Ranch House to make more room for community rooms, coffee areas, etc. The Ranch House is beautiful, but the offices locations in the center of the building still make them the focal point, not the amenities for the residents.
2	3	48	Please consider our special needs community like autism and sensory needs and developmental needs before you make decisions based on aesthetics alone. We may be a small group of people but everyone can benefit with exposure to our children to grow their own empathy and kindness in how they deal with all people if only there is more exposure. This can happen with more functional and fun play equipment where care givers can easily assist children.

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			With safe and clear sidewalks for foot travel and possibly sensory friendly days at the pools or whatever options creative people can come up with
2	3	48	Some homes were purchased solely to rent. They are not being kept up in our cul de sac and it is concerning. Also, storing of junk on sides of homes is a blight.
2	3	49	Everyone is doing a great job. We are in a tough spot with the new development at the golf course without paying any dues
2	3	50	Covenant violations have become ridiculous. Wrong houses get letters. Letters for leaving a soccer net out 25 hours. etc Yet homes with serious violations simply ignore repeat notices.
2	3	50	The lack of some neighbors in Traditions and Legacy to maintain their properties is very disconcerting. Specifically weeds on various properties etc. Furthermore, how the association approved certain house colors in Legacy is quite perplexing!!
2	3	51	I think the upgrades to the community for the most part are amazing! I thank you for your service and for taking the time to initiate this survey to gather residents opinion for future updates. I was one of the vocal opponents to the proposal of turning cts. 1 & 2 into pickleball courts (even though I am a pickleball player), and I appreciate the board respecting our concerns. I would have been reluctant to ever vote for financially supporting any updates for the community had the board not respected the community's opinion from the last survey and had gone forward with not replacing 1&2 as tennis courts. Thank you for not putting me in that position! On the note of pickleball, I do hope that we can have an indoor facility for basketball/volleyball/pickleball if that is an option or pickleball courts at community park.
2	3	51	Please continue to add to the backcountry trail system. This is the main reason I live in KC and in my opinion makes the subdivision unique.
2	3	51	We want the two positions on the MA reinstated. We want less emphasis on back country trails. The Trail Club should not be treated as a 'Committee' under the MA. Executive meetings of MA and MD should be made transparent. Minutes should be made available to residents. The duties of the Head Ranger should be to the environment first and not to the Trail Club's desire to have the best backcountry tracks in Denver. The Boards should get more bids from different companies when doing a major project. The environmental impact study results should be made public (printed in the paper and online) so people can see how much they are ignored. There is no accountability since as Head Ranger Sean Warren's first allegiance is to the Trail Club and not the environment.
2	3	52	Our children have grown up here and what we wanted/needed 10+ years ago has changed. We still love the community and the beauty. I do think that surveys like this are necessary because the population living here does change and the needs change with it.

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Ken-Caryl Ranch 2017 Community Survey

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2	3	52	When I moved in, children amenities (parks, classes, sports) were the most important. Now they are older and hiking on the trails is my favorite thing about the neighborhood.
2	3	53	Please think about security cameras at the entrances to KC Ranch and KC Valley. These are referred to as 'choke points' to capture identities of people coming in to our community to steal. You did so many great things in the past 2 years to upgrade our amenities. Thank you for your efforts!
2	3	53	Very pleased with the results of the Bond projects and the updates to the community - much needed and well done!
2	3	54	I feel that this survey is particularly poorly crafted. A user has to enter a '2' in satisfaction to allow comments. The questions are designed to allow a user to indicate they are satisfied with the quantity of trails, and then would interpret that result as not wanting any more. these are very different questions. A neutral response would not even suggest you could add to the answer. This form of survey does not capture why people are satisfied, or give input on what is being done well and why residents feel that way. I hope you can get some of the money spent back from the vendors that created this heavily biased and clearly agenda motivated survey.
2	3	54	There is a private fence that needs replacement on Buckthorn Drive
2	3	54	Would like to see the board honor their commitment to The Manor House Prairie dog relocation policy and adhere to this on an ongoing basis to preserve our open space, also not supportive of relocating Prairie dogs from other communities to our land Would like better open space maintenance of noxious weeds
2	3	55	Thank you for asking our opinions. We would like to see the cottonwoods replaced with legacy trees that will beautify the area for generations to come. The other thing that is very frustrating is that our streets are deteriorating rapidly and Jeffco seems to be indifferent to this. It's becoming a hazzar versus just an inconvenience. KC is a wonderful place to live; we're happy to do our part to keep it that way. I think a lot of what would determine the amount we're willing to pay for additional amenities depends on whether the amenities create value for the community (and therefore housing prices, etc. overall). If they do, then we're willing to pay more for those. So one thing we'd suggest is when a new idea comes up, look at how it will benefit KC overall and how it will benefit residents, home prices, etc. And show that to everyone. It may help. Thanks !
2	3	55	We need to take care to listen to all the residents and make sure the MA and its decisions aren't geared towards the wishes of certain vocal interest groups.
2	3	56	Don't feel like you have to take major actions based on the results of this survey. Ken Caryl is not broken, so don't feel like you need to fix it and no matter what residents say about increased HOA fees, there will be a loud vocal minority that will complain.

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2	3	56	I am amazed at what our community gets to have available to us in amenities and programming for the low HOA fees that we have. We love the upgrades at the RH and CC this past year. Very impressive, though I was so so sad to see so many trees cut down. We are grateful for your service and pleased with your work. Thank you
2	3	56	Please continue financial support of open space dirt trail building and maintenance at least at current levels until the TMP build out is complete, then provide necessary maintenance funds.
2	3	56	We love KCR and appreciate all you do to keep it operating and a lovely place to live.
2	3	56	Why is preservation pitted against use in the open space question? They are not mutually exclusive.
2	3	57	I would be willing to tolerate a higher range for HOA dues if you were to provide more amenities and events for adults with no children. We are part of the community, too, and I feel like we are an ignored demographic.
2	3	57	KC should not pursue any more Prairie Dog relocations-has created an increased predator situation for coyotes which should be concerning given attacks in Boulder and Broomfield. Who thought through this and made this decision? Otherwise KC is doing a good job managing resources and programs. Previously lived by ELeMentary School, strongly against bringing outsiders in to access our ballfields without solving the parking and bathroom problem there.
2	3	57	There are lots of great neighborhoods to live in Denver. What separate's KC is our World Class Trail System. To be able to enjoy this amazing trail system right out our front door being so close to the city (without having to DRIVE to a crowded Public Open Space Park - is unique and AMAZING. PROTECT, ENHANCE and MAINTAIN this UNIQUE asset. This is what separates KC from all other neighborhoods.
2	3	57	We should not allow those who do not live or pay dues in KC to use our open spaces. That includes those who might want to help the trail club build trails. That would just allow the trail members to have their non KC friends get an open space pass and add more people onto our trails. Plus this would be impossible to regulate (ie how do you control them not giving their pass to other non KC people and before long there are lots of non due paying people on our trails.) If you want to use our trails move here and pay dues.
2	3	58	Consider amenities from what is seen first 1. turf/trees 2. home upkeep (paint, yard/trees ie. curb appeal) 3. Offerings - pool, tennis, EQ, sports for kids 4. community events to build cohesion 5. programming - day care, etc
2	3	58	In general you do an excellent job! Thank you for your service and dedication to improving our community. Balance is key.
2	3	58	Should be an official crosswalk to cross from Brannon Gearhart Park
2	3	58	Thank you for all of your volunteer work and looking out for the interests of this great place where we live!!

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Ken-Caryl Ranch 2017 Community Survey

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2	3	58	The majority of homes in our area have sold due to the residents wanting to be close to the mountains and their desire for our mountain biking and hiking trails.
2	3	59	Great job overall. Plant some more trees.
2	3	59	The focus is always on 'build more, replace'. Then we don't have any money left. Why can't we simply maintain what we have in as new condition?
2	3	60	Above items refer to home businesses that impact neighbors. Should seriously look into issue.
2	3	60	Do not let them put a fence along the drive easement at the end of North Ranch Road. This is our Open Space. They can put a fence where their property begins.
2	3	60	More receptive to residents comments and suggestions at meetings and in general. Board meetings are very frustrating to sit through.
2	3	60	Stay organized and calm.
2	3	60	Thsnk you for your service!!
2	3	61	If the Manor House ever comes up for sale, Ken Caryl should consider buying it. I feel it could be a money making venture if run right and an added community ammenity - restaurant and event center.....
2	3	61	The architectural committee needs to be able to replay quicker to homeowners request for changes and approval.
2	3	62	Ken-Caryl is a great place to live. I hope that roads, curbs and other infrastructure is continually maintained before failures occur. Fixing is less expensive than having to replace.
2	3	63	Create some ways to keep enthusiasm for the area across all ages and neighborhoods.
2	3	63	Don't turn Colorado into California. Maintain the existing community rather than spend money on new things.
2	3	63	figure out a fencing solution - we look really cheesy compared to so many similar neighborhoods in our area that we are competing with on the resale market
2	3	63	The Board and the staff are doing an excellent job in maintaining the natural landscape of the community. The improvements made as part of the bond initiative are beautiful. The services offered are very much appreciated.
2	3	64	Continue to be prudent when spending funds. Support the KC rangers including salary and benefit increases.
2	3	65	I am dismayed at the vandalism occurring on the Ranch. Also, the effect of crimes of opportunity from outsiders. Speeding and pervasive disregard of traffic rules and signs endanger everyone especially children and wildlife.
2	3	65	We are very impressed with the professionalism and commitment of the KCR staff and Boards. Chris Pacetti is a gem and we do not look forward to his retirement, whenever that might be. Some additional comments: 1) As

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			bikers and hikers in the Valley, we are dissatisfied with the crosswalk or lack there of situation. The crosswalk at the intersection of Ken Caryl and the Valley Pkwy is dangerous. Cars do not stop. A flashing sign with the pedestrian crossing sign might help. Also, the crossing on Valley Pkwy near the K-8 North, is non-existent. One is needed. And even though Chris P. has told us he's contacted Jeffco about it, it might be time to do so again. Children are crossing in this area frequently especially with school in session again. Cars coming around the corner are going way too fast. 2) We love access to fitness classes and equipment. However, the classes are getting stale and boring. Many of the instructors have been around for many years and their routines are the same. Having an influx of some new instructors and courses would be helpful and keep us motivated to stay in the classes and not seek variety elsewhere.
2	3	67	If as you say most of the fences along Valley Parkway etc. is owned by property owners then why not enforce rules requiring them to fix them. Fences owned by KC should be fixed.
2	3	67	Please keep maintaining the neighborhood signs, 'Traditions', etc
2	3	67	Random Comments: Generally, I believe the management of KCR has been outstanding over the 25 years we have lived in the area. The execution of the bond issue improvements was excellent ... thank you. My principal issues involve inconsistent/inappropriate covenant enforcement and the volume of off leash dogs or barking dogs. I have several dogs and have had at least one every year I have lived here. The issue is not the dogs, but lack of supervision by owners, KCR should take a more active role in addressing canine issues rather than passing the issue to Jefferson County. Rather than addressing the problem with the staff we have, it is passed on. I appreciate that staff does not want the conflict, but I chose a community with covenant enforcement staff such that this would be done as part of my monthly fees. As a neighbor and homeowner, I do not want to create conflict directly with another resident, and that is why I pay fees for this service. I do not believe I am 'getting the services' I pay for in this regard. The Rangers should play a much more active role in this regard. Consider a back country path usage fee and required identification band for presence in those areas. I often feel the emphasis of the back country trails is the result of a well organized trails club and the preference of the rangers for what they like to do as compared to something that benefits the majority of the community. The new signage is excellent, but I do not support removal of neighborhood signs as necessary. They need to be maintained by KCR as part of monthly fees. The fields associated with school in the Valley should be developed for youth use by the school district. I was disappointed with the community center new fitness center. The exercise equipment room feels like a basement and is not conducive to exercise. Use of the RVs/trailers etc in the neighborhoods according to the covenants needs to be better

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			addressed. One day to pack and one day to unpack simply does not work. Further, when residents have guests who arrive and park on a county street, I am not sure KCR can really do anything about that since it is a public street. What clearly should not be allowed is storage of these vehicles, but the current usage guidelines are not realistic and therefore, mostly ignored unless there is a complaint. Let's get a common sense reasonable policy in place and then enforce it. Nightscaping can effectively enhance the living environment and the 'no lights' concept is too extreme. However, the use of halogen shop lights on the back of houses projected into yards and open space is objectionable to me. Residents who chose to buy a home adjacent to a walking path and then allow their animals to bark all day as everyone walks by should be addressed. They put their dogs in the yards, leave the home, and allow the dog unsupervised in the yard who understandably bark when trail users pass by. Further, they bark and attack at the fence those who are walking their dogs or passing by with children is strollers. There are differing interests in landscapes, but 'mud/open dirt ' is not a ground cover and should be addressed as effectively as dead lawns.
2	3	67	You are all doing a great job for our amazing community.
2	3	68	As an original resident of Ken Caryl, I've taken advantage of all of its programs offered to families and to my children over the years. However, as a senior citizen who wants to spend my remaining years in my home, I find the Ranch has too few opportunities for seniors with declining mobility and declining relationships. While the Silver Sneakers classes have been added, they are still at a level that is challenging for some of my friends. Perhaps the Ranch could look at other area senior centers, such as the Malley Center in Englewood, to see what programs they offer that have made their programs the successes that they are.
2	3	68	enforce the covenants stronger
2	3	69	Thanks for retaining / renewing Waste Connections contract. The drivers are courteous and hard working. Allowing tree trimmings to be placed curbside is most appropriate for our beautifully landscaped community. Flexiblility in trash containers appropriate. Most importantly....Thanks to the outstanding KC board members and the friendly, community-spirited staff.
2	3	69	We live in the best area due to the unique setting, natural beauty, opportunities for outdoor activities (biking, hiking, horseback riding, dog walking). After a hectic day, coming home to Ken Caryl is mentally and physically uplifting.
2	3	70	Dog barking is a big problem as are dogs pooping everywhere, fine people more and educate them that their dogs are annoying to others
2	3	70	I would like to see better security patrolling at night time. Also, we still get alot of people selling door to door.

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2	3	70	Our \$\$\$ has been misspent through lack of oversight of 'improvements,' poor planning/attention to detail (that makes a project viable once done), slow response to correct problems...
2	3	71	Please continue to preserve, maintain and upgrade our beautiful area.
2	3	73	Really miss the upscale restaurant we used to have at the Manor House.
2	3	76	Thank you for all you do to make this a WONDERFUL place to call home! We have and should have high standards of excellence for the community as well as our own responsibility to maintain our own homes to that same standard.
2	3	80	limit board member terms to 2 years without rerunning for office after term expires.
2	3		I think covenant enforcement is highly variable. I see covenant breaches all the time that are not enforced, I assume, because no one asks permission and/or no one complains. As someone who lives next door to a constant complainer, it's discouraging when we are asked to comply with something that many other are not simply because of who our neighbors are. Similarly, we have asked for approval for improvements that have been denied b/c they are not covenant compliant, even when we have given several houses as examples of what we want to do. I understand the need for covenants, but honestly the enforcement policies leave something to be desired and can be very frustrating as a homeowner. As an aside, one of the most offensive rejections we got was from the architectural committee who told us that they did not think we would like the color we wanted to paint our house. Understandable if it was something weird, but it was Cape Cod grey. First, we picked the color, so yeah we liked it and second, how presumptuous to tell us what we would like. That was years ago and I'm still pissed about it. Finally, while our kids are mostly grown, and we do not use many of the programs and services available, we once used many of them. That was part of the attraction of the Valley, so many programs within our neighborhood. Our kids did sports lessons, swim team, nature programs, riding lessons at the equestrian center and they were all great. I hope that you continue to offer these programs and more.
2	3		Investigate opportunities to obtain or partner with Deer Creek golf course. This is a good survey presentation; good usability and flow.
2	3		KCR Staff have done a good job in general over the past 2 decades. Thank you
2	3		neighbors dogs have the biggest impact on me. Left running loose or allowed to bark incessantly. It would help if there were a covenant agreement rather than referring to Jeffco.
2	3		Remember who you work for. Stop focusing on the BS code enforcement items and focus on the larger items that truly affect the neighborhood. We all want to live in a nice neighborhood but we don't want to be hassled over edging that is 1' too high for a six foot stretch or a kid's practice soccer goal that was left out for a few hours.

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2	3		The North Ranch HOA is way too restrictive. One example is requiring the removal of alive trees. Otherwise, this neighborhood - all of it - is wonderful.
2	3		There are a lot of long-time homeowners who do not see change as good. Just keep up the good fight!
2	3		Tighter covenant control to assure our homes stay in good repair, as well as the yards/driveways/sidewalks, etc.
2	4	36	we need a dog park
2	4	37	More events at Manor House, Monday Night Football, weekly events for the holidays.
2	4	39	Thank you boards for all that you do for our neighborhood and your neighbors. Please keep up the good work!
2	4	39	We would like the ken caryl rules to be modified to permit privacy fences in lots abutting open space especially those abutting trails.
2	4	43	I followed the debate about the Equestrian Center this year and believe the facilities are old, date and will begin to crumble. At current boarding rates the facility is not self sustaining. I believe with our litigious culture it is only a matter of time someone gets hurt because of the facilities or a horse and KC gets sued. It is time to reconsider the use of the land for the whole community and not a tiny percentage of residents and non-residents. Could we sell the land to developers and take the \$\$\$ and build out more facilities for the rest of community?
2	4	43	Our fence along Valley Parkway was negatively impacted by the sprinkler systems that were installed a few years ago. The installation and subsequent increase in moisture warped the retaining beams (which are not on our property line). We will not take on the burden of repairs of the fencing, nor should we be expected to.
2	4	44	I would like to know the results of this survey. I would also like to know how you plan on using the results of this survey. It was difficult to answer some of your questions without knowing your plans. As I am sure you have many in the works.
2	4	45	Not all street lamps are in working order- one on corner of blue grouse has been out for over two years. Lack or enforcement of off leash dogs on trails and at north ranch park inparticular, would love an appropriate off leash area.
2	4	45	Thank you to the MA Board for all the support and allocation of resources for the trails. It's our most important amenity and is one of most important items that attract new residents to our community. Please continue investing in the trail system.
2	4	46	Please help us with people driving too fast!!!!!!!!!!
2	4	47	Expand the budget & resources provided to the Park Rangers
2	4	47	I love hiking. I am out all over Colorado area hiking and climbing, I am a member of the Colorado Mountain Club but the trail system here is becoming a

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			bit big for our space, I hate seeing the mountain carved up with switchbacks. Not sure what the original intent of the trail system was but I think we have reached its limit.
2	4	47	I would like to know what the deal is with that open space across from King Soopers. That could be developed as a Streets of South Glen/Belmar/Pearl Street Mall type town center. A Ken Caryl town center that is not a strip mall would be a huge improvement for our community.
2	4	47	Please look into how we can eradicate rattlesnake nests in our community. City of Golden hired a company 'Adaptation Environmental Services' this summer to track rattlesnakes and find and take out nests. This is a serious threat to our residents, kids and pets. We've only lived here 3 years and have had numerous encounters both on and off the trails, including sidewalks, driveways, paved paths. Please do something about this before a child is bit and hospitalized! It makes our family not want to use the trails which is the reason we moved here. We also shouldn't feel scared to walk down the sidewalk without seeing a rattlesnake. Thank you.
2	4	47	You have a tough job. Please vote on the residents wishes. Yes, you are residents too. Please be neutral in your decisions. Example: let's say you want the new ball parks but you know that most residents don't want them. Please cast your decision ywords the majority and not that of your own. Thank you for what you do!
2	4	48	I feel like there needs to be enforcement by HOA for dogs barking all hours of day and night because Jeffco animal control has limitations.
2	4	48	Please focus on keeping our environment beautiful, peaceful and safe. Please do not add any facilities that will invite or increase usage from non-residents.
2	4	49	I appreciate all the communication and efforts to continue to make Ken Caryl a wonderful place to live.
2	4	50	Having a staff and Boards that care about KCR is a gift, and we appreciate their efforts - especially the efforts of those that VOLUNTEER their time for the better of the community. This survey is a great way to stay in touch with the needs and desires of the people who live here. We hope you get quality feedback.
2	4	50	Love this community and love the hard and difficult work staff and Boards must do to support this community.
2	4	53	Great job, KCR staff!
2	4	53	The retaining wall leading from Bradford Place to Tamarade is crumbling. Some small sections have been worked on but the entire wall needs to be replaced before back yards start collapsing and homes are damaged because of moving soils.
2	4	55	I do believe that in KC applies high fines for home owners that let their properties fall apart, people will take care of their properties better.

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Ken-Caryl Ranch 2017 Community Survey

Area*	Dues**	Age	Additional Comments/Suggestions
2	4	56	1) New sign at Community Center is a high priority to be consistent with other upgrades throughout the facility and with new sign at Ranch House 2) KCRMA should take back responsibility for ugly subdivision signs and find a creative, inexpensive way to update and tie-in with new neighborhood signs. For example, use existing structures and a) paint black and install updated fonts, or b) cover face of sign with black metal plate that has new font lettering.
2	4	56	A lot of A personalities live back here - I like a strong board to keep that in check, but also would like clarity and transparency about how decisions are made
2	4	56	Given number of ash trees, would like to see an organized ash borer campaign. Seems to be many diseased ash in Okinawa Sushi/Village Inn lots.
2	4	56	The perimeter fences need painting, fixing, replacing. The trail system needs to be constantly maintained.
2	4	57	Improvements to the facilities are really good. Thank you!
2	4	57	No do a great job. But do need to do a stronger job enforcing people taking care of their yards.
2	4	58	Addition of speed bumps on streets where there is long straight stretches. I live on Buckthorn and drivers quite often exceed 40 mph and rarely stop at stop sign at Osage
2	4	59	Thank you for the work updating and upgrading. Keep it up!
2	4	59	We are fortunate to live in the community and cannot think of any other place we'd like to live. We strongly believe in offering programs for adult and youth to maintain the appeal of our community. Presence of exceptional schools, appearance of the green belt, upkeep of paths and community centers and pools is critically important for us to be considered a top community that maintains property values and quality of life. In comparison to other communities, we hold strong appeal to others who get a chance to experience our lifestyle. We cannot let this slip with lesser care of the amenities here, but we also cannot burden residents with high cost dues, so we are looking for very cost conscience leadership and a high performing organization where we get the most bang for our buck.
2	4	59	would love to see serious jr tennis and horseback developed, two things that made this area attractive and unique, would not take resources and would self fund
2	4	61	I think one of the reason people move to the area is the slow pace and traffic I would not like to see any area development that will create more traffic
2	4	61	Stronger enforcement of Covenant vioations
2	4	62	Although, I understand it is not the responsibility of the staff or Board, some of the residential street pavement looks bad. The recent improvements to facilities, signs, irrigation are great!

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Ken-Caryl Ranch 2017 Community Survey

Area*	Dues**	Age	Additional Comments/Suggestions
2	4	66	I very much do like that rangers control the open space for those who let their dogs and pets off-leash. Thanks to the rangers for constantly checking the open space near Brandon Gearheart park and the trails. Some of these dogs are running loose with owners not thinking of others walking and biking. Also, cleaning up after their pet.
2	4	66	I wish the manor house could be used for more dining and entertainment. It is a beautiful part of the ranch.
2	4	66	Our family has loved living at Ken Caryl for more than 30 years. In the last few years, we've seen a troubling change in the quality of life, especially in our immediate area of the North Ranch & Bradford Park. We hope the Board can refocus from the special interest groups (biking, child care) in the community to include the needs of the larger community and the threats to our lifestyle. We've lived at Ken Caryl for over three decades, and we've had the good fortune of experiencing the competent, skillful and sensitive management of this community. That management team created a wonderful & special place to live and raise a family and we hope that legacy is preserved and continued.
2	4	67	KCR needs to continue to operate in a transparent manner.
2	4	69	I believe that much is being accomplished already by dedicated staff and volunteer board members. We really do have an exceptional community here.
2	4	70	Overall, things are going well. Not sure about the water use vs. green space debate. The voted improvements package helped a lot. Also, our kids are grown and gone, so a lot of of the activities listed were used by our family in the past, just not currently.
2	4	71	The staff at the Ranch House are great. Same for the Ranger staff.
2	4	72	1-Now that you have nearly completed turning Shaffer Parkway into a combination of LoDo and Commerce City, you should turn your attention to mitigating the resulting increase in traffic. In our opinion, the intersection just south of Ken Caryl Ave (by Key Bank) is an accident waiting to happen and something needs to be done about it. The obvious solution is a traffic circle. It would have been a lot easier to do that years ago, or at least prior to approving the apartment complex, by the way. 2. The pathway along South Valley Road between the stoplight and the stop signs should have a protective barrier of some sort, such as the cables that have been installed on many highway medians in recent years. More and more drivers are treating that stretch of road as a highway, ignoring speed limits and driving carelessly. It is only a matter of time before one of them loses control and kills someone on the path. I find it hard to believe hat nothing has been done to prevent that, especially since drivers have lost control and gone off the road in the other direction. 3. The traffic lights on Ken Caryl Ave from C-470 to Simms should be timed better, especially at Shaffer Parkway and at the northbound entrance to C-470 from The Valley. The wait times to turn onto Ken Caryl Ave. or C-470 are way too long, especially from north bound Shaffer Parkway to west bound Ken Caryl. I

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Ken-Caryl Ranch 2017 Community Survey

Area*	Dues**	Age	Additional Comments/Suggestions
			realize that Jefferson County may have to be involved in these changes, but you should initiate the conversation now.
2	4	73	Kudos to all the Board members for volunteering their time & energy and to the many part and full time employees whose hard work make KCR such a great place to live.
2	4	75	I would like to suggest a community-wide replacement of all the fencing (including between & behind/separating) houses. If the Assoc. could contract with a company, and each homeowner affected could pay a one-time assessment, it would solve the problem of a continually worsening (really ugly) fencing system. Thanks
2	4		Jefferson County is not doing their job in maintaining the residential streets of Ken-Caryl, especially the Valley. Asphalt roads are crumbling and splitting, and pot holes are numerous. Concrete gutters are crumbling and blocking the flow of water to storm sewers. As a result, property values are harmed. We need to band together as a community and force Jefferson County to repair these structures. Many, many residents are complaining about this. Jefferson County promises that our streets are on their repairs lists (and have for the past 6-7 years), but nothing changes. Can you help us be a voice for change?
2	5	33	You're doing a great job, very friendly, thank you for making this place somewhere people never want to leave!
2	5	36	Listen to the community and help support our kids.
2	5	38	I'm pretty happy with things as they are -- I wouldn't suggest making too many changes.
2	5	39	Part of my job is developing new districts and HOAs for new residential communities. Our MD and MA are best-in-class and is structured very well. Keep up the good work! Let's charge more dues to preserve the quality of our neighborhood. KC is an absolute jewel and can never be re-created. There is no land like this left along the front range. We must take care of this precious land!
2	5	40	I believe the homeowner's dues should be between 60-70 a month. It will give the association the ability to take care of the existing benefits we have. The dues are way too low. An increase of \$11 is a no brainer
2	5	41	We need to continually ensure that our offerings and facilities are competitive or better than other like- communities in our area.
2	5	43	The HOA is so strict on enforcing codes on homeowners in KC, but the along Ken Caryl Ave are an eyesore. Both King Soopers center and the former Vitamin Cottage shopping center look so rundown, not to mention overcrowded with additions like the car wash and now an urgent care. Why is this area not held to the same standards as we homeowners are? I would rather drive elsewhere to shop and eat and avoid our own community businesses. If these are our neighborhood shopping centers, I would hope they would reflect a neighborhood feel.

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Ken-Caryl Ranch 2017 Community Survey

Area*	Dues**	Age	Additional Comments/Suggestions
2	5	44	More technical trails. Bike park. Frisbee golf. Youth programming.
2	5	45	We originally moved here for access to outdoor recreation and the trails. It is important that we maintain and expand this very unique resource we have in this community.
2	5	46	I love where I live and can't imagine living anywhere else. I feel lucky in life that my family can enjoy all the benefits that KC provides. The fact that we get to live in a metro area, but feel like we are in the mountains is the best part to me. Getting up on the trails and within 30 min feeling like you are in another part of the state is one of the primary reasons why I love KC. Whether hiking, biking, running, snowshoeing... the trails are the most unique asset we have as a community in my opinion. My last chance here to pitch Platform Tennis, so I'll take it. We obviously have a large tennis program in KC and Platform Tennis would be an amazing compliment. If one court was built for the community, this would morph into several courts needed due to demand. I played this sport weekly in the Chicago area for many years. Instead of talking about all of the benefits to the community, I will direct you to the website for more information on this. http://www.platformtennis.org/Grow_the_Game.htm
2	5	46	The past couple years have shown some great improvements. The signs, the playground facilities, improvement the paved trail surfaces, the Dakota Lodge, and the Community center to name a few. My husband loves biking the new trails in the Valley, too. Please keep the forward momentum! The negative people may be the loudest, but they are the minority.
2	5	47	Thanks for all the hard work you do! It's not an easy job and we appreciate your dedication!
2	5	48	Awesome work - just keep it moving forward
2	5	48	Overall, KCR boards do a great job. I hope you ask more survey questions in the future. Not everyone can attend a meeting in person and be a squeaky wheel, but their needs and desires are just as strong and deserve to be heard. As for the perimeter fences, I asked one of the board members about this 4-5 years ago. I was assured that the board would never be replacing the fences as they were owner maintained. I have since spent \$2000 replacing my fence in accordance with the fencing guidelines. I hope that if the board chooses to replace fences, that they only replace fences that need it and do not tear down and replace my new fence just for the sake of replacing all the fences. That money could be better spent replacing the dying cottonwoods.
2	5	49	Archery range. Consider allowing us fully licensed bow hunters to thin the overpopulated deer herds. There are many ways to do this safely and quietly. Check with CDOW about 'suburban hunts' in other cities and states.
2	5	50	I hope we avoid short-sighted opinions by our aging community to do without youth and outdoor programs. These are truly what make Ken Caryl unique and will attract younger families to our community. If we let these options dwindle, property values will suffer as families will go elsewhere.

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Ken-Caryl Ranch 2017 Community Survey

Area*	Dues**	Age	Additional Comments/Suggestions
2	5	50	The trails are what makes this community so special, consider # of users of trails vs say tennis users and funds spent on each. The budget should reflect the will of people and focus more money and efforts on trails.
2	5	51	I think the trails have had a significant impact to our home values. It brings in a lot of younger people with \$ to invest in our homes and the community.
2	5	51	There was a question posed on covenant enforcement. I think there needs to be more subjectivity on the enforcement of the covenants. I think there are degrees (quantity and severity) of violations that should be considered instead of the supposed 'even handed' approach that is a waste of time and energy. Go after the BIG violators who harm our community and property values and look past that home owner that put his trash cans out at 4:30 (instead of 5 PM). Go after the home owner who has knee high grass, and dandelions throughout his yard and look past the one with a few roadside weeds that popped up while they were on vacation! Similar to a highway patrol man on the interstate - they don't pull over every driver going 66 mph in a 65 mph zone, but they do go after the driver doing 85 mph.
2	5	53	Love the new signs!
2	5	55	Allowing cross fit businesses out of garages, allowing dog training classes in backyards, and allowing drones in backyards has made KC a less desirable place to live. You can ask guests who come and have dinner in residents' yards and have to listen to these activities.
2	5	55	I worry that with only 5 x MA Board members that in an election year where 3 are voted in, the Board could be flipped by special interest groups that are motivated, willing to lie, spend \$ on ads, etc. We need to get into a cycle where this can't happen. 2, 2, 1 one or... back up to 7 MA Board members. Also, I have NO TOLERANCE for letters that are published in the LAKC that you know are purposely misleading. This HAS TO STOP. It only causes putrid disgust amongst residents. It's like Trump and his bulls*t on a smaller scale. C'mon - you know better than that!
2	5	55	Thank you for waking up and developing trails as per the master plan. Quite an asset to the community to go with the equestion center, pools, parks, and facilities.
2	5	56	Keep up the great work on trail maintenance. The facilities upgrades are excellent. Although I don't use the amenities as much as I did when my kids were growing up, I still appreciate it. Do a better job on sidewalk and median maintenance.
2	5	57	Recent renovations to facilities and trails have been well thought out and we appreciate all the effort to create the spaces residents can use.
2	5	58	Streets in this area (Heirloom) need to be repaired and maintained.
2	5	60	The fence question is unclear. All of the areas bordering a parkway that have a MA/MD maintained strip of grass or landscaping outside of the fence and continuing to the street--are those fences that are considered MA owned and

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Ken-Caryl Ranch 2017 Community Survey

Area*	Dues**	Age	Additional Comments/Suggestions
			maintained? It would seem that those fences would be the bulk of the fences being inquired about. The definition of greenbelts/open space/common areas in regard to fencing is unclear to many residents.
2	5	60	We love it here!
2	5	61	The bond project improvements are terrific! It's important to continue making such investments in our amenities and not let the facilities once again slide into becoming outdated and tired looking.
2	5	62	NO MORE TRAILS BUILT! Maintain the current ones; don't want the Highlands Ranch or Highline Trail look. Also, the main reason I would support an increase in monthly dues would be to enclose the Ranch pool.
2	5	65	No thank you for your service
2	5	67	Victoria DeSair is a huge asset to the community. She is very knowledgeable and always very responsive to questions. Chris Pacetti is also very responsive to community members. HOA governance could be improved. Resident involvement and engagement with the decision makers should be encouraged. The MA board does a pretty good job with transparency. The architecture committee is awful. That committee needs serious improvement in both the limits of its responsibilities and transparency of decisions, communication/notification of meetings. There needs to be significant improvement in the protocols for resident complaints. Right now there is an assumption of guilt of the resident being complained about. There is no process by which facts are gathered in an objective manner. There is no appearance of impartiality by the committee. The practice of allowing anonymous complaints is also seriously problematic and highly susceptible to abuse and manipulation.
2	5	68	No, great place to live. I will say Highland Ranch approves a fence style closed and high that I think looks great, but not approved by our HMO. Wonder why? Also what is the stance on solar panels, and artificial grass. Not sure I would go or even pursue that option, but I am wondering? Memo in news paper on this would be great.
2	5	70	Under 'Funding of Improvements: I don't feel we should raise dues a penny unless we have written assurances from the Boards that the funds will be used the way the residents/community want them to be used. We said we were willing to support additional HOA dues when asked in the 2012 Survey. You convinced us that we should support the Bond Issue and told us in detail where the money would go. We were not told the truth and we don't want to be treated like idiots again.
2	5		I would fully support an effort to enforce the covenants. Many homes in deer creek and the retreat have yards in disarray.
2	5		I would like to see more traffic enforcement
2	6	32	Going back to my biggest 'threat' to the community. I feel that we should put in place a 3-5 year grace period for any new homeowner; especially YOUNG

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Area*	Dues**	Age	Additional Comments/Suggestions
			FAMILIES. This should give the new homeowner more than enough time to come in, make repairs to all the internal issues in their home, settle in, and then spruce up and fix their yard/land. As a mother of 2 toddlers and another child on the way, upkeep of our lawn is the last thing on my mind. On top of that the inside of our home has been one financial stroke after another. Then having other homeowners walk around my neighborhood and pick out all things wrong in my front lawn, makes living here a nightmare. I know that once this last child is born, we CAN focus our attention and money on the yard but until then my main concern is providing a good life for my children. My concern is not pulling a weed out of my lawn or fixing a brown spot. I think if this grace period were to be implemented, it would save everyone time and a headache.
2	6	37	Our trails are our biggest asset. Keep Massey rugged. Add hiker/runner friendly trail loops? That are less miles? I wish I had hours to be out on the trails but demands of the family and life get in the way.
2	6	39	We should not allow non-residents to use our trails through the volunteer trail maintenance program. If they want to use them, then they should buy a house in KC like we did.
2	6	40	This neighborhood and community is amazing. One that needs to be valued, respected and invested in! If people won't protect and invest in our neighborhood, protect the wild-life and open space, then time for them to MOVE on! We want to see investment in this wonderful community and for our children to continue to grow up here and love it and thrive!!!
2	6	41	I would propose a grace period for new owners. During the first years of ownership in these aging homes, an abundance of unexpected repairs and indoor updating is necessary. Families need time to deal with those costs before harassing them about outdoor aesthetics (ie slide color). It is also reasonable to allow staging of exterior updates to allow for affordable planning. The staging realistically may need more than months as a timeframe. Communication between the HOA and residents needs significant improvement.
2	6	43	I feel it is important to maintain and improve as needed our current facilities. We should not become complacent and allow them to deteriorate because some people don't want to spend money.
2	6	45	While we have a quasi partnership with the foothills rec center we really need to have our own equivalent facility or merge with a district like Foothills to better support and offer our residents with young families the same amenities as neighboring communities. There are some very cool but specialized amenities in KC, such as the equestrian center and tennis courts but this caters to a demographic that tends to have the free time to be more involved in community affairs which is great but doesn't often represent the interests of households with school-aged kids or attracts them to our community.

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Ken-Caryl Ranch 2017 Community Survey

Area*	Dues**	Age	Additional Comments/Suggestions
2	6	46	More positive turnover in staff positions. Better direction from existing staff would be great. New blood and forward thinking. These jobs should not quasi-governmental positions with employment for life.
2	6	46	We love the outdoor and indoor amenities in KC and would like to see a complete program. All within natural settings. Additional trails and one or two pickleball courts would top off an already wonderful place to live.
2	6	47	I think the fences should be taken control of by KC, but the fee to the households should be just those households that bought that property. Not the full community.
2	6	47	Thank you for conducting this survey.
2	6	48	be much more open and transparent with the neighborhood
2	6	48	Our community location is unique, but I feel that there is a lack of pride in our community. You don't have to always be replacing things as they age, they can become nostalgic and quaint...if you TAKE CARE OF THEM. I don't know if it's a lack of staff or what, but we need to take care of what we have. I have worked in historic properties that are beautiful for their lack of new things... but they have been maintained well. Also, I think the new thing is to have a sustainable community - so I really think we need to have conversations about how we are saving energy, how we are encouraging solar power, or alternative and renewable resources, recycling, mulching, etc. Particularly because our community is aging, I feel this is even more important. Why not be recycling the horse manure for example? (garden fertilizer) I also feel that our community board meetings could be made more accessible for people with children at home, sports in the evening, etc. They could be recorded inexpensively, available for review, frequent voting opportunities, the ability to give feedback other than to attend these meetings in person. I think the pools should offer refreshments, and minimize the lifeguard area. Especially at the ranch house, the life guard porch is an irritant. If it rains, there is no cover for families. If we want to wait it out, the lifeguards refuse to let people in there, and they don't need that entire porch. Also I have seen people at the pool with gallon jugs of vodka in coolers, and once I saw a woman walking around the pool with a beer bottle. When I asked a lifeguard about it, she had no idea what to do. Do we need a pool manager or something? I am not sure. I really do feel strongly that we need some sort of a gathering spot that is open year-round. This can be a sledding area, with an open fire pit, hot chocolate, something like Chatfield has in the winter - it doesn't have to be a major thing, but something that allows for families to gather. The summer Manor House series has been a huge success, and I think we need a way to keep it going. If we don't want to get into the food business, I think there are plenty of vendors willing to take on the challenge and make the money from it. Overall I love this neighborhood... I just think we need to take better care of it - from the dog

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Ken-Caryl Ranch 2017 Community Survey

Area*	Dues**	Age	Additional Comments/Suggestions
			waste on the open space trails, to the broken glass in Bradford Park, etc., we need either more staff, or more interest in caring for what we have overall.
2	6	49	Communication with the community is paramount to success.
2	6	50	North Ranch HOA is horrible, should be eliminated.
2	6	50	Thank you for all that you do to make KCR such a nice place to live!
2	6	51	I believe the KC trails are unique and the most coveted asset by homeowners. I have personally been attacked while riding on KC trails by an angry hiker. This behavior cannot be tolerated.
2	6	52	Investment in our dirt trail system increases the value of our homes, community and our lives.
2	6	52	Thank you for serving! It is a thankless job! We support more sustainable access to our community backcountry resources. We moved here for the open space. Lets use and expand it responsibly.
2	6	53	Raise the HOA dues to build a strong reserve. Our dues are so low it is almost a joke. We live in an area where most homes are \$500K+ and we pay disproportionately low HOA dues. HOA dues should have been going up by \$10-20 dollars a year - per house hold for the past 20 years. We need several hundred thousand dollars in reserve funds to address the needs and desires of the community. Lets get going on this.
2	6	54	The boards are doing a thankless job. I would never have the patience to listen to what they have to.
2	6	55	Reconsider building a semi private golf course that would bring increased real estate value and beautification to the area.
2	6	56	Expand and improve the North Ranch Pool to attract younger families. The older couples do no use the pool so it appears that it is not use much but a nicer pool pool would attract younger families
2	6	56	Thank you all for all your hard work. I know it is a difficult job and we appreciate your dedication.
2	6	58	I would support upgrades in landscaping, paved paths and lighting. We want to keep Ken Caryl from looking dated and worn.
2	6	58	seems we have way to much management costs for a community of our size, consider reducing some upper management positions!
2	6	60	On the issue of covenant enforcement, enforcement seems inconsistent (some yards are well maintained while others are clearly not maintained well). We and several neighbors have received notices which seem to be overly picky while we observe other yards that are a complete disaster. We don't know if this is the result of enforcement efforts being unsuccessful or the result of inconsistent enforcement. Also, some regulations, such as having to have paint color approved even when there is no change in paint color seem unnecessary.
2	6	61	There are so many overgrown trees and shrubs. I heard a long time ago we used to have an arborist.

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Ken-Caryl Ranch 2017 Community Survey

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2	6	67	I appreciate your servant mentality, your hard work, and the great results.
2	6	69	KCR management is effective and efficient. Thank you for all that you do. jerry mabary
2	6	70	The MA and MD boards have done a remarkable job in the 19 years I have lived here.
2	6		You should ALL drive the neighborhood on a regular basis to see what our complain is in regard to lack of home maintenance.
2			We have a chronic problem at North Ranch Road and Golden Eagle Ln with cars speeding around that intersection and running up on our landscaping. We have lost 3 driveway lights this year alone to careless drivers. None have the decency to even inform us of the damage. We also have some drivers using our driveway as a turn-round area.
	1	67	Need trash cans in more areas where people walk, like Rampart Range Road. Do not expect individual neighborhoods to maintain signs. All over Denver people are naming neighborhoods like Highlands, RINO, upper highlands, lower highlands, why are we doing away with them?
	6	71	Be more transparent, no hidden agendas.
2			<p>1. Community Center Rec Center, Tennis Courts, and Pool Upgrades - GREAT Job! Wow, what a huge benefit to have such a great, usable, and modern area here in the Valley. Great use of the bond \$'s and meant so much as a homeowner in Ken Caryl.</p> <p>2. Community Center Pool - Very upset the lawn area was taken away in the West side of the main pool area. There's a nice hill/sitting area next to the kids water pad and a very small hill next to the deep end of the pool. Is there a way to set up a grassy area next to the main pool area to lay pool towels out?</p> <p>3. Parking at the Community Center - Is there a way to get some spaces freed up for general parking in the roundabout area. Having a few handicapped spots and one or two loading spaces is OK. However, it looks like most of the parking spaces go unused. Having the ability to use the spots during the Winter months for a shorter walk in the snow in order to use the indoor tennis courts would be a HUGE benefit. Wondering if a majority of the parking spaces in that area could be freed up.</p>

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What do you see as the biggest threat to quality of life on Ken-Caryl Ranch?

Area*	Dues**	Age	Biggest Threat to Quality of Life on KCR
1	1	28	Increasing HOA fees
1	1	28	over development
1	1	33	Development
1	1	33	Maintenance of the facilities and parks/trails
1	1	34	Maintaining safety of residents
1	1	35	recent burglaries and car break-ins
1	1	36	ninjas
1	1	36	Overdevelopment
1	1	37	HOA fees in The Settlement are out of control. They will prevent certain renters from staying and certain owners from buying.
1	1	37	Over population
1	1	37	Traffic
1	1	38	Road Maintenance
1	1	39	The current perimeter fence
1	1	40	Marijuana dispenseries
1	1	41	Loss of popular amenities due to attrition as they age
1	1	42	Open space
1	1	43	Taxes, levys
1	1	44	outrageous HOA fees and mills keeping homes from selling
1	1	45	Growth of housing, that new land will be made available to build at some point
1	1	47	Anyone that prevents building/expanding the KCR open space trail system
1	1	48	Need to focus more on the structures and less on facilities
1	1	48	Too much commercial space - many unrented buildings already.
1	1	49	crime
1	1	49	Culture focus & division (two towns: The Bubble and The Ranch)
1	1	49	Too expensive to live here
1	1	52	People taking advantage
1	1	52	The cost
1	1	53	Taking away the lawn irrigation and maintenance along the greenbelt that runs next to our homes, causing fire hazzard and unwanted wildlife.
1	1	54	Excessive Cars parked on the street
1	1	54	over development
1	1	54	Too many wants that increase dues
1	1	55	Too many people
1	1	56	non residents
1	1	57	Irresponsible dog owners not cleaning up their dog's poop

*Area of KCR: 1=Plains, 2=Valley

**Dues: If the community chooses to pursue new or enhanced amenities, facilities or programs, what would be your tolerance range for additional HOA dues? 1=None, 2=\$1-5/mo, 3=\$6-10/mo, 4=\$11-15/mo, 5=\$16-20/mo, 6=\$21+/mo

Ken-Caryl Ranch 2017 Community Survey

Area*	Dues**	Age	Biggest Threat to Quality of Life on KCR
1	1	58	A decline in covenant enforcement
1	1	58	Hammersmith management
1	1	59	Cost control for landscaping
1	1	59	Getting too expensive (cost of living)
1	1	60	parks are 'taken' by other groups weekends, some evenings
1	1	60	RABBITS!!!! ;-)
1	1	60	Traffic and it's subsequent noise
1	1	60	vandalism
1	1	61	Can't think of anything
1	1	61	Crime
1	1	61	Large apartments built and using our facilities and trails.
1	1	61	over crowding
1	1	62	Aging facilities
1	1	62	Lack of maintenance of existing assets such as the greenbelts and trees
1	1	62	More people
1	1	62	Railroad Ties
1	1	62	Run down shopping centers
1	1	62	Too Many Renters vs Owners
1	1	63	Spraying chemicals
1	1	64	Crime
1	1	64	Enforcement of covenant
1	1	65	covenants don't apply to all
1	1	65	repair of plumbing and sewage lines
1	1	66	Special interest groups controlling the KCRMA & KCRMD.
1	1	67	Making it too expensive to live here
1	1	67	Unenforcement of covenant
1	1	67	up keep on house
1	1	68	development
1	1	68	Random enforcement of covenants.
1	1	68	Renters who fail to keep up appearances of property
1	1	69	covenant enforcement
1	1	69	parking areas inadequate
1	1	69	rentals by owners who don't care how property is maintained
1	1	69	Too many renters
1	1	70	Community looks crowded and congested because our streets are narrow and many vehicles are parked on the streets - sometimes on both sides of the street.
1	1	70	New apartments and condos around that Ken Caryl community

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Ken-Caryl Ranch 2017 Community Survey

Area*	Dues**	Age	Biggest Threat to Quality of Life on KCR
1	1	70	none
1	1	70	Over Regulation
1	1	70	too many young do-gooders who want what they want
1	1	71	Barking dogs at night
1	1	72	Want to feel safe so if that means more monitoring of our neighborhoods then fine.
1	1	74	over development of remaining land
1	1	74	Pavement and pot holes on streets
1	1	74	Removal of dangerous trees
1	1	74	The relaxing of the covenants to satisfy one resident who complains
1	1	77	Not in enforceing the existing covenants
1	1	79	Keep Things as natural as you can, wildlife,flowers, critters
1	1	84	deterioration of fences along Sawatch Range Road
1	1	89	Teen agers without enough to do.
1	1		Board and Staff Pre-occupation with little and trivial issues
1	1		covenants not being enforced. Company trucks and vans on streets.
1	1		Inconsistency in the application of covenants
1	1		Lack of real enforcement of covenant enforcement
1	1		meeting the expectations of a minority of residents
1	1		more apartment buildings
1	1		Must keep up with common area maintenance.
1	1		Poor maintenance of trees and lawns
1	1		Rising costs of HOA to residents.
1	1		Spreading ourselves too thin
1	1		The crime is terrible. You need to do something.
1	1		The 'government' becoming too big
1	1		too many new people that don't understand our quality of life and pride of living in Colorado
1	1		too many rules by the board.
1	1		Traffic
1	1		Transients in open space
1	1		Trying to maintain and water to much open space
1	1		urbanization - traffic
1	2	26	Bad restaurants
1	2	27	more development
1	2	27	Speeding through neighborhoods
1	2	29	Dog waste
1	2	29	People continuing to move into the state and community.

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**Dues: If the community chooses to pursue new or enhanced amenities, facilities or programs, what would be your tolerance range for additional HOA dues? 1=None, 2=\$1-5/mo, 3=\$6-10/mo, 4=\$11-15/mo, 5=\$16-20/mo, 6=\$21+/mo

Ken-Caryl Ranch 2017 Community Survey

Area*	Dues**	Age	Biggest Threat to Quality of Life on KCR
1	2	29	traffic growth
1	2	31	Too many homes
1	2	32	cleanliness
1	2	32	Increasing rabbit population
1	2	32	Population increase due to new construction
1	2	33	Neighbors not maintaining their greenery and it growing into others yards
1	2	33	No pride in personal landscape
1	2	34	Affordable housing
1	2	34	Letting houses become multi family homes is crowding our streets with up to seven car that one house
1	2	34	Not enforcing the the rules
1	2	34	Theft
1	2	35	Donald Trump
1	2	35	Pirates
1	2	36	Car break ins
1	2	36	Residents losing sight of the big picture of a neighborhood and getting to caught up in meaningless minutia!
1	2	36	the removal of the HOA
1	2	37	Too much governance and restrictions from HOA.
1	2	39	opposition to children's camps (ie, Dakota Lodge)
1	2	40	Allowing non-Ken-Caryl residents access to our amenities, facilities and open space.
1	2	40	Loss of identity (i.e. neighborhood signs, etc.).
1	2	40	More buildings
1	2	40	Prairie dogs in open space
1	2	41	People within the community that only look out for themselves and not the greater good of the community.
1	2	41	trail users that do not respect the leave no trace rules, litter, and create social trails
1	2	42	Dang rabbits!
1	2	42	Intolerance
1	2	42	multi-family single residences overcrowding streets with cars
1	2	42	original owners not wanting anything to change. need to keep up - we are in competition with Highlands Ranch, Willow Springs, and Trailmark, etc for new home buyers and we want them to purchase here!
1	2	42	People speeding in neighborhood
1	2	42	Rental homes not being taken care of
1	2	42	the aging population and lack of families in family homes
1	2	43	Greenbelts and open space not being maintained well.

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Ken-Caryl Ranch 2017 Community Survey

Area*	Dues**	Age	Biggest Threat to Quality of Life on KCR
1	2	43	HOA overreach of authority
1	2	43	too much congestion or use by non residents
1	2	43	Too much enforcement
1	2	44	Disrespectful teens, Chatfield high schoolers driving and screaming, littering. We like summer when they're out of school.
1	2	44	not staying competitive with Sterling Ranch & other new construction
1	2	44	Renters
1	2	45	I don't think any more structures should be built.
1	2	45	Increasingly overcrowded amenities overrun by non-residents, non-taxpayers, KCRMD program participants & trespassers
1	2	45	Over-crowding, over-development
1	2	46	Keeping the retail areas vibrant
1	2	46	New people coming in and not following the covenant rules
1	2	46	Rental properties
1	2	47	Increase in crime - need more JeffCo Sheriff patrols/presence/community outreach
1	2	48	Adding a dog park in the green space outside of the ranch house/Soccer field.
1	2	48	Increase of crime
1	2	48	population growth
1	2	48	Residents not taking care of their homes or following HOA rules
1	2	48	Too Many Renters
1	2	48	Too much commercialization in surrounding areas
1	2	49	All of the area apartment homes nearby reducing values
1	2	49	Bad neighbors
1	2	49	HOA
1	2	49	Too many renters. They don't care about the property. Some owners just let them do what they want.
1	2	50	Apartment rental property
1	2	50	Too much interference / control by the covenant enforcement
1	2	51	Rats
1	2	51	Too many renters and not enough owners
1	2	53	Jerks
1	2	53	The fences should include the aligning fences along Chatfield High School parking lot and fields.
1	2	53	Too many people
1	2	54	irresponsible renters
1	2	54	Loss of wildlife- I LOVE the deer, coyotes, foxes, etc
1	2	54	New development/over crowding
1	2	54	Unbalanced hoa rules

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Ken-Caryl Ranch 2017 Community Survey

Area*	Dues**	Age	Biggest Threat to Quality of Life on KCR
1	2	55	aging trees that need taken down or replaced
1	2	55	Keeping amenities up to date to be attractive to new families
1	2	55	lack of adherence to the mission
1	2	55	Lack of enforcement of RVs, Trailers and extra vehicles
1	2	55	Lighting in greenbelts
1	2	55	Too much traffic, particularly high-speed and noise, on Continental Divide Rd
1	2	56	Not preserving the beauty of the natural open space
1	2	56	Not sure
1	2	57	Development of open areas
1	2	57	Lack of diversity in our community.
1	2	57	Over-population
1	2	57	Raising Taxes
1	2	57	Rental property
1	2	57	The influx of drugs, theft and illegal activities coming in from outside areas.
1	2	58	speeding cars
1	2	58	valdalism
1	2	58	vandalism,
1	2	59	significant noise & speeding of cars on Chatfield
1	2	60	Cars, RVs, Trailers etc. parked on street for extended periods
1	2	60	Commercial development
1	2	60	Residents who live here but continually balk at the covenants and won't keep up their property to the minimum standards
1	2	61	C470
1	2	61	nonresidents using the areas.
1	2	61	overcrowding
1	2	61	over-development of commercial properties
1	2	62	Inconsistent enforcement of rules
1	2	62	Increased population
1	2	62	not keeping up with aging structures or landscape
1	2	62	Over development.
1	2	62	The encroachment of new living structures and traffic
1	2	63	Irresponsible 'improvement'
1	2	63	Low-income housing
1	2	63	Traffic due to increased residential and commercial development
1	2	63	weak covenant enforcement
1	2	64	Any reduction of architectural and covenant controls.
1	2	64	deterioration of homes and lack of enforcement
1	2	64	Developing more amenities

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Ken-Caryl Ranch 2017 Community Survey

Area*	Dues**	Age	Biggest Threat to Quality of Life on KCR
1	2	64	Overbuilding nearby
1	2	64	People not following rules, especially leash laws
1	2	65	Abuse of open space
1	2	65	Increase in traffic on C-470
1	2	66	Attitude of exclusiveness
1	2	66	Homes that are rented and not maintained
1	2	66	Loss of well-maintained open space. Need to keep and maintained the landscaped open space and greenbelts.
1	2	66	Over-enthusiastic enforcement of covenant rules.
1	2	66	residents not taking care of their landscape and home upkeep
1	2	67	moving people to houses with so many cars parked to the side of streets. it seems that the owner sometimes rents their properties to more than one family
1	2	68	Commercial development
1	2	68	Degradation of public and private properties. We're getting 'long in the tooth.'
1	2	68	Homes that have outdated landscaping like overgrown fitzers - they scream 'old and tired' If a service was offered to the homeowners to get rid of them for a small fee, many would jump at the opportunity because the thought of digging them out themselves is inconceivable.
1	2	68	I've noticed that rules are being ignored since more new families have moved into the Ken Caryl area. There has been an increase in dog waste on the greenbelts & trails. Trash is being put out way to early & not in accordance of rules. Speeding is increasing. in neighborhoods. Littering especially of fast food stuff is common.
1	2	68	letting irrigated green spaces die/be overcome with weeds
1	2	68	Not keeping up with community needs
1	2	68	that the neighborhood will deteriorate due to age and lack of appropriate maintenance
1	2	68	Too many single family homes becoming rentals
1	2	69	Renters don't maintain property
1	2	69	Respect of covenant controls by the homeowners.
1	2	69	Threats ? I find your dictation of my personal life too much
1	2	69	Vandalism
1	2	70	Allowing parking of RVs and boats on our streets
1	2	70	Any reduction of maintenance to buildings and grounds.
1	2	70	the high cost of both individual home and KCR common maintenance
1	2	71	Deterioration of consistent covenant enforcement
1	2	71	Houses not being kept up with painting, yard care, etc
1	2	71	Overdevelopment of trails west of hogback

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Ken-Caryl Ranch 2017 Community Survey

Area*	Dues**	Age	Biggest Threat to Quality of Life on KCR
1	2	72	HOA doesn't work with residents to resolve issues fairly and timely
1	2	73	poor upkeep on houses
1	2	75	Owner Home Maintenance
1	2	75	people using the frisbee golf course from out of the area
1	2	77	Enforcement of HOA requirements
1	2	77	Loss of covenant protection
1	2	83	BUILDING AMENITIES THAT WILL EXCEED FUTURE BUDGETS TO MAINTAIN WITHOUT BURDONSOME INCREASES
1	2	87	Housing density
1	2		aging landscaping and fencing
1	2		fireworks
1	2		lack of a strong, consistent, common sense leadership on the KCRMD and Metro District boards
1	2		lack of property maintenance both community and private
1	2		Over-development
1	2		Population Increase
1	2		reduction in landscape maintenance
1	2		Removal of Greenbelts with Xerescaping
1	2		Rental properties with multiple unrelated tenants
1	2		Renters being allowed without strict rules
1	2		The move to limit the use of Dakota Lodge for Youth activities including after school care.
1	3	29	There have been some robberies and car break ins which is worrisome for safety
1	3	33	Taking away the 'community' vibe
1	3	34	Constant expansion of metro area
1	3	34	Dues, see below.
1	3	34	Too many people coming to our area
1	3	35	Multi-family units are not being adequately maintained
1	3	35	Offering too much to non-residents
1	3	36	Drought
1	3	36	Not enough adult social life (breweries, bars, etc)
1	3	36	people not taking care of their exteriors
1	3	37	Aging infrastructure and homes
1	3	37	Infrequent community surveys
1	3	37	Over developing open space
1	3	39	Aging infrastructure (fences, building, sidewalks)
1	3	39	opening the space to public use
1	3	40	being able to keep our facilities updated

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Ken-Caryl Ranch 2017 Community Survey

Area*	Dues**	Age	Biggest Threat to Quality of Life on KCR
1	3	40	haven't identified any in our brief time in the community
1	3	40	More neighborhoods as c470 expands
1	3	40	Number of Cars parked on streets
1	3	40	Over-population
1	3	42	More residential development along Shaffer Parkway (and other open spaces)
1	3	42	Not reinvesting in the community
1	3	42	Out of control drivers
1	3	42	Poor enforcement of CCRS especially in Saddlewood/Territory. Many of the houses around here are wrecks with garbage always out front, peeling paint and in disrepair.
1	3	42	Too much development on the periphery of our boundaries-eyesores along Chatfield for instance
1	3	43	Lack of modernization
1	3	45	Irresponsible pet owners- barking dogs, pet waste
1	3	45	NA
1	3	45	The lack of tree, shrub and ditch maintenance as mentioned above
1	3	45	The problems with the ranch house pool
1	3	46	HOA not enforcing covenant rules enough or strong enough.
1	3	46	Pool maintenance , shutting down pools because of broken pumps
1	3	47	Barking dogs
1	3	47	House renting.
1	3	47	Non-residents using facilities and in the community
1	3	48	neglect of open space areas
1	3	48	not taking care of property
1	3	48	paint and upkeep of townhomes exterior
1	3	49	Increase of technology is leading to more isolation between neighbors
1	3	49	People not picking up dog poo
1	3	50	Board leadership has been strong - but it would be easy for special interests to decay the strong direction on a small board with little involvement.
1	3	50	increased covenant controls
1	3	51	Damaging wildlife and not protecting our natural setting through conservation.
1	3	51	If home values don't keep up in the Plains, then the quality of residents it attracts may decline.
1	3	51	Overcrowding by adjacent development
1	3	52	lessening of covenant enforcement
1	3	52	Nothing
1	3	52	people renting their houses, not taking care of property
1	3	54	Homeowners not caring about properties. This is not the current situation
1	3	55	Commercial expansion

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Ken-Caryl Ranch 2017 Community Survey

Area*	Dues**	Age	Biggest Threat to Quality of Life on KCR
1	3	56	encroachment of business
1	3	56	POOR PROPERTY MANAGEMENT COMPANY VERY VERY POOR
1	3	56	Rental properties
1	3	58	No significant threats
1	3	58	Not keeping up with other communities that offer more.
1	3	59	Rental homes
1	3	60	lack of enforcement of covenants
1	3	60	More 'Strangers' wandering the neighborhoods lately. Especially during the day when a majority of folks aren't home.
1	3	60	Not keeping up with the ongoing maintenance of our existing facilities
1	3	60	Overuse of trails
1	3	60	Rental properties where occupants do not take care of property
1	3	60	Shady solicitors knocking on doors at all hours
1	3	60	The overall growth of the metro area.
1	3	61	reduction in overall maintenance
1	3	62	Infrastructure erosion
1	3	62	Noisy traffic
1	3	62	urban sprawl
1	3	63	covenant violations
1	3	63	Overall age of community, not necessarily bad
1	3	63	The arrogant attitude of the residents in the Valley. They bully residents to make sure nothing disrupts their perfect life.
1	3	63	the business center's vacant spaces and expansion (residential additions)
1	3	63	Traffic
1	3	64	cutting back on greenbelt maintenance
1	3	64	everything being the same as it was 28years ago.
1	3	64	Interference with present amount of open space
1	3	64	large apartment complexes
1	3	64	Theft, break-ins
1	3	65	traffic
1	3	65	wild fires
1	3	66	facility upkeep and maintenance
1	3	66	Kids and Dirt-Balls driving noisy vehicles through our neighborhood.
1	3	67	Drugs
1	3	67	independent decisions made without community input
1	3	67	Over use of parks and paths on plains, no policing
1	3	68	apathy
1	3	68	high water costs which lead to poor yard maintenance

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Ken-Caryl Ranch 2017 Community Survey

Area*	Dues**	Age	Biggest Threat to Quality of Life on KCR
1	3	68	Multi-family/apartment buildings that stretch the Ranch's ability to provide amenities to the current residents.
1	3	69	poor budgeting
1	3	70	Easing of covenants
1	3	70	Rodents (due to lack of predators?)
1	3	71	Home prices
1	3	71	loss of open space
1	3	73	expanding business center
1	3	73	overdevelopment of open spaces
1	3	75	Vandalism
1	3	76	RVs and large vehicles parked in neighborhood
1	3	76	Too many renters vs owners
1	3	79	Additional development in the area around KC
1	3	81	Too much expansion of open space trails
1	3		Maintaining infrastructure and grounds
1	3		making sure that those who use our facilities are valid residence
1	3		Overdevelopment of dirt trails. I've been in favor of the new ones to this point, but I think it is time to hold off on more.
1	3		Rattlesnakes
1	3		Traffic
1	4	22	Too many chain restaurants/retail, not enough mom and pop shops
1	4	35	Feeling of safety (my child rides his bike to Shaffer)
1	4	35	Rabbits
1	4	40	Speeding in neighborhoods
1	4	40	Updating the exterior of homes
1	4	41	Apartments being built
1	4	42	Lack of activities for teens and older youth
1	4	46	Dogs barking in back yards
1	4	46	lack of marked crosswalks
1	4	48	condominiums.
1	4	49	Too much development
1	4	50	Disregard for covenants
1	4	50	Irresponsible members
1	4	50	Rentals to illegal pot grower
1	4	51	Aging houses not being maintained
1	4	51	Traffic on C-470
1	4	53	Crime
1	4	53	Inconsiderate neighbors

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Ken-Caryl Ranch 2017 Community Survey

Area*	Dues**	Age	Biggest Threat to Quality of Life on KCR
1	4	56	Too many whiney letters from residents in the paper
1	4	58	If the maintenance of the greenbelt on the Plains were to stop.
1	4	59	Lack of homeowners taking pride in their properties.
1	4	60	the petty crime wave going on right now
1	4	61	Commercialization
1	4	62	Lack of covenant control
1	4	62	Yards that are not watered or are junkie/cluttered.
1	4	65	Not following the rules/laws
1	4	67	additional development
1	4	69	open space vandalism
1	4	70	Ponds being overcome by silt!
1	4	77	Maintenance of the appearance of the community.
1	4		Affordable housing. Keep the prices high.
1	4		Dogs barking incessantly in the Settlement Townhomes
1	5	33	Neglect of facilities (currently in good shape but good maintenance can be a tough sell)
1	5	40	Global warming
1	5	43	People not willing to make investment in facilities to enhance KCR lifestyle
1	5	44	Lack of good restaurants.
1	5	46	Keeping up with updating the appearance of the neighborhood to compete with other nearby neighborhoods
1	5	47	If property values decrease
1	5	47	Letting facilities get rundown (like Ranch House pool)
1	5	51	Too many rules that make it unpleasant to follow.
1	5	54	Expansion of the residential community
1	5	54	Too new to know.
1	5	55	As homes age, consistency of maintenance, covenant enforcement for exterior paint, landscaping
1	5	58	Consistent upkeep of property as it ages
1	5	59	Uncared for and unwelcoming facilities. Facilities must be kept updated, well taken care of, and appear welcoming. Unwelcoming, cheap looking facilities turn prospective buyers and homeowners off.
1	5	64	Covenants not being adequately enforced
1	5	65	I see no threats
1	5	72	property not taken care of (painting)(driveways falling apart)
1	5	75	Excessive noise affecting health of residents (motorcycles, etc.)
1	5	79	Lower earning persons trying to live on KCR who cannot maintain the standard of living/property condition, pay dues, or keep to themselves and are extremely substandard neighbors

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Ken-Caryl Ranch 2017 Community Survey

Area*	Dues**	Age	Biggest Threat to Quality of Life on KCR
1	5		Non-compliance of residents; disrespecting regs
1	6	34	Lack of maintenance
1	6	35	Lack of pride in the neighborhood/ indifference
1	6	40	Tall building business development behind Sunset Ridge
1	6	40	Too little maintenance upkeep.
1	6	44	Residents that are not willing to support the maintenance and expansion of services and facilities within KC
1	6	47	Not enough access for services in walking distance, a car is required
1	6	49	Age -- little room for new building
1	6	49	new build communities with better facilities
1	6	50	Lack of investment in the community infrastructure- our fees are very low - raise then to pay for improvements that will increase property values
1	6	52	private owners changing park/open space
1	6	54	residents who dont follow HOA rules
1	6	55	Allowing facilities to become scruffy or badly maintained
1	6	56	A decline in the housing market.
1	6	56	More traffic with homes being built on Deer Creek Golf Course.
1	6	57	Traffic congestion and inadequate infrastructure
1	6	57	Water Conservation
1	6	60	Homes that don't meet current standards and continue to deteriorate and drag down the property value
1	6	66	Deterioration of KCR-owned and County-owned infrastructure
1	6	68	Aging property condition and inconsistent maintenance
1	6	76	Age, if not upgrades and maintenance of facilities.
1		51	Home maintenance
1		61	Lack of Covenant enforcement
2	1	30	Not improving the quantity of trees and natural vegetation
2	1	30	Raising HOA fees every year or months
2	1	34	Too many 'new uses' Bike Parks, Development of new trails, Dog Parks, Ball fields
2	1	35	Property Taxes and HOA dues going up to high
2	1	37	Non-residents overusing our resources/open space
2	1	37	Too strict of an HOA. Think it is perfect now.
2	1	38	Speed of traffic on main roads
2	1	38	Trespassing in Open Space - general public using our trails
2	1	39	Non resident use
2	1	40	Dogs off leash
2	1	40	negativity on community facebook page
2	1	40	opening facilities and open space to outside usage . . . very very bad idea

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**Dues: If the community chooses to pursue new or enhanced amenities, facilities or programs, what would be your tolerance range for additional HOA dues? 1=None, 2=\$1-5/mo, 3=\$6-10/mo, 4=\$11-15/mo, 5=\$16-20/mo, 6=\$21+ /mo

Ken-Caryl Ranch 2017 Community Survey

Area*	Dues**	Age	Biggest Threat to Quality of Life on KCR
2	1	40	Over development of our open space. Over-use/Over-Development of trails that are also being trespassed by non-residents.
2	1	41	snakes
2	1	42	Decreases in quality of education
2	1	42	More people
2	1	42	Reduction of trails or open space
2	1	42	Speeding on the Valley Parkway behind my house
2	1	43	Moving away from a more natural state of the area
2	1	45	Adding more structures/buildings
2	1	45	Development of open land immediately outside of the Valley
2	1	46	People forget to be kind to neighbors
2	1	47	Baseball fields built for league use
2	1	48	Lack of maintenance
2	1	48	Surveys like this that are too broad in their interpretation. I voted to increase dues ZERO dollars because I have no idea what you plan to spend the money on. Previous survey was MUCH better this one is too vague.
2	1	49	Development of additional amenities
2	1	49	Excessive HOA fees and debt
2	1	49	homeowners should maintain their lot lines and fencing to a like standard so they all look the same and the expectations are consistent
2	1	50	HOA over,- zelouse covenant enforcement - unless there are pink flamingos with spinning wings leave us alone
2	1	50	Incompetent managers.
2	1	50	poor Bradford schools
2	1	50	Too many new trails
2	1	50	Too many unauthorized users of trail systems
2	1	51	Expanding amenities creating additional financial burdens.
2	1	51	not enforcing covenants
2	1	51	Overboard HOA
2	1	52	Proposed expansion of organized sporting activities, on both the Plains and the Valley ball fields.
2	1	53	People moving in who have no clue as to how to deal with the existing wildlife on the Ranch
2	1	53	traffic into and out of our community is excessive. thousands of us that back to valley parkway and cannot afford homes in more remote North Ranch, Manor Ridge and the like are inundated with the visual and noise nuisance and even danger of speeding traffic careening over our weak fence lines. Now we have RTD buses and schools buses roaring along valley parkway obviously exceeding noise limits. Better speed enforcement and solicitation of these efforts to Sheriff's Dept and Highway Patrol by KCR is in order. Individuals can only do so

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Ken-Caryl Ranch 2017 Community Survey

Area*	Dues**	Age	Biggest Threat to Quality of Life on KCR
			much. These requests need to come from KC Ranch administration as a whole. We also need pedestrian crosswalks with blinking beacons like elsewhere in Jeffco - motorists do not stop for pedestrians or bikes and marked crosswalks which is especially dangerous for crosswalks near Bradford on Valley Parkway
2	1	53	Uncontrolled development and growth
2	1	54	Dog feces
2	1	54	I don't mind updating our facilities, but don't go overboard. We do not need to be a country club.
2	1	54	Noise pollution--from Bandamere Speedway and C-470
2	1	55	development
2	1	55	Fire
2	1	55	inconsiderance of neighbors to other neighbors
2	1	56	Baseball/multi-sport fields
2	1	56	unnecessary change, esp. in the Valley.
2	1	57	bringing in additional amenities that will attract non-residents and put too much pressure on the roads, open spaces and may impact safety of residents
2	1	57	Building more facilities (and trails) that we can't afford to maintain
2	1	57	Developing open space areas. Please leave them alone.
2	1	57	increased HOA fee
2	1	57	Increasing population density with the construction of apartment complexes
2	1	57	Overdevelopment
2	1	57	Overuse of amenities.
2	1	57	Too much development along C470
2	1	58	encroachment into our natural spaces by trailbuilding
2	1	59	Building new unnecessary projects that impact traffic and green belt
2	1	59	Crime/vandalism
2	1	59	enforcement of home owners maintaining property
2	1	59	How new facilities will increase expenses over the long-term
2	1	59	The needs of the few outweighing the many.
2	1	59	Too many non residents using the open space, particularly on weekends
2	1	60	Disappearance of our natural resources, undeveloped open space, wildlife, etc.
2	1	60	HOA is not maintaining the beauty of the area and is sacrificeing in nature
2	1	60	Manor House noise
2	1	60	outsiders using our trails
2	1	60	over development
2	1	60	Special interest groups that have loud voices. c
2	1	60	visitors
2	1	61	taxes or dues that are too high in comparison to other comparable communities

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Ken-Caryl Ranch 2017 Community Survey

Area*	Dues**	Age	Biggest Threat to Quality of Life on KCR
2	1	61	the HOAs officials doing what they decide without an acceptable quorum
2	1	62	Continual desire to enlarge, increase, expand programs and facilities instead of focusing on maintenance and refreshment of existing infrastructure
2	1	62	environmental quality impacts - noise, light, air and water quality
2	1	62	Fanatics
2	1	62	Inconsiderate dog owners that allow their dogs to bark continuously
2	1	62	non residents stressing the open space
2	1	62	Residents not complying with covenants
2	1	62	Too much use of various trails by different modes. ieBikes, hikers
2	1	63	adding facilities or businesses with the intention creating income with the associated non-resident participation
2	1	63	encroachment into the natural environment
2	1	63	overdevelopment of facilities and open space
2	1	64	Add'l ball fields with scheduled games.
2	1	64	C-470 expansion and noise
2	1	64	Lack of covenant enforcement
2	1	64	overzelous metro district development of highly opposed projects
2	1	64	Residents being too loud and not thinkings of others
2	1	64	trash and dog poop on trails and paths
2	1	65	Impairment of Open Space Ecosystems with resultant decrease in plant and wildlife diversity
2	1	65	Over development
2	1	65	People that keep their outdoor party lights on throughout the night
2	1	65	Speeding in residential areas
2	1	66	Continuing to expand the Mountain bike trails that costs \$\$ to maintain
2	1	66	HIGHER FEES!!!!
2	1	66	Homes rented out or rental property
2	1	66	Sewage system
2	1	66	Too much HOA. Used to be subtle enformcement now tending to hammer and tongs. Not nice.
2	1	67	development that makes it look like an extension of Denver
2	1	67	Fire
2	1	67	run down/unkept personal property
2	1	68	Speeding
2	1	69	Expansion of youth oriented playgrounds and ball fields
2	1	69	Fire, Overgrowth in open spaces uninforcement of fireworks etc.
2	1	69	Small groups pushng their agenda
2	1	69	Traffic and speeding
2	1	69	Upkeep of individual property

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Ken-Caryl Ranch 2017 Community Survey

Area*	Dues**	Age	Biggest Threat to Quality of Life on KCR
2	1	70	Community activists
2	1	70	Lack of maintenance of existing facilities
2	1	70	Lax attitude toward the appearance of our boulevards, fences, and architectural control.
2	1	70	Overdoing everything
2	1	70	Paying part of someone else's perimeter fence--should be paid by those immediately impacted
2	1	71	KCRMA and KCRMD Boards not listening to residents.
2	1	72	Aging of properties and amenities
2	1	72	development of open space
2	1	72	overreach by Metro District and Master Association
2	1	72	Too many special intrests are overly represented
2	1	73	Nonresident use of private ranch property.
2	1	73	Over management and development
2	1	74	The loss of the unique natural beauty of the ranch
2	1	74	vandalism
2	1	75	Selling off any protected land or open space
2	1	75	The evident urge to cater to a more youthful population without due consideration to the effect on the community as a whole
2	1	76	Dogs running off leash
2	1	79	Allowing private commerce into the Ken Caryl Ranch Valley.
2	1	79	traffic
2	1	87	Too many people want to make our open space a 'City Park'. Nature as it is why we live in the valley..
2	1		Any mis-management of natural resources on the Ranch
2	1		ball parks/public sports facilities
2	1		Disturbing or eliminating the natural resources that surround us and define our community
2	1		Excessive speeding through neighborhoods.
2	1		Expansion of recreational facilities open to outside users (I.e. Other than residents of Ken-Caryl)
2	1		Failure to maintain existing hoa trees, landscaping.
2	1		Failure to preserve natural open spaces
2	1		lack of covenant enforcement
2	1		Lack of enforcing covenants
2	1		Lack of upkeep of amenities, landscape
2	1		Making changes that Detract from the natural environment
2	1		Outreach of KC facilities to Greater Jefferson County
2	1		outside encroachment

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Ken-Caryl Ranch 2017 Community Survey

Area*	Dues**	Age	Biggest Threat to Quality of Life on KCR
2	1		Outsiders using our backcountry caused by biking and lack of ranger patrol of the trails, not gates.
2	1		Over landscaping
2	1		People using our resources that don't pay or support them.
2	1		rentals
2	1		Speeders in cars and bicycles
2	1		the current board
2	1		The rapid growth of high density housing along the perimeter of C470 and Denver metro
2	1		Too many additional unnecessary developments/amenities that take away from the natural beauty
2	1		Too many mountain bikes are tearing up the hiking trails. Many of these riders don't live in our community.
2	1		too many new trails, draining rescourses!!
2	1		vocal people forcing more development/expansion of everything when there is no need, and doing so without full disclosure/communication so others can oppose
2	1		your spending is out of control
2	2	32	Potential expansion of the neighborhood.
2	2	33	High cost of home prices
2	2	34	Old people
2	2	35	The residents
2	2	36	Aging homes and amenities
2	2	36	Decreased funds
2	2	36	Dog poop
2	2	36	people that move here are often entitled- they want a country club without paying for it
2	2	37	Baseball fields
2	2	37	Fire danger
2	2	37	Inflexible community residents
2	2	37	New, more modern communities being developed close by
2	2	37	Speeding cars on neighborhood streets
2	2	37	Too expensive for the average family.
2	2	38	Becoming complacent. We need to continue to make improvements to our homes and neighborhood
2	2	38	Development in nearby area
2	2	38	Idiot residents that don't take care of the neighborhood, pick up after their dog, etc
2	2	39	Building more homes. Please dont!

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Ken-Caryl Ranch 2017 Community Survey

Area*	Dues**	Age	Biggest Threat to Quality of Life on KCR
2	2	39	increased population of the Denver Metro
2	2	40	Commercialization -- we do not like the idea of bringing bars in to the Ranch or Valley area. They are close enough where they are.
2	2	40	Trump
2	2	41	Retail space in the Valley
2	2	42	Baseball fields
2	2	42	Deer - they are overpopulated
2	2	42	If trails used by non-residents - too crowded
2	2	42	Lose of open space
2	2	42	Over enforcement of nitpick things like basketball hoops in cul de sacs
2	2	42	Uptight people
2	2	43	declining elementary school enrollement
2	2	43	DRONES!!!!!!!!!!!!!!!!!!!!!! Noisy, invasion of privacy, we didn't buy into a neighborhood focused on nature to be inundated with robots flying in the air.
2	2	43	Speeding through the neighborhood and reckless driving
2	2	43	Speeding traffic
2	2	44	rattlesnakes
2	2	44	Theft
2	2	45	Increase in people
2	2	45	Motorized bikes on paths
2	2	45	Threat of reduced open space
2	2	45	Too much HOA involvement
2	2	46	Ball fields that will be used by the public
2	2	46	constant dog barking that is not thwarted
2	2	46	HOA not listening and wanting to add parks, ball fields, etc. which will create traffic, danger, noise
2	2	46	Inconsiderate trail users
2	2	46	lack of top tier facilities
2	2	46	Things that encroach on the natural setting -- noise, traffic
2	2	47	Difference of opinion
2	2	47	Folks not keeping up their homes and property appearance and structure. Not seeing much of this fortunately. Just noting it as a threat.
2	2	47	lack of spending to keep our aging community attractive to homebuyers
2	2	47	not maintaining
2	2	47	Over building of open space
2	2	47	Overuse of open space - use by those outside of the community
2	2	47	People that don't understand the wildlife here.
2	2	47	Too many cars parked on the streets for long periods of time.
2	2	48	Fire Danger

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Ken-Caryl Ranch 2017 Community Survey

Area*	Dues**	Age	Biggest Threat to Quality of Life on KCR
2	2	48	Inappropriate use of fiscal resources
2	2	48	Influx of residents that don't value the community
2	2	48	Lack of maintenance of pools
2	2	48	Lack of strict covenant enforcement to maintain the high standards we selected when we moved here. For example, many owners' driveways are falling apart, outside storage of items is getting out of control, and parking along a blind corner on White Oak behind the Bradford primary is very dangerous for cars to park on both sides of the road and creating a traffic issue.
2	2	48	Loss of open space activities, views etc
2	2	48	noise
2	2	48	Not in my backyard mentality
2	2	48	taxes too high
2	2	49	adding public use fields
2	2	49	balance of people to the open space beauty.
2	2	49	Building new facilities for outside use increasing traffic and visitors to area
2	2	49	Increased criminal activity with lack of police monitoring
2	2	49	Loss of open space
2	2	49	not keeping up with quality landscape and facilities
2	2	49	Speeding -- people drive like crazy through the Valley
2	2	49	Traffic on 470
2	2	49	vandalism/crime
2	2	50	Existing homes going rental
2	2	50	Unauthorized trail use
2	2	51	Association hovering and trivial enforcement of minor, very minor, things.
2	2	51	Decline of schools
2	2	51	more rules and covenants
2	2	52	crime/vandalism
2	2	52	Excessive building expansion into Open Space
2	2	52	outdoor speakers
2	2	52	Overuse from non residents
2	2	53	Aging community landscape with ad-hoc, piecemeal approach to replacement and maintenance
2	2	53	crime increasing
2	2	53	Loss of Peacefulness
2	2	53	Overcrowding
2	2	53	Retail/restaurant
2	2	53	traffic on C470
2	2	53	When covenants aren't enforced

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Ken-Caryl Ranch 2017 Community Survey

Area*	Dues**	Age	Biggest Threat to Quality of Life on KCR
2	2	54	General overcrowding and traffic in area
2	2	54	if covenants don't stay enforced
2	2	54	littering has gotten much worse over the years
2	2	54	New Baseball Fields
2	2	54	Wildfire Threat
2	2	55	Adding Public-Use Fields to Bradford School property
2	2	55	any further development
2	2	55	Commercial businesses operating with KCR
2	2	55	Mountain bikers ruining trails.
2	2	55	Overdevelopment
2	2	56	Aging infrastructure
2	2	56	Any commercial development
2	2	56	degradation of housing stock
2	2	56	Increased commercial building creates more traffic and influx of more people
2	2	56	Poor planning in the business park
2	2	56	there is an overzealous enforcement on covenants
2	2	56	Traffic issues
2	2	57	commercial development (dont want)
2	2	57	deterioration of common facilities
2	2	57	Facilities such as baseball fields that would draw people into the Valley.
2	2	57	if the deer creek golf course were to go away
2	2	57	Our community thrives in part because we have a very large group of residents who devote their time and effort to volunteer programs and positions. If we become too big of an entity, people may lose that sense of a tightly knit community and just expect 'staff' to make everything work. Doing something well is more important than expanding to accommodate every wish or desire.
2	2	57	outside people that dont live here using our trails
2	2	57	putting public soccer fields at the bradford school.
2	2	57	retail
2	2	57	Texans
2	2	58	Commercialization and low income housing units being built all around us.
2	2	58	Drones
2	2	58	Kids racing through in cars and loud motorcycles running through
2	2	58	Over use of trails by non residents.
2	2	58	People that dont live here driving in
2	2	58	too much development -trying to please everyone
2	2	59	Ball fields / parks which are open to public use (non residents)

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Ken-Caryl Ranch 2017 Community Survey

Area*	Dues**	Age	Biggest Threat to Quality of Life on KCR
2	2	59	Bikers tend to want equality on the streets, but do not obey their same requests
2	2	59	lack of pride in ownership of residences
2	2	59	Noncommunity individuals using KCR
2	2	59	people not following the covenants
2	2	59	Single interest groups
2	2	59	The rising cost of water and lack of Xerascaping of medians, etc.
2	2	60	Any effort to develop beyond what is in the covenants
2	2	60	Building of additional condos/apartments
2	2	60	loud, minority interest groups dominating the overall quality of life in our community
2	2	60	The intrusion of too many man-made trails and facilities, which would deface our beautiful and natural environment. Let's effectively use what we already have and update or remodel as needed. Our community facilities should not be exclusively geared towards childcare.
2	2	60	Too much covenant enforcement
2	2	60	too much traffic
2	2	60	Trading of spaces to facilitate JeffCo's building of public trails down W side of C470 is a HUGE threat to our safety & privacy, and is completely unnecessary giving trail already on E side of highway
2	2	61	a not-in-my-backyard attitude towards new recreational facilities
2	2	61	Additional trails
2	2	61	commercial development within the Valley area
2	2	61	Insistence of putting ballfields at Bradford North
2	2	61	lack of covenant control enforcement
2	2	61	maintenance and care of common grounds
2	2	61	Noise
2	2	61	scheduled ball fields
2	2	61	Too many mountain bikers
2	2	62	Allowing non-residents to use our trails/facilities
2	2	62	Homeowners putting signage in their yards
2	2	62	not maintaining amenities
2	2	62	overdevelopment
2	2	62	Too many facilities/programs destroying the natural beauty and serenity of the area
2	2	62	Traffic
2	2	62	Traffic Congestion on C-470
2	2	63	aging properties
2	2	63	Enforce dog leash law. Not all of us own dogs.

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Ken-Caryl Ranch 2017 Community Survey

Area*	Dues**	Age	Biggest Threat to Quality of Life on KCR
2	2	63	Maintaining the beauty and uniqueness of our neighborhood
2	2	63	Non resident use of open space
2	2	63	skate or bike parks that would bring in outside non-residents
2	2	63	Too much government interfer
2	2	63	vandalism
2	2	64	A baseball field by Bradford School
2	2	64	Dog poop on paths
2	2	64	Lack of respect for covenants
2	2	64	Poor or lack of lawn,tree and wall maintenance.
2	2	64	really not much
2	2	65	being proactive about the emerald ash borer threat to the KC community
2	2	65	Board actions that only consider one point of view - and are hostile to resident concerns
2	2	65	Enforce covenants.
2	2	65	If we fail to preserve and protect our open spaces and wildlife.
2	2	65	Increased population density
2	2	65	Over expansion of facilities that have to be maintained
2	2	65	Overzealous environmentalists
2	2	65	Traffic
2	2	66	Baseball field near Bradford.
2	2	66	Excessive wear and tear on trails by mountain bikers
2	2	66	I don't see any major threats, but adequately maintaining infrastructure is very important
2	2	66	Lack of Enforcement of convenants
2	2	66	overuse of open space for structured sports
2	2	66	Traffic and speeding enforcement
2	2	67	Allowing outsiders access to our amenities.
2	2	67	cayotes and small dogs; our dog was attacked, spent over \$3,000 in vet bills
2	2	67	Changing too much from the uniqueness to more commercial.
2	2	67	Degradation of home upkeep - See single family homes used as rentals with multiple adults.
2	2	67	developing open space
2	2	67	ongoing drought conditions and fire danger
2	2	67	poor maintenance of greenbelts
2	2	67	Possible commercial development in the Valley
2	2	67	Vandalism
2	2	68	bringing more businesses in
2	2	68	Reducing natural setting with planned recreational facilities

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Ken-Caryl Ranch 2017 Community Survey

Area*	Dues**	Age	Biggest Threat to Quality of Life on KCR
2	2	68	Speeding cars and not obeying rules.
2	2	68	wildfire
2	2	69	Commercial growth
2	2	69	Crime
2	2	69	Development...danger to environment
2	2	69	losing the trees and landscaping in the common areas
2	2	69	too much developement of open spaces
2	2	70	Increased noise and traffic
2	2	70	Over development - too many trails etc.
2	2	70	People are driving too fast!
2	2	70	residents that do not take care of their landscaping, weeds, junk around side of houses, painting, etc. This degrades all of our community. I'd like to see increased covenant control
2	2	70	to many parrire dogs need to reduce population
2	2	71	Decline of the appearance of trees and landscaping of parkways, parks, and open space
2	2	71	Maintenance of what we have, especially the grounds
2	2	71	scheduled sports at bradford
2	2	71	Too many autos parked on streets
2	2	71	too much development of open areas
2	2	71	We are an aging community; maintenance by homeowners and open space is most important.
2	2	72	deteriorating maintenance
2	2	73	narrow mind of the board, need a broader focus
2	2	73	Too many signs on roads.
2	2	74	Comunity members that do not want to support the maintenance of the current quality community.
2	2	74	Disregard to your property apearence.
2	2	74	expansion
2	2	74	Over use of trails by mountain bikes leading to erosion and conflicts with walkers
2	2	75	Business park-KC allows anything to be built.
2	2	75	noise
2	2	76	many of the new people seem apathetic to the covenants which are the reason there is good quality of life in the KCR.
2	2	77	vandalism
2	2	80	barking dogs at all hours of the day and especially at night
2	2	80	IMMEDIATE NEED: Rerouting the intersection to the road into the Community Center and the main road - VERY dangerous

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Ken-Caryl Ranch 2017 Community Survey

Area*	Dues**	Age	Biggest Threat to Quality of Life on KCR
2	2	81	NOT MAINTAINING OPEN SPACE/FENCES, ETC.
2	2	86	Poor condition of streets and roads.
2	2	93	Real estate tax increases
2	2		Complacency
2	2		Covenants not enforced. Some properties are not being taken care of.
2	2		covenant enforcement
2	2		Crime
2	2		Destruction of wildlife habitat in the KCR Foothills Open Space
2	2		Elitism
2	2		Hmmmm . . . threat ? lack of representative government on our board
2	2		I see the ever-increasing development of unpaved trails as the biggest threat to the quality of life on Ken-Caryl Ranch.
2	2		Increased traffic outside the valley.
2	2		maintaining property
2	2		Making the amenities available to non residents
2	2		Neighboring Subdivisions encroaching into our facilities, particularly from Willow Springs into North Ranch
2	2		New Home Owners who disregard the covenants
2	2		Non-resident trespass on Ken Caryl open space trails/facilities
2	2		Outsiders
2	2		Overuse of our natural resources
2	2		People that complain too much
2	2		Ridiculous use of HOA enforcement as a replacement for direct communication
2	2		rising housing costs which price families out of the market
2	2		Skate park
2	2		the lineup of trucks/huge cars on the streets and lack of sidewalks for all ages to walk/play on
2	2		The sprinkler system on green belts, parks, etc needs to be upgraded as during the hot months the grass looks terrible.
2	2		Too many deer!
2	2		Vandalism
2	2		Vandalism
2	3	30	Not enough restaurants. Too many chain restaurants
2	3	34	Ken-Caryl Residents themselves
2	3	34	over-development. we love living in the peaceful community of the valley. finding the balance between open space and amenities is difficult
2	3	35	Ball fields at Bradford
2	3	35	Impending water restrictions due to increase in population in Denver metro area

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Ken-Caryl Ranch 2017 Community Survey

Area*	Dues**	Age	Biggest Threat to Quality of Life on KCR
2	3	35	over-use of open space
2	3	35	Rattlesnakes
2	3	35	Use of community from people outside of neighborhood
2	3	36	Disrespect for open spaces: littering, bad etiquette on trails etc
2	3	36	Drivers breaking the law - not stopping at stop signs
2	3	36	People leaving dog poop/trash
2	3	37	Anti-trail groups
2	3	37	Speeding. Many residents drive too fast and don't adhere to stop signs.
2	3	37	Too much popularity
2	3	38	Crime
2	3	38	Encroachments at our borders like the new C-470 developments
2	3	38	increased traffic
2	3	38	Not maintaining/keeping up landscape and amenities
2	3	38	Road Noise from West Ken Caryl Ave and S. Valley Road
2	3	38	traffic on C470
2	3	39	Aging structures and pools
2	3	39	Eliteism among residents
2	3	39	fast drivers
2	3	40	increased number of people / homes using KCR property
2	3	40	Losing open space
2	3	40	loss of student population at Bradford bringing more traffic into the valley
2	3	40	Reckless driving
2	3	40	Some residents' total disregard to traffic laws on residential roads.
2	3	40	Too many rental properties
2	3	40	traffic/transportation to denver and DTC
2	3	41	increased taxes and fees
2	3	41	Lack of diversity
2	3	41	Maintenance of common areas
2	3	42	Drug dealing and doing at the parks (heirloom in particular)
2	3	42	forest fires
2	3	42	not keeping the neighborhood up to date considering new developments that are being constructed
2	3	42	teenage vandalism
2	3	42	Traffic on surrounding roadways
2	3	43	Aggressive driving
2	3	43	allowing retirees to defer investment in the neighborhood
2	3	43	drivers speeding on residential streets
2	3	43	Home price appreciation

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Ken-Caryl Ranch 2017 Community Survey

Area*	Dues**	Age	Biggest Threat to Quality of Life on KCR
2	3	43	Horse poo on trails
2	3	43	Success of our schools
2	3	44	catering too strongly to just one age group's preferences
2	3	44	Discord in the community.
2	3	44	new construction
2	3	44	Overdevelopment of the surrounding area.
2	3	44	Speeding/bad drivers
2	3	44	The planned rec fields at the intermediate school. We can't accommodate that kind of traffic, congestion and parking.
2	3	45	Aging properties
2	3	45	decreased sense of community as neighborhoods turn over
2	3	45	Losing our open space
2	3	45	Maintenance of sidewalks/landscaping/homes/community buildings/open space
2	3	45	People driving aggressively in the neighborhood
2	3	45	People limiting how we can recreate in our valley
2	3	45	Traffic
2	3	46	Continued, rampant development in the surrounding areas
2	3	46	Developers getting in here and building more things.
2	3	46	lack of investment
2	3	46	lack of maintenance
2	3	46	People who like to complain about the wonderful place we already live in.
2	3	46	Residents using open space for the sake of convenience (eg. multi-use fields)
2	3	47	Building sports fields within Ken Caryl
2	3	47	Increased traffic
2	3	47	Lack of Community Events to bring neighborhoods out together
2	3	47	Not updating amenities to compete with similar neighboring communities
2	3	47	Opening space and facilities to non-residents
2	3	47	Overdeveloping the open spaces and the amenities
2	3	47	people putting cement trails
2	3	48	building up too much recreation, hence losing wildlife etc.
2	3	48	drivers not observing speed limit and stop signs - kids safety
2	3	48	Falling behind other communities in ammenities/technology.
2	3	48	RENTERS
2	3	48	vehicles not yielding to pedestrians
2	3	49	Building ball fields where they are not sustained
2	3	50	apathy of residents
2	3	50	Bradford K-8 school scaring away quality residents

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Ken-Caryl Ranch 2017 Community Survey

Area*	Dues**	Age	Biggest Threat to Quality of Life on KCR
2	3	50	coyotes
2	3	50	Degregated appearance of landscaping
2	3	50	encroachment into natural areas
2	3	50	Lack of maintenance of aging facilities
2	3	50	Not maintaining green belt areas
2	3	50	over-development and new construction
2	3	50	Too much development of playing fields
2	3	51	Continuing to build more trails
2	3	51	outside use of trail system/resources and vandalism
2	3	51	Special Interest Group making decisions (Trail Club = MA and MD)
2	3	52	Bikes running stop signs and not following traffic rules.
2	3	52	Failure to preserve the beauty and nature - make sure humans aren't infringing
2	3	52	Increase in high speed traffic, not always residents
2	3	52	Light pollution at night
2	3	52	road disrepair
2	3	53	Anti trail activity
2	3	53	attempts by MA, MD boards, and community committees to be everything to everyone. Not every idea is a good idea, and not every voice heard should be implemented.
2	3	53	dying trees are not being replaced
2	3	53	Not improving and updating our existing amenities
2	3	53	Not maintaining high standards for our structures and amenities degrade the value of our homes
2	3	53	Overbuilding of open space, trails, etc.
2	3	53	people moving in who complain about everything
2	3	53	Too many rules and regulations
2	3	54	disrespect for others
2	3	54	Failure to continue to enhance the facilities we have
2	3	54	Increased theft
2	3	54	overdevelopment
2	3	54	Preservation of open space and trail system is paramount to retaining quality of life. Don't reduce.
2	3	54	uncontrolled use by non-members
2	3	55	Continued population growth and building along C-470 corridor.
2	3	55	existing facilities/ amenities not maintained as community ages
2	3	55	Losing the open space
2	3	55	not properly maintaining and updating our facilities
2	3	55	Too many paths, bike/walking trails, etc. that threaten our wildlife

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Ken-Caryl Ranch 2017 Community Survey

Area*	Dues**	Age	Biggest Threat to Quality of Life on KCR
2	3	56	Aging housing stock needs maintenance
2	3	56	Aging infrastructure
2	3	56	Aging properties that are not maintained by the home owner
2	3	56	Continued growth of congestion on C-470 in both directions
2	3	56	Disruption of the building/maintenance of open space trails settled in the TMP
2	3	56	interfering with wild life habitats (thru new trails)
2	3	56	Irrational environmentalists
2	3	56	Personal properties not being upgraded, especially exterior.
2	3	57	Doing away with turf areas and trees
2	3	57	expansion of services into natural open spaces
2	3	57	Homes not being maintained
2	3	57	Limiting Trail System expansion
2	3	57	Non residents using unpaved trail system
2	3	57	Population growth in Denver and pressure on area and traffic
2	3	57	The degradation of our roadside/median trees and grass/greenery and flowerbeds due to water conservation and poor landscaping plans.
2	3	57	Too much mountain biking on trails
2	3	58	aging KC population
2	3	58	C470 expansion - traffic noise and volume, additional separation of East-West neighborhoods
2	3	58	Lack of facility and open space trail maintenance
2	3	58	Not maintaining and improving our facilities, signs, lights and grounds
2	3	58	Not maintaining and improving the parkway and trees and grass along the main roads
2	3	58	overrun of open space by those that want pleasure over wildlife
2	3	58	Vitriol between residents re their priorities for the Valley
2	3	59	Affordability
2	3	59	Building more trails and paving existing dirt trails are ruining the rural aspect of life here, and making it a mini-Highlands Ranch. This is NOT why I moved here, and if new residents want more paving, they should have bought in an urban, not a rural environment. Moving here and then ruining what we have by paving things over is not acceptable.
2	3	59	reckless/irresponsible drivers
2	3	59	traffic
2	3	60	Californians
2	3	60	Covenant enforcement regarding yard upkeep. residential weed control and lawn maintenance
2	3	60	Decisions made by the board which reflect only their opinion.e.g stopping of mowing and irrigation

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Ken-Caryl Ranch 2017 Community Survey

Area*	Dues**	Age	Biggest Threat to Quality of Life on KCR
2	3	60	over reaching master association and covenants
2	3	60	Red Birch street workout group run as a business
2	3	60	Special interest groups in the HOA and Master Association.
2	3	61	Encroachment of open spaces, no development
2	3	61	Overuse
2	3	61	too much micromanagement.
2	3	62	aging infrastructure
2	3	62	lack of covenant control ppty's not to standard
2	3	62	The risk that the desire to develop reduces open space. All green belts must be retained
2	3	63	Becoming too focused on trivial matters instead of bigger picture that would increase desirability to live here.
2	3	63	Community Discord
2	3	63	Inadequate funds to maintain existing facilities including irrigated landscaping.
2	3	63	Insufficient funds for maintenance
2	3	63	Maintenance of what is in place
2	3	63	Neighbors who ignore landscape covenants
2	3	63	Tree removal
2	3	63	we seem to waste a lot of water - cut back to reflect the reality of an arid western environment
2	3	64	income inequality
2	3	64	overdevelopment of open space back country trails
2	3	64	Population growth near to KC
2	3	64	Too much commercial construction outside the valley drawing traffic
2	3	64	Traffic
2	3	65	Adding baseball fiels
2	3	65	Aging facilites.
2	3	65	auto driver's speeding
2	3	65	Increased development in and around KCR (e.g., development along c470 will increase traffic substantially.
2	3	65	Landscaping degradation, loss of trees, noxious weeds in open space, invasive pests
2	3	65	Population density
2	3	65	Single-interest groups (bicyclist, hikers, NIMBY's, etc.) trying to hijack the current balanced approach.
2	3	66	Continued push to schedule league sports events on fields within the ranch.
2	3	66	If covenants were not enforced
2	3	67	Any degradation of community grounds upkeep and maintenance
2	3	67	bikers on the trails that are going too fast on their descent to avoid hikers

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Ken-Caryl Ranch 2017 Community Survey

Area*	Dues**	Age	Biggest Threat to Quality of Life on KCR
2	3	67	Costs of maintaining EXISTING infrastructure and residents willingness to pay for it
2	3	67	Disregard of covenants
2	3	67	Financially pragmatic management
2	3	67	Parking on the streets allowed
2	3	67	Partial outside ownership of facilities
2	3	68	Fire
2	3	68	Haphazard covenant control - yard maintenance, house painting, excess # of cars
2	3	68	Lack of state of art internet
2	3	68	neighbors who don't care about their yards, houses
2	3	68	the mountain trails over run with trail bikes
2	3	69	Competive sports fields open to sports teams
2	3	69	Politcal correctness. Preserve the Ranch lifestyle we have.
2	3	70	Dogs barking and pooping
2	3	70	Non-residents using facilities and spac
2	3	70	Poor planning and oversight of 'upgrades'
2	3	70	wildlife
2	3	71	development
2	3	71	general popuation growth in the metro area
2	3	71	Not maintaining facilities
2	3	71	Too many rules
2	3	72	Not fixing the pond in Brannon Gearhart park - very unsightly!
2	3	72	Opening or developing athletic fields available to the entire county
2	3	73	Increased bicycle usage on our roads especially when they ride 2 or 3 abreast and don't obey traffic rules.
2	3	75	speeding drivers
2	3	76	If facilities were in disrepair
2	3	76	Increased traffic
2	3	80	commercialization of our community rather than a true residential community
2	3	80	Lack of quality events/activities. Poor choice of land use.
2	3	82	Outside visitors using our facilities
2	3		Aging homes
2	3		Any threats to amenities or services for children
2	3		dogs everywhere, and barking
2	3		Having one of the two valley schools close if K-8 fails
2	3		Homeless Camping
2	3		Homeowners maintaining their own property-no trash, etc

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Ken-Caryl Ranch 2017 Community Survey

Area*	Dues**	Age	Biggest Threat to Quality of Life on KCR
2	3		Homeowners who don't care.
2	3		Lack of enforcement of covenants - people not maintaining their yards, parking way too many cars on the street on a permanent basis, businesses that cause a problem for neighbors
2	3		NIMBY's
2	3		noise pollution
2	3		Not maintaining the entrances to the main areas.
2	3		over enforcement
2	3		Over use/ not as adequately protecting what we have
2	3		People driving too fast in neighborhoods
2	3		speed of cars going through neighborhood (valley)
2	3		speeding
2	4	34	Rattlesnakes!!
2	4	37	Commercial development
2	4	37	Lack of covenant enforcement
2	4	37	People who don't want to help keep the Ranch up to standards
2	4	39	continued growth of surrounding areas that may impact the neighborhood through environmental changes
2	4	40	Growth of the community
2	4	40	None
2	4	41	Older residents who want to limit or isolate youth activities
2	4	41	People disrespecting people
2	4	41	too much traffic and outsiders due to possible baseball fields at intermediate school
2	4	42	population growth
2	4	43	Crime - Police do not patrol nearly enough
2	4	43	Facebook
2	4	43	Lack of development / not keeping current with newer neighborhoods
2	4	44	Not improving the existing structures/play areas
2	4	44	Not putting enough emphasis on community aesthetic upkeep
2	4	45	Failing to spend appropriate \$ on our most important resource - the trail system
2	4	45	Reckless driving, not obeying stop signs
2	4	46	People driving too fast on the roads!!!!!!!!!!!!!! Many areas do not have sidewalks - we need speed bumps and stop signs. The HOA needs to support families in having Jeffco address these concerns.
2	4	47	Expanding of the trail system, especially where the trails are cutting up the face of the hills
2	4	47	Feeding wild animals

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Ken-Caryl Ranch 2017 Community Survey

Area*	Dues**	Age	Biggest Threat to Quality of Life on KCR
2	4	47	Forest fire
2	4	47	Golf Course
2	4	47	Large numbers of barking dogs
2	4	47	Need to preserve open space
2	4	47	Overuse of natural resources by residents & NON-residents
2	4	47	Rattlesnakes getting over populated in the area making it unsafe for children and eventually hurting home values and KC reputation
2	4	48	Dogs barking all hours of day and night
2	4	48	Influx of more building apartments
2	4	48	Not enough backcountry open space dirt trails
2	4	48	Speeding - people drive way too fast
2	4	48	water preservation -- stopping watering green grass
2	4	49	Being priced out of the community as housing costs increase.
2	4	49	Hard to say but I worry about some people becoming too restrictive and wanting to keep things 'the way they are.'
2	4	49	Maintenance and updating of facilities in a timely manner.
2	4	50	Anti sentiment towards completing Trails Master Plan
2	4	50	Residents that don't want to get along with their neighbors
2	4	53	Development along perimeter of KCR
2	4	53	development out side of community / traffic / congestion
2	4	53	Private homes becoming rentals that result in poor maintenance of the homes and yards.
2	4	54	upkeep of individual properties and letting maintenance go
2	4	55	The lack of environmental measures.
2	4	56	Allowing the place to lok run-down.
2	4	56	budget problems for the MD
2	4	56	encroaching neighborhoods
2	4	56	Overdevelopment of local area
2	4	56	People who do not maintain their yards and exterior paint
2	4	56	Residents who don't use the amenities
2	4	56	Seems like a lot of drama and contention regarding the board
2	4	57	A fire due to trees on hill not being removed
2	4	57	increased use of Jeffco open space areas
2	4	57	individuals who never use our open space for any activity and want to limit use
2	4	57	population pressure including apartment on KC property
2	4	58	Speeding on residential streets...more enforcement needed
2	4	59	covenants not being enforced as homes grow older
2	4	59	Destruction of property

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Ken-Caryl Ranch 2017 Community Survey

Area*	Dues**	Age	Biggest Threat to Quality of Life on KCR
2	4	59	Fire
2	4	59	increases in HOA dues
2	4	59	not enough ammenities
2	4	59	Not updating and maintaining our infrastructure and amenities
2	4	59	people with too much power on covenants
2	4	59	Too much govenance, too many rules
2	4	60	lack of investment by owners for improvements
2	4	60	Too much development of Open Space for recreational use
2	4	61	more road traffic if the board creates new ball bark, scate park or dog park
2	4	61	older homes needing maintainence /upgrades
2	4	62	Not maintaining community infrastructure
2	4	63	hoodlums destroying signs etc and littering
2	4	64	fire
2	4	65	Inefficient use of water
2	4	66	lack of enforcement of covenants
2	4	66	Non-residents allowed use of amenities, facilities
2	4	66	other entities or others not living in this area coming and using our land, paths, facilities without paying or just going elsewhere so our facilities stay ok for our residents
2	4	66	to many outside people using our trails
2	4	67	wildfire
2	4	68	Complacency
2	4	68	New building in open space
2	4	69	aging trees, particularly cottonwoods which can fall on homes
2	4	69	loss of open space to building
2	4	69	vandalism
2	4	70	Aging demographics and possible reluctance to fund high quality
2	4	71	More apartments being built
2	4	72	Over development of the Business Center
2	4	73	Access - Inadequate C470, I70 & 6th Ave. rush hour capacity
2	4	79	Maintain what we have now.
2	4		Aging, crumbling streets and the adverse effect on home values
2	5	33	Crime / Burglary
2	5	35	Traffic; careless driving, speeding, on phones, blowing stop signs, etc
2	5	36	Over representation/enforcement and lack of flexibility by the HOA. For example, receiving a notice about weeds in the front yard when it is still actively snowing in the spring.
2	5	36	Schools and the lack of activities due to field restraints

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Ken-Caryl Ranch 2017 Community Survey

Area*	Dues**	Age	Biggest Threat to Quality of Life on KCR
2	5	37	Deterioration of community standards/appearance
2	5	38	Busybodies worrying too much about what other people are doing
2	5	39	Degradation of the amenities of the community via aging
2	5	39	People not open to it being a young family place
2	5	39	The growth that will happen over the next 10 years along the front range.
2	5	39	Vandalism
2	5	40	funny question, don't see many threats in KCR period!
2	5	40	too low of homeowner's dues
2	5	41	Cost of living in KC
2	5	41	Deteriorating plants/trees
2	5	41	not maintaining aging assets
2	5	41	not maintaining the natural beauty: ie: letting trees die
2	5	43	lack of building codes/uniformity in the development and upkeep of KC businesses (i.e. King Soopers and the former Vitamin Cottage shopping centers)
2	5	43	Trails being open to public
2	5	44	non-resident use
2	5	44	Poachers on the trails
2	5	45	The constant speeding through the neighborhoods
2	5	46	Losing the feeling of privacy that we have in KC
2	5	46	more apartment homes
2	5	46	Wildfire
2	5	47	Development of Sterling Ranch which could negatively affect KC property values.
2	5	47	newer communities with better amenities are opening all the time. We need to keep up.
2	5	47	Not updating amenities (last bond covered a lot of this) including outdoor amenities
2	5	48	Being too resistant to change
2	5	48	Fire protection
2	5	49	cranky neighbors who complain on social media
2	5	49	Non residents using our amenities
2	5	49	Traffic
2	5	50	Aging of the community and the urgent need to attract younger families
2	5	50	Anti-trail movement
2	5	50	Lack of investment in our facilities and amenities
2	5	51	Deteriorating infrastructure
2	5	51	Inadequate maintenance of infrastructure
2	5	51	People not supporting the trail systems.
2	5	53	Not enough attractive youth amenities and programs that attract new families

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Ken-Caryl Ranch 2017 Community Survey

Area*	Dues**	Age	Biggest Threat to Quality of Life on KCR
2	5	54	Not preserving our natural resources
2	5	55	Jefferson County School district
2	5	55	NIMBY - not in my back yard residents who only think of their own petty issues
2	5	56	letting our environmental beauty deteriorate as well as community center amenities
2	5	56	More trails. We have enough.
2	5	56	Speeding! People drive like maniacs on the Parkway. I'm amazed there aren't more accidents or animals hit.
2	5	57	Increased traffic from C470 to Deer Creek Canyon and associated crime
2	5	57	We need to continue to maintain and grow our trail system to the level of the master plan
2	5	58	Opening our trails and parks to non-residents
2	5	60	Degradation of the appearance of KCR overall, including common areas, roadways, shopping centers
2	5	60	Not respecting what we have
2	5	61	Increased development and traffic in the west metro/front range foothills area.
2	5	61	Vandalism and graffiti
2	5	62	NO MORE TRAILS BUILT! Maintain the current ones; don't want the Highlands Ranch or Highline Trail look.
2	5	63	SAFETY AND SECURITY OF OUR CHILDREN
2	5	63	Special interest groups forcing their agenda (trails for instance)
2	5	65	Invasion of commercial businesses
2	5	67	Over-reaching, overzealous covenant enforcement that does not respect resident rights
2	5	68	Letting things go, with trees, bushes, and hiking trails.
2	5	69	too many dogs
2	5	70	Landscape Vision 'True Colorado Living' prepared by: Atkinson Design Group and adopted by KCRMD on 12-9-2014 and the KCRMA on 12-16-2014
2	5	74	Residents permantley parking cars and trucks on streets and in driveways
2	5		Lack of covenant enforcement
2	5		Relaxing on covenants.
2	6	32	Geriatrics and their incessant need to knit pick new homeowners' properties - see below for additiional comments
2	6	33	Outdated covenants make modernizing challenging
2	6	36	Decrease in property value
2	6	37	The voice of young families not being heard
2	6	39	anti-trails people
2	6	39	Letting outsiders use our trails and pools
2	6	40	Aging facilites

*Area of KCR: 1=Plains, 2=Valley

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Ken-Caryl Ranch 2017 Community Survey

Area*	Dues**	Age	Biggest Threat to Quality of Life on KCR
2	6	40	Bikers who want to be on road, but don't follow road rules Like stop signs
2	6	41	Ensure homeowners maintain and improve their properties, but the North Ranch ACC needs to give more autonomy to homeowners in the design details within reason.
2	6	41	Overbearing focus on covenants without consideration of household maintenance of aging homes and the cost associated.
2	6	43	Becoming complacent, failing to be forward-thinking.
2	6	43	Reckless driving
2	6	44	Building of Baseball fields next to Bradford
2	6	45	Lack of youth friendly activities
2	6	46	Fires
2	6	46	Original owners unwilling to make improvements/changes to the neighborhood in order to make the neighborhood more modern
2	6	47	Failure to maintain/upgrade facilities, trails
2	6	47	Loss of foliage/trees
2	6	47	Not enough foresight to keep us relevant. doing things cheaply and then having to redo them again because they weren't done right.
2	6	47	Risk of facilities that no longer adequately serve needs of community
2	6	48	Aging amenities, and lack of modern amenities (North Ranch in particular)
2	6	48	original owners who do not want change
2	6	49	lack of continued and consistent investment in our community
2	6	50	North Ranch HOA is horrible, should be eliminated.
2	6	50	Not maintaining standards/covenant enforcement will harm the quality of life here (if people don't like the convenants, they should not live here)
2	6	51	angry trail users
2	6	51	not enough capital reserve for updates/renovations
2	6	51	Not maintaining our current community facilities, trails and environment
2	6	52	Allowing non residence to use facilities and open space
2	6	52	potential for wildfire
2	6	53	enforcement of covenants
2	6	54	Sale or lease of surrounding open space
2	6	54	Unfriendly people on social media who attack each other and people outside of the neighborhood who are thinking of moving here read
2	6	55	Ground maintance and up keep
2	6	56	fire
2	6	56	Outside use of trails
2	6	57	Homes for rent with inattentive landlords.
2	6	58	Funding
2	6	60	Poor condition of roads.

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Ken-Caryl Ranch 2017 Community Survey

Area*	Dues**	Age	Biggest Threat to Quality of Life on KCR
2	6	61	Drug problems at Chatfield High School
2	6	61	lack of funding from HOA dues leading to cutbacks, esp. irrigation
2	6	64	Continued deterioration of KCR facilities.
2	6	66	Adding more trails
2	6	67	Fire
2	6	68	Increasing crime, such as break-ins to homes and cars
2	6	69	Holding the line on covenants to suspect home values
2	6	70	People not keeping their houses up to date.
2	6		Climate change will continue to challenge
2	6		Lack of maintenance
2	6		Nothing
2		38	getting hit by a car on North Ranch Road
2		45	Neighbors who do not appreciate the special beauty of our neighborhood and try to turn it into just another subdivision.
2		51	non-resident use of our Open Space
2		58	Converting ball fields to public areas
2		59	Keeping up with the overall community and stop sinking to much money into tennis venues and ridiculous waterfall conservation projects.
2			lack of aggressive tree maintenance/landscaping
	1	67	removal of neighborhood signs
	2	53	too much emphasis on the mountain bikers
	6	71	wasting money on legal fees

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Should any facilities, amenities, or services be provided more effectively by Ken-Caryl Ranch? Please explain.

Area*	Dues**	Age	Provide More Effectively
1	1	33	I think overall you're doing great. Just a few improvements!
1	1	37	Would like to see more open days for the swimming pools in the summer time.
1	1	40	A complaint department.
1	1	40	Again, just better preparation of swimming areas.
1	1	41	More shaded areas at the pools.
1	1	42	Too many non residents using pool and disc golf.
1	1	43	You need lounges and party space for all ages, not just adults. I think you're missing out a big opportunity here.
1	1	44	Neighborhood signs should be updated
1	1	45	Playgrounds could offer more equipment for older kids.
1	1	47	I would like to see KCR more effectively manage and prevent equestrian use of the trails when the trails are muddy or soft. Over the past 20 years I have seen more dirt trails wrecked by equestrian use than anything else.
1	1	48	Tree/bush trimmings should be done twice a year at a minimum.
1	1	49	KCR does a great job with trails & open space. We are very fortunate here.
1	1	53	We should not have to pay dues for facilities we do not use. I.e. pools
1	1	54	In door pool
1	1	58	At mountain gate 3, the pavement repair was a joke, the siding repair is an eye sore, the tree in front of my condo and balcony is in such need of disparate trimming that it is an hazard (I have emailed twice). The common hallway is full of liter and filthy. My neighbors keep their trash in the hall. There is truck parked that has not moved in weeks and has no plates. I feel like a pay \$300.00 a month HOA fee for very little in return.
1	1	58	The green belts have been fairly dry this year. They could use a bit more water.
1	1	60	watering schedule is kinda strange. you often mow right after watering, and they tend to tear up the wet turf. probably a tough timing issue.
1	1	61	I can't think of any.
1	1	61	I understand people don't want to carry a bag of dog poop on their hike, but it makes me so angry when they toss the bag of poop on the side of the trail. This tells me we need more trash containers. My suggestion would be to have a trash bin at the trail head and also one mile (or so) up the trail. With any luck, the dog would poop within that mile, the owners can pick it up, and drop it in the upper trash bin. There should also be a sign at the trail head that says, next trash bin is one mile up, so the people will know there is a trash bin further up the trail. It would seem to me that the dog is not going to want to walk too far if he/she needs to poop, so maybe, just maybe, this would eliminates some of

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Ken-Caryl Ranch 2017 Community Survey

Area*	Dues**	Age	Provide More Effectively
			the problem. The rangers that patrol could pick it up from the upper bin at least once a week.
1	1	62	Better maps of the backcountry trails would be nice
1	1	62	With growing senior population, more emphasis needs to be on assistance/support than enforcement of property maintenance. Not asking KCR to do our work for us but to support our efforts with additional KCR resources.
1	1	63	we should be rid of illegal red rock climbing and off the trail activities. So instead of keeping rangers policing people who do not misbehave at daylight, make a sincere effort to address the people who behave dangerously. I had seen it hundred times, when the kids are climbing the red rocks at dusk, rangers are nowhere to be found, but I meet a ranger who is asking me my address every time I hike or run at lunchtime. Maybe I am just lucky.
1	1	66	Cross-country skiing, i.e., set track as conditions permit. Full-size soccer fields.
1	1	67	have the pools stay open at least on weekends till third week weather is still nice in sept and more on the fall and winter craft shows and the 4th of july should be open at the pools and Ranch house till 10pm
1	1	69	Better patrol of parking. Snow removal was very good this year. Clearing away branches etc from storms was excellent.
1	1	69	more/longer hours for pool open. Too many swim meets that keep pool closed
1	1	70	Ebikes should be allowed without special permits.
1	1	70	No coyotes allowed in the plains.
1	1	70	we have a lot of vehicles that have one worker in them
1	1	72	I would like to see the median on Chatfield south of the pedestrian crossing to have some landscaping. Now it is just weeds and a few natural grasses. I like the current tree replacement program. The xerescaping done on some of the entrance ways a number of years ago was too extreme; some of the plantings remaining there are stressed from lack of water. I like the local entrance signs (such as The Spread). I would like to see more not less.
1	1	74	Apishapa Pass has extreme bumps (hills) in the roadway which should be resurfaced and smoothed out.
1	1	75	fence repairs(unable to reach anyone to have it fixed)
1	1		Continue to water and maintain greenbelts. Use of the architectural committee to watch and maintain houses that are in need of paint, overgrown scrubs, window replacement, lawn maintenance, snow removal , park in garages instead of the street, better patrol of greenbelts at night to assist with vandalism.
1	1		I see employees standing around while they are working on the grounds all the time. We need more effective supervision and fewer employees.
1	1		I wish there were more recycling opportunities (electronics, paper shredding etc) or at least longer hours on the days they are held

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Ken-Caryl Ranch 2017 Community Survey

Area*	Dues**	Age	Provide More Effectively
1	1		Ken Caryl needs to spend money on the neighborhoods. We have spent money on the CC, Ranch House, Dakota Lodge, etc. Nice facilities surrounded by 40 year old neighborhoods with crumbling roads, broken fences and trees with limbs still broken from last year's snow storms. It's time to leverage your position and become the better neighborhood in a sea of housing developments. How id Ken Carl Plains different from Woodbourne? Has KCR taken a leadership position on the development at Ken Caryl & Simms? Or are you content to abdicate leadership to Jefferson County? KCR is great at saying no to community ball fields in the Valley and for upkeep on open space trails used by 5% of the residents at most. How about using your voice to better the community as a whole? Protect the economic value of all the resident homeowners.
1	1		Our garbage collection. Truck will set trash bin down on top of trash. Leaves area looking very trashy.
1	1		The trees in Sunset Ridge have broken and dead limbs and some are dead entirely, but they are not being cared for or trimmed. Trimming them in the winter is useless because the dead trees and limbs are not removed.
1	1		To many employees.
1	1		Yes...adult aqua aerobics after work for cheaper. Also indoor gym with weights, treadmill, bike for adults for cheaper!
1	2	26	No. I enjoy all parks trials and facilities!
1	2	27	Signs at each neighborhood entrance
1	2	29	I think everything is great!
1	2	29	In reference to the median question above, it took quite a while for the damaged light post at Ken Caryl and Shaffer to be repaired. Dog waste is also a huge problem.
1	2	30	I would like to see more enrichment programming for families and for kids younger than preschool age. The only programming offered for kids under 3 is story time. There are a ton of young families in the neighborhood and the littlest residents are overlooked
1	2	32	Garbage pick up and cleanliness. The most east dumpster in Mountain Gate III is disgusting and needs the pavement cleaned in front of it. As well, something needs to be done about the crows.
1	2	32	Territory only received one play ground replacement. Would like to see more options for backpacking/ camping.
1	2	33	More shade provided at swimming pools
1	2	34	Street paving if that is included and off leash dog area
1	2	35	We just haven't lived here long enough. Next year we'll have more input
1	2	36	Better playgrounds for toddler age group

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Ken-Caryl Ranch 2017 Community Survey

Area*	Dues**	Age	Provide More Effectively
1	2	36	I believe the Ranch House pool could use some updating. It is our favorite pool to go to, but edges are old and dirty. The cement is cracking. It could use a face lift. Any chance that it could be a zero entry pool?
1	2	36	I know KC has so many social media outlets but there still doesn't seem to be a consistent way to know if pools are open/closed/temporarily closed etc.
1	2	36	I think the ranch house should have a small gym. Just basics for a low fee. Not as much as you'd pay for a big gym. Because obviously it's not. I never went to the community center gym because of the price. I'd rather drive to the rec center for the same price and more amenities. But if there was a small basic gym at the ranch house I would be able to walk to it and that's very appealing.
1	2	39	pool maintenance, keep pools open later than Labor Day (at least on weekends)
1	2	40	Very impressed in the how all services are provided. Thank you.
1	2	41	Add more dirt trails for mt biking
1	2	42	Don't use harmful pesticides in green belt areas.
1	2	42	See above comments - here is a summary: 1. community hot tub at ranch house 2. longer pool seasons (without lifeguard is fine) 3. cheaper/free access to community center gym for self-use (not classes, but use of weights and treadmills). Think 'planet fitness'
1	2	42	The recycle and/or trash event should be held twice a year. The community garage sale needs more advertising - craigslist isn't enough.
1	2	43	I run on the trails/sidewalks early morning so I love that there is at least one trail that is lighted at all times, between the ranch house and Chatfield Ave. If you cross Chatfield at the flashing light crosswalk there is a paved path leading to the Safeway parking lot. This almost seems like an extension of that same trail but it is very dark especially since it is next to open space. It would be nice to have lighting there as well.
1	2	43	I think these are all great!
1	2	44	more patrols on open spaces. We have friends/family members who admit to regularly using our trails & never being challenged.
1	2	44	Water fountains on the trails should be open and on earlier/later in the year and/or just on all year. Miss our neighborhood sign. Missing the charm. We should have spring and fall branch and limb recycling /chipping services come through the neighborhood. Lots of big trees we could mulch up. Should have some BYO Horseshoes pits by pool, near playgrounds, @parks.etc.
1	2	45	1) Community center cardio and weight room facilities should be free to all residents. Terminate staff and install electronic access. 2) Groundskeeping services (parks, greenbelts, etc.) should be contracted out to save money on staff and equipment. 3) KCR should subsidize annual passes to Foothills facilities, in addition to day and punch passes, because KCR lacks so many good facilities.

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Ken-Caryl Ranch 2017 Community Survey

Area*	Dues**	Age	Provide More Effectively
1	2	45	Sprinkler system should be timed and coordinated better. I run early morning on the paved paths and often get soaked because sprinklers leave no way yo get through. Sprinklers around paved areas should really be coordinated to run very late at night to very early in the morning (11pm-4am)
1	2	46	I think we need more trail patrols. I hike these trails all the time and it seems i am the only person who wears the bracelet to show i below on KCR trails. Maybe they are a long time resident but that's the uniqueness of our trails - they are for KCR residents but yet the resident can't take the 3 seconds it takes to attach the bracelet to their person.
1	2	46	Pickelball is truly a game for the whole family. Fastest growing sport in North America. We can easily convert a couple of the tennis courts and be playing in a few weeks for very little investment. I moved down from Evergreen where it is exploding with just a little guidance. The 'ambassador' there is very nice and would be happy to help get whomever started in the right direction. I have time available to help as well. Thank you!
1	2	48	Continue replacing the entry signs at all neighborhood entrances.
1	2	48	Keep the pool open longer.
1	2	48	The outside pathway lights in the open space of the Ranch house are extremely bright and destroy any chance of you seeing any stars.
1	2	49	Hot tub. Indoor pool for exercise. Maybe a swim spa if space is a concern.
1	2	49	Improved horse trails
1	2	49	This one I am not sure on, because I rarely use the facilities in the Valley. The Ranch House looks great, but it would be nice to get a covered year-round pool and workout facility in the Plains.
1	2	50	The walking/biking path west of Chatfield needs to be improved or replaced. In the winter water freezes in large puddles on the path. It's also precarious walking at night because of uneven terrain and lack of lighting. As the path rounds towards Safeway, the parking lot lights at the McDonald's is too bright and causes near blindness at that part of path. I once tripped enough to fall because I couldn't make out path being blinded by light. Now I, and have notice other people, use a flashlight. Please plan improvements.
1	2	50	We have not lived here long enough to have utilized all of the wonderful things Ken-Caryl Ranch has to offer. We hope to be able to use the trails and the campsites soon. We are very happy with our home and our neighborhood!
1	2	51	I'm ok
1	2	51	lights and port-o-lets near backcountry trail heads
1	2	53	No, happy with all services
1	2	54	PLEASE add showers to ranch house. Pretty please a dog park with agility equipment.
1	2	55	appropriate management of the equestrian facility in line with the mission of the community.

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Ken-Caryl Ranch 2017 Community Survey

Area*	Dues**	Age	Provide More Effectively
1	2	55	I feel the allocation of monies and activities could be more equitably distributed. The majority of monies are spent on amenities and activities in the Valley with anything 'extra' being allocated to the Ranch/Plains facilities or activities. With the settlement of the the lawsuit, the plains will now never get a recreation center and residents must continue to travel to the valley where residents are not always welcoming as if the community center were only for valley residents.
1	2	55	More lighting in some greenbelt areas
1	2	55	The path between Chatfield and Safeway could use new asphalt or concrete and some lighting would be a greatly appreciated..
1	2	56	Indoor swimming pool should be provided
1	2	57	I predominantly use the tennis courts for league and recreation. The courts and the setting are top notch. My complaint is the fees paid by teams for the courts (some of my beef is with the USTA...United States Tennis Association as well), especially the fees for out of district players, but the overall cost is quite high when one considers the amount of home matches, the availability of the courts during prime time (especially Saturday mornings). My second complaint/issue is the amount of time most of the courts are used by outside groups (Chatfield HS, USTA for league playoffs, tournaments, etc.) I don't know the compensation the district receives for this, but perhaps, they could start playoffs/tournaments that are on Saturdays at 10:00 or 11:00 so that the residents can use the courts at that time. Frequently the tournaments do not use the courts in the afternoon which is not peak time. In other words, get fully compensated for giving up peak time (Saturday mornings). My last issue with with the indoor courts, I think the district should not require those wanting permanent court time to have the court time for the entire season (Sept to April) but consider what South Suburban does, break it into two sessions, that might increase the utilization and bring more money into the district. Also, I think they should consider offering a discount for day of indoor court time. Indoor court time is expensive, if the price was 50% off on same day reservations, you would certainly get more utilization, and encourage more players to play.
1	2	57	Monitoring of hiking trails, playgrounds, and green belts.
1	2	57	Still too many dogs off leash, as well as many people do not pick up after their dog. Fence on Ken Caryl (behind homes in The Spread) needs to be replaced. The Spread needs a new entrance sign - on both sides of Park Range Road, so it can be seen coming from both directions on Continental Divide. Supposedly, the sign could stay if people agreed to help with it's upkeep. I know at least two residents of the SPread did so - and still we have no sign. I didn't like the old one, especially compared to the Quail Ridge and Aspen developments - but would still like a new one.

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Ken-Caryl Ranch 2017 Community Survey

Area*	Dues**	Age	Provide More Effectively
1	2	57	Tennis leagues should be assigned indoor courts on rain-out days without charge when otherwise unused.
1	2	58	need more trash cans on walking trails (paved) (plains)
1	2	59	adult only pool or significant hours that it is adult only daily
1	2	61	there should be crosswalks for ALL walking paths
1	2	62	It would be nice to have a dog park. Our use changed over the years. Have lived on KCR since boys were born, so used swim lessons, Horse experience class, art class, & attended Xmas events & much more.
1	2	62	Need a dog park to eliminate the high number of dogs running free on green belts. No where to take them so people walk them off leash
1	2	63	better snow removal on greenbelts - it doesn't snow only during the work week
1	2	63	My kids are grown so I no longer use the children facilities. I strongly support opening up all fields to youth baseball, soccer, etc and that these facilities not be limited to KC residents
1	2	64	Very satisfied with everything. Used and participated in many more services as children were raised; now that kids are grown, we just appreciate living in such a beautiful place that is efficiently maintained by a positive staff.
1	2	64	-Would like to have the annual garage sale (be twice a year and) be located at the ranch house like it once was. I prefer not to have strangers coming to my location. -I would love to see programs to help senior and disabled members of the community shovel snow, etc... -It would be nice to have planned singles and senior singles gatherings/activities
1	2	65	Lap lane should be added to Community Center pool that could be used at anytime. Ranch house lap lane is heavily used. No late summer hours at Ranch house pool makes higher need for lap lane at Community Center.
1	2	66	More is not always better!
1	2	66	The district-owned border fences along some of the paved paths on the Ranch are neglected and in need of repair/replacement. This should be obvious to the maintenance staff, but some fences go unrepaired for years unless someone complains about it. The brush and trees in the middle of the paths leading from Sawatch Range Road are a mess, and need to be cleaned up and maintained. There are many old Cottonwood trees that are dying and need to be removed. Branches falling from these trees are a danger to all.
1	2	66	Video coverage of Ken Caryl events and news in addition to the historical videos on the website.
1	2	66	why aren't there rocking chairs on the old ranch house porches?
1	2	68	Cutting down dead trees on ones property is an expensive ticket item for most people. If KC would stage a Tree Cutting weekend with a tree service that would offer discounted rates I think you would see more people taking advantage of the opportunity to get rid of the dead trees on their property.
1	2	68	I would like exercise classes specifically for seniors.

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Ken-Caryl Ranch 2017 Community Survey

Area*	Dues**	Age	Provide More Effectively
1	2	68	I would like to be able to access maps to our trails. The maps on the website are hard to read & the last time I tried not easy to find.
1	2	68	maybe some of the back country trails should be segregated for hikers only, or alternate days of the week for hikers, then mountain bikers? As seniors, we do not use the swimming pools about 2 days every other year when our grandchildren visit. I think there should be a limited number of complementary passes for resident's out of town visitors. It irritates me to have to pay when we use the pool in such a limited capacity.
1	2	69	References of companies for yard work, design, terracing , etc since we all are responsible for esthetics
1	2	70	At pool, lap lane rules should be better enforced by lifeguards--often young kids play in the lanes when I am swimming laps.
1	2	70	The new covenant control administrator should be replaced. A violation letter is 'not an invitation to discuss' - it is a violation with a CURE DATE. Previous Adm. got the job done. It took current Adm. 2 months to remove a trash can from front of a house! She is very ineffective and mousey!
1	2	70	There should be stoves in the two rental event rooms in the Ranch House. Microwaves don't cut it. Better trimming of low hanging branches over roads/maintenance of trees. Much better control of NOISE and late night activity at frisbee golf course - this is a problem.
1	2	71	Water conservation
1	2	72	Extra charges to use the exercise rooms are not okay when you don't charge for use of other forms of exercise. Why subsidize one form of exercise (swimming, tennis, etc,) and not all.
1	2	72	Yes, for senior citizen's
1	2	77	Predictable schedule of fitness classes. More early morning 7:30 to 8am start times classes, esp for seniors. More training and emphasis on using all of the expensive fitness machines. Encourage more men to participate.
1	2	83	Either make signs higher or plant lower plants in front of them. Surely we must have someone in authority smart enough to figure that out by themselves. Signs obstructed by deliberately planted vegetation makes sign owners look stupid.
1	2	87	Satisfied with current programs
1	2		Cleaning the concrete area around the pool during the summer months. At times I am there for deep water exercises and there is trash on the concrete left from a busy weekend.
1	2		disappointed with the decision to remove neighborhood signs like the Ranch, even after we volunteered to maintain
1	2		Equestrian Center needs more open grazing pastures for horses, not just dirt lots.
1	2		Greenbelts need more weed control, more water and pine trees

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Ken-Caryl Ranch 2017 Community Survey

Area*	Dues**	Age	Provide More Effectively
1	2		When coming uphill from KC to Chatfield...median landscaping at pedestrian crossing at top of hill obstructs driver's vision of pedestrians, especially if one drives a Prius and is a senior. I know effort was made to reduce height of plants. Thank you. Unfortunately, not quite enough.
1	2		Yes they should. This feels like a leading question and could have been asked more clearly. I would like better fiscal responsibility in spending and managing the monies you get from the homeowners. I would like our community and neighborhoods to look better and look like those of us who live on the ranch take pride in our community by keeping it looking clean and beautiful.
1	3	34	I think to put the hill back in on the north side of the community center pool was a silly mistake. There are days that place is packed, and people need a place to relax, rather than sitting on a 30 degree slope. It doesn't have to be concrete for chairs necessarily, but it should have been leveled out before getting new sod. Not to mention the challenge of watering sloped lawn, when we're allegedly trying to cut community water usage. If someone is actually reading this, I would love some feedback. Also, the ranch house needs a slide so there isn't such pressure on the community center pool. We live outside the valley, and tons of our neighbors go to the CC simply because our kids demand the pool. ;)
1	3	37	Bring back adult swim
1	3	37	My daughter never made much progress in swim lessons. I switched her to clownfish and she learned more there in the first lesson than in a whole summer at kcr. I believe the kids don't get enough swim time at the KC lessons
1	3	37	Very disappointed with the splash pad at the Community Center. We miss the children's pool. Needs to be enhanced to be worthwhile for families. Also, Bradford Pool furniture needs to be updated.
1	3	38	More security for preschool programs.
1	3	39	Can't think of anything
1	3	39	more diving boards, more basketball hoops
1	3	40	Continuation and growth of community events. The brew-ha-ha is an awesome example
1	3	40	i know it is a big job but a little more attention to the trees, especially after big storms. We have been looking at a dead branch in the open space behind our house all summer. It seems noticeable but perhaps landscaping crews coming through are just focused on the ground.
1	3	40	Really looking forward to the new ranch house pool. A lot of the bond money was spent in the valley and the ranch house pool is in need of a face lift to keep up with the rest of our recently updated community.
1	3	41	Pump bike track
1	3	42	As weird as it sounds, I'd love to see Doggie DNA testing as is done in other places to avoid all the poop that dog owners leave in the parks, open spaces,

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Ken-Caryl Ranch 2017 Community Survey

Area*	Dues**	Age	Provide More Effectively
			yards and even on the sidewalks. KC needs to do something to rectify this, it's disgusting and unhealthy. http://www.azcentral.com/story/news/local/tempe/2016/04/11/tempe-apartments-getting-scoop-poop-dog-dna/82391858/
1	3	42	It would be nice to see a bit more TLC given to the Ranch side in general.
1	3	42	Pools need more attentive life guards and updated equipment so it doesn't keep failing. Remove adult swim.
1	3	45	Tree, shrub and ditch maintenance as explained above.
1	3	46	Dog Stations - Bags, and Trash Can etc One or two locations in the Open Space that might have tools for biking. Something simple like a post with a screwdriver or two attached by a cable for emergency maintenance.
1	3	46	Some of the bushes along the trails are starting to become overgrown and need some pruning
1	3	48	continue conversion of asphalt paths to concrete. cut back the growth on the unpaved trails in the backcountry
1	3	48	I don't use community center due to cost, I just go to the Ridge - I do think it would be nice if residents were offered more of a discount. If this were the case I would probably take some classes there.
1	3	49	I would love more shade around the ranch house pool after improvements.
1	3	49	More and better basketball courts. More exercise classes and classes on evenings and weekends.
1	3	50	Signage is controversial - totally understand. Would like to see KC identity signs built for each of the neighborhoods that match the design of the new major signs. Would even participate in a steering committee on that.
1	3	51	Sometimes I notice that some sprinklers must not be set right, as the grass they are irrigating is very dry in spots. That could be addressed more closely.
1	3	54	It would be great to have lighted path from Simms (Chatfield) to the shopping center behind Safeway. That pathway could also have better maintenance
1	3	56	BETTER PARKING CONTROL AND PROHIBIT SOLICITORS AND THEM LEAVING GARBAGE FLIERS EVERYWHERE
1	3	56	YES! Corner of Cochetopa & Sawatch. KC needs to take over maintenance and snow removal of this corridor. It has become the forgotten area of KC and looks like crap. This is a safety concern of snow removal!
1	3	58	Ken Caryl is such a large community and to close any pools before Labor Day is ridiculous. I know many many people are unhappy about this. I would love to see an indoor pool as well.
1	3	60	Allow campfires at the camping areas.
1	3	60	Better enforcement of HOA rules around appearance outside homes and on street. We wish the summer watering could be schedule outside prime walking times on green belts.
1	3	60	Fitness classes at Ranch House

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Ken-Caryl Ranch 2017 Community Survey

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1	3	60	Overall the staff are doing a good job. Recently and maybe because of going into Fall, but some yards have high weeds, dead or dying trees, and nothing appears to be getting done like it was before. Maybe it is the time of year, but lots are looking a little rough as a whole.
1	3	62	Inadequate trash containers around the Ranch House area leads to an abundance of loose debris blowing around the facility. After a ball game or picnic, there is always trash on the ground and the receptors are full. Encourage folks to pack out their own trash.
1	3	62	Widening of paved bikeway west of Simms/Chatfield
1	3	63	Partner with Foothills Park and Rec. Educate KCR residents on available programs through FPRD.
1	3	63	The pools close down too soon. We still have pretty warm weather in September.
1	3	64	Make more options available for seniors who still work.
1	3	64	The community is now aging and no new facilities have been added to accommodate those adults. Pickle ball is a family sport that anyone can play with little instruction. The somewhat older community can participate in this sport when tennis is no longer an option.
1	3	65	Maintenance and upkeep of neighborhood entrance signs should be handled by KCR, not neighborhood residents.
1	3	66	I really love living in Ken Caryl. Only one thing greatly detracts from my overall quality of life and general happiness--NOISE! Some of my neighbors have expressed the same thought. My master bedroom is located adjacent to the intersection of Alkire St. and Vail Pass. Traffic turning the corner there slows way down to make the turn and then 'guns it' past our buildings! This is OK for vehicles with regular mufflers, but there are a large number of vehicles in the area with after-market or modified mufflers that create a horrible racket! I and other residents have been awakened from our early morning sleep by them on a regular basis. We have gotten to know when they will come by and where certain ones live. I have actively considered moving out of Ken Caryl for this very reason alone. We have wondered if some type of traffic calming features, such as speed bumps, might be plausible on our street. At a minimum, maybe stricter enforcement of noise ordinances, including 'disturbing the peace,' might be plausible. One wild thought I had was that all vehicles should be mandatorially tested for exhaust noise levels at the same time they are tested for vehicle emission air quality.
1	3	67	a winterized pool would be nice and greatly used. we're tired of paying to go to south suburban. jazzercise classes. senior trips and tours
1	3	67	Community standards need to be consistent. There are different fencing rules for different residents in the same area. KCR refuses to address the fact that some home owners have to maintain ranch boundary fences while others' are maintained by KCR. It is a question of fairness since we all pay the same dues.

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Ken-Caryl Ranch 2017 Community Survey

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1	3	67	We walk twice a day, all around the ranch plains. We feel that in the winter after a hefty snowfall it takes a long time for them to clear the walks. Then when they do it's not always the best job inevitably leading to hazardous conditions once it starts to melt and refreeze.
1	3	68	A service that would assist in the removal of larger unused items such as: mattress, appliances, old furniture, building materials, etc.
1	3	68	We frequently hike the trail behind the hogback and don't very often see an Open Space Patrol Officer but we could just be in the wrong place at the wrong time.
1	3	70	Notification to residents when green areas are being sprayed/applications of weed control, fertilizer, etc for protection of pets and small children.
1	3	71	Possibly one of the outdoor pools could be open on the weekends after school starts. I know it is hard to find help but one pool could be open while it is still warm.
1	3	74	Dogs off leash, live on intersection of 2 paths and they are constantly coming by off leash
1	3	81	1.Covered Swimming Pools for Year round usage. The Foothills Option is a poor alternative. 2.Exercise Equipment at the Ranch House.
1	3		I would like to see an effort to better explain the rules of the trail-to users
1	4	40	Making tennis more available, including lessons and courts that are free to open play during the summer.
1	4	40	Skate Park
1	4	41	Some of the landscaping in the medians could be nicer.
1	4	42	The biggest issue we find is having programming and activities that occur outside of regular working out hours. The ones offered seem more geared toward retirees and stay at home mom and dads. Another idea for facilities would be a coworking space like WeWork (https://www.wework.com/) in the city. Allowing residents a temporary work space near home to get out and socialize while working. Maybe incorporated with a coffee shop.
1	4	50	The road to the equestrian center could be paved . has a lot of holes and dust. Ken Caryl should also do request to the city for some of our street road since we have buses and heavy truck delivering . My street Trailrider Pass has bad holes and grass growing everywhere.
1	4	53	Greenbelt maintenance hasn't been very consistent in our area of the Plains. Many dead limbs and fallen branches, very uneven mowing. Several sprinkler heads cover paved paths with water at a time when people would want to use them. Trash receptacles need to be spaced better for disposal of dog waste.
1	4	59	There are many homes not adhering to the covenants laid out by Ken-Caryl Ranch. Poorly maintained yards, junky cars, trash around houses.....all of these lower the value of surrounding homes. Stricter warnings and fines should be

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Ken-Caryl Ranch 2017 Community Survey

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			imposed on these properties. Community standards services are lacking in manpower.
1	4	60	it seems like KC spends too much attention to these things. But details are lacking. This is only from communication channels.
1	4	62	1. Clean up broken twigs and branches in greenbelts and along streets during winter. 2. Require homeowners with poorly maintained yards to water their dying lawns or install low-maintenance landscaping. 3. Repair fences that are tilted/falling. 4. Improve turf and watering in dry/dead patches in the greenbelt north of Main Range Trail.
1	4	62	Green belts in the plains should be taken care of better.
1	4	65	I have commented about watering in the green belt areas. I hope this is given serious consideration. I hope you instruct your employees to shut off their vehicles when they are not being driven. I see and hear motors running while workers are out of the vehicles doing their work. Please replace the stop signs which have been removed at intersections. Some people(probably the same ones who don't pick up after their dogs!), just drive through the intersections. I would like to say that the mowing crews and the KC workers will make eye contact and say hello when people walk by. Let them know this is appreciated. And the mowers will stop and shut down(but not off) their machines when one walks by. I for one, appreciate this. Thank you and the lawn maintenance employees. With all the parks and rec fields, why is there not a dog park? There certainly appears to be space available for one. Why not? This might reduce the number of people who walk their dogs off leash. There could. Be one for small/medium sized dogs, and one for large dogs. Why is this not a possibility? Thanks for your time, consideration, and your efforts.
1	4	77	Faster replacement of aging trees with trees of longer lifespan.
1	4		No real complaints about KCR. Townhouses are managed by 5150 Community Management which is another story - they have a lot of areas for improvement for the money we pay.
1	5	33	Several paved paths are still asphalt and are quite bumpy (near Sunset Ridge). Update Ranch house pool (I know it's already planned). Pool hours - earlier mornings for small children.
1	5	40	Recycling event twice a year would be nice
1	5	41	I am completely satisfied with our neighborhood. It's a great place to live!
1	5	43	1. Greenbelts need better maintenance and more water for existing. They add to the quality of life and our property value. 2. Ranch house Pool needs a better water heater. It's still cold.
1	5	46	Pool guest passes, maybe each household could have a few free guest passes per year.
1	5	47	Perimeter fencing around all of Ken Caryl should be upgraded and maintained by KCR. The fences along the adjacent streets look rundown and the fence

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Ken-Caryl Ranch 2017 Community Survey

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			along Chatfield Senior High property is absolutely horrible. The surrounding community sees these fences and they are a very poor reflection on the neighborhood!!
1	5	47	We would like to see some back country trails be designated as hiking only. When we're out running/walking we are nervous about bikers coming around corners--especially when with our child. And the trails get more ruts with cycling tracks.
1	5	54	Too new to know.
1	5	54	We are still very new here so its hard to give a good answer.
1	5	58	Doing a great job. I get a bit confused by the maps and what is offered. It's like if you know where things are it makes sense, but if you don't you are a bit lost.
1	5	59	I love the fact we updated the Ranch House. It does appear sterile when you walk in though. We need to add color, redesign the interior so it feels more welcoming. The current design looks cheap. Also, what happened to updating and expanding the Ranch House pool area. Wasn't part of the bond money supposed to do just that. The Plains always gets the short end of the stick when it comes to updates. When you ask the community for money again we will remember the distribution of funds was not equal. We OWN the Ranch House, we rent the Community Center. Why are we not putting more money into a building we own and has expansion capabilities. Also, I strongly support the trails and backcountry trails. I would love to see additional trails. KCR mission statement supports trails and green space. Lets keep true to KCR living.
1	5	64	very happy with the facilities, amenities and services that we have used.
1	5	65	Since we live near King Soopers, it would be so nice if the staff, when they are barreling through the neighborhood in their trucks, would consider picking up stray shopping carts and any other items that shouldn't be in the neighborhood. This summer, two bright orange traffic cones were at the corner of Gore Range and Hornsilver Mountain for almost 3 weeks. The first one disappeared after just a week, but the second one lingered and lingered and lingered.
1	5	75	Need Recreation Center sponsored and led hikes and activities in the open space. More direction and explanation of camping facilities in the open space. Better camping area accessibility for seniors.
1	5	79	When moving to the KC Ranch, new owners must sign a membership agreement to abide the rules and conventes of the HOA agreement. Then no one could question its content! Keep a strong HOW from to top down. As we have been so fortunate to have at the present time! THEY DO THEIR JOB!
1	6	35	Security at the preschools needs attention.
1	6	40	The Ranch House and CC were redone, with little to no thought put in to the indoor lounge area for residents. Yet, our lifeguard highschoolers have ample

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			indoor space to lounge. This is unacceptable. I would also like to see about 10X the amount of holiday lighting. Make something more than a cursory effort here.
1	6	44	Continue to expand the dirt trail development in the Valley. Continue to have great trail maintenance.
1	6	49	more trails updates to Ranch house pool and area around it
1	6	50	Residents are allowing their trees and shrubs overgrow onto sidewalks making it so you can't walk on the sidewalk
1	6	54	greater enforcement of adult swim lanes
1	6	55	Some of the greenbelt lighting seems to be operating sporadically. Does it need repair or updates? Perhaps more ground based lighting to increase path visibility while decreasing nighttime light pollution. Concerned about my desire to balance the appeal of 'wildness' of backcountry and wildlife success vs making too many new trails etc in backcountry that would potentially detract from the specialness of our backcountry. Maintaining the many trees on KCR openspace is a key reason our community is so attractive. Can we find ways to keep trees even with the need to use water wisely?
1	6	56	Keep the neighborhood signs- let's bring this up again since I don't feel that many residents had ample opportunity to make their feelings known.
1	6	56	The paved walking paths are spectacular. I couldn't ask for a better place to walk. Please add an archery range somewhere. I know of several bowhunters who live in the Ranch communities who would love a range. Archery is very safe because the arrows don't fly very far and it is nearly impossible to 'misfire' an arrow. In other words, archery is extremely different from shooting a gun.
1	6	57	It would be nice if there was a gym at the Ranch House.
1	6	66	Sidewalk facilities that are maintained by Jefferson County need to be better monitored for safety and ADA compliance. In many instances adjacent property owners have landscaping that impinges on the sidewalks. A stronger liaison with Jefferson County to advocate for KCR residents' road and sidewalk infrastructure, albeit not owned by KCR but by the County. The sidewalk on the north side of KC Ave from Simms to Kipling needs to be replaced for example (except at Continental Divide intersection where it was improved).
1	6	68	Although tree maintenance receives a lot of attention, there remains much additional tree work to be done. And hopefully it can be accomplished in a timely fashion.
1		51	Golf discounts
1		61	Empty garbage cans more often.
2	1	30	Easier access to camping
2	1	30	Police the trails and open space heavily. We've all paid a lot of money to join an exclusive community with it's own pools, trails, etc. Keep the nonresidents out. Valley parkway is beginning to look like dumpy because of how many vehicles

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			are pulling off onto the side of the road. People who want to hike those trails should park in any of the available lots. The side of that road is NOT A PARKING LOT. And PLANT MORE TREES please.
2	1	34	The Equestrian Center needs repairs to the road and grounds. More programs at the Eq Center would benefit the community. Barn dances, more riding clinics, but a better job must be done managing the Eq Center. More instructors for tennis lessons!! Residents should not be put on waiting lists for tennis lessons!!
2	1	38	Our street needs to be resurfaced. The high traffic from the primary school has created huge holes.
2	1	38	Would love to have a grill with food/meal options available at the new pool at the Ranch House. Bonus if we can order alcoholic beverages ;)
2	1	40	I would like more options for babysitting services at the Community Center. It would be great if Brannon Gearhart park could get some equipment updates.
2	1	40	Overall, we are basically happy with our new community. However, we were provided the understanding that the covenants were strict. It would be an improvement if the maintenance of other homeowner's landscaping, paint, lawns (Especially lawns) were better kept. So many have developed lots and lots of weeds, dead areas, paint is deteriorating and fading etc. The people in charge of keeping up the standards that were presented to us,...They should be much more forceful in enforcement.
2	1	40	The playgrounds need access to bathrooms. Many people and families use this space but can't stay for long because there are no facilities.
2	1	40	Trail improvements are awesome! Keep it up!
2	1	40	While I appreciate all the backcountry trail maintenance and cutting I've noticed the trails are built almost exclusively for bikers - Many of the same trails have been recut and regraded to be much longer. While a 1/4 mile extra here or there to get ease the grade may not seem significant it adds up. Please be considerate of hikers and runners by leaving adding alternate stairs, leaving the trail steep or accepting not all trails will be biker friendly (like Massey Draw).
2	1	41	Equestrian center
2	1	41	Not sure how much of this is done, but would be great to be as energy neutral as possible - LED lightning, geothermal heat pumps, solar, etc. on community facilities.
2	1	42	After hour security at playgrounds should be improved
2	1	42	So far we are really satisfied. Would like to see us continue to add trails. It is the sole reason we moved to Ken Caryl and love it.
2	1	43	No opinion on this, don't actually use many of facilities, amenities, or services. We wanted something close to the highway/town that felt like you were way

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			out of town. Only the trash/recycling means anything to me. Could honestly do without most of the rest.
2	1	45	Always open to idea of more unpaved trails.would like to see camping spots in high meadows open space- beautiful spot away from city and community lights.
2	1	46	Satisfied, KC does a great job. Side streets could be plowed better. Homeowners could receive a few free pool passes for guests. Membership to use community center should be free, at least to one person in household.
2	1	46	We have a fabulous trail system. Trails should be completed and maintained as per plan. Addition of a pump track would be a welcome addition to our trail system. Not sure so many rangers need to be patrolling open space ... maybe just weekends are needed. Wish there were more 'tween/teen options' for summer camps, community service.
2	1	47	I wish the board would have listened to the residents and kept the kiddie pool instead of that sorry excuse for a splash pad. I believe we have wonderful opportunities here and there is enough to keep everyone entertained.
2	1	48	Yes, see all above comments !
2	1	49	Add pedestrian crosswalk markings at the Valley Parkway and White Oak/Club Drive.
2	1	49	Maintain existing trails, do not build more trails. Would like to see great police presence; rarely see police patrolling streets. By this we mean regular drive bys.
2	1	50	Eliminate excessive number of KCR vehicles.
2	1	50	longer pool schedule into the fall
2	1	52	More concentration on assessing and repairing aging landscaping and infrastructure.
2	1	53	More affordable tennis lessons and swim lessons and the like. We have great biking trails so why not offer mountain bike classes by certified IMBA coaches?
2	1	53	More patrols on our open space trails are needed.
2	1	53	Tent platforms or areas for tents in camping areas, benches placed in prominent areas along trails for patrons to enjoy scenic vistas while out hiking. The use of after-hours surveillance cameras in pool and high use areas, as well as remote access areas should be considered as an additional security monitoring system.
2	1	54	Better tennis light, repave the paths that are falling apart
2	1	54	Yes, I think I explained the importance of creating a more comprehensive and adult centered approach towards extended pool hours and pool season.. I have also explained how the Bradford Park needs a comprehensive and serious approach towards dealing with its security issues. Try coordinating with the rangers, sheriff, community outreach. Create a budget that finally pays for the patrol program that is necessary. Think about more effective signage, and surveillance.

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2	1	55	Glad to see there is work being done on Massey Draw
2	1	56	Ref. the pond by Dakota lodge, it seems to have gotten overgrown w/algae/weeds. So, while it's technically open to fishing, it's practically not, as hooks snag very easily.
2	1	57	Comm Ctr. needs a larger room for Yoga. More Adult Tennis Drills on the weekend or evenings after 6:15 (Drills not Cardio) Promote to outside players also, for a fair price.
2	1	57	I feel KCR does a nice job here.
2	1	57	No more dirt trails. Leave nature as is.
2	1	57	Retain the existing neighborhood signs!! Many of us have grown children now and don't use the playgrounds, before/after school care, etc. but we appreciate these signs! Dog waste bags are appreciated :)
2	1	57	We need a dog park
2	1	58	We were disgusted with the response to ballfields for our youth. Our children enjoyed years of sport activities and, though we are now empty nesters, we value the need to support our youth in outdoor/athletic activities.
2	1	59	Great work done by crew, rangers, staff and volunteers! Maintain what we have.
2	1	60	Dead trees need to be removed.
2	1	60	I think we need to cut back on many of the programs that are not clearly designed for the overall benefit of the community rather special interest. Also believes that the HOA should go to full cost standard GAAP Accounting so the full cost of everything is truly understood. I have attended many meetings and I'm tired of scaring the programs breakeven (when all we are looking at our variable cost). Much of the \$6 million bond fund was spent in a way that creates the opportunity for new programs which never actually pay for the buildings, their maintenance, additional staff requirements, etc.
2	1	60	Shovel the sidewalks/paved trails immediately after the snow falls even on weekends. I could not walk so many weekends because the snow would not be removed until Monday. I think the neighborhood signs should be replaced and maintained by KC. It was easier to tell people where you live. We used to have money for this. Where did it go? Trail building?? I would like to see greater enforcement or education concerning outdoor firepits. Residents seem to fail to put out their fires when they go back inside. They produce smoke and smolder all night long creating poor air quality. People with breathing ailments such as asthma will suffer. Code enforcement to extinguish your fire when done should be enforced.
2	1	60	Whoever yells the most gets what they want. Not good.
2	1	61	Existing services need to be cared for without expanding.
2	1	61	It's not so much more services that are needed but a couple of the trails suffer damage by bikers. I think this is happening by riding when it's too muddy,

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			which damages the trails. The reason I think this is how it is happening is because of the deep tire ruts.
2	1	62	Bikes wreck the trails.
2	1	62	Dog registration. DNA testing. Trace the poop back to the owners and fine them.
2	1	62	We use the open space trails and even camp. The trails club has done an excellent job to keep costs down. Great use is happening and creates a healthy community looking out for all the acreage. There doesn't need to be any more patrols. I think the north hogback can use trails on the C470 side or the ridge.
2	1	63	It would be nice if some of the trails were for pedestrian only instead of co-use with mountain bikes (horses aren't a problem). While pedestrian hikers are supposed to have the right-of-way over bikers, the truth is that bikers are often traveling at high speed and on the edge of control, forcing hikers to get out of their way
2	1	63	Landscaping around the development signs could use some perking up or grounds maintenance. Pick up of litter at the entrance of KC (by 470 and the first light).
2	1	66	Icy winter sidewalks a problem
2	1	66	Our family used the community center gym for 10 years (many years ago). KC refused to update the gym, and the cost exceeded what other local gyms charged, SO WE LEFT, and now use Chuze gym and 24 Hour Fitness, at a fraction of the price (to use KC gym). OH...and you would be surprised there are LOTS of KC residents using these other gyms. LOTS!!!
2	1	67	be more fiscally responsible
2	1	67	There might be better warning signs about campfires, fireworks, and other fire bans, perhaps along pathways and trailheads, or at the entrances to the Valley and Plains. Residents frequently violate the rules and cause fire hazards.
2	1	69	1. Curved roadway west of Community Center is too narrow and hazardous. 2. It seems alleviating the parking next to the tennis courts and Community Center has over burdened the parking across the street. 3. Believe the speed limit along Valley Parkway could be 30 mph - too many drivers routinely 'race' up & down this narrow, rural parkway.
2	1	69	No need to add anything.
2	1	69	Unhappy with kids using lawn areas as biking hills. Something should be done since there are plenty of open space trails.
2	1	69	Weed control on community green belts should be increased. More time is spent out away from the community, meanwhile thistles are running wild on green belts along with willows and dead wood in trees and shrubs
2	1	70	I want to see our grounds well maintained. Spending on activities should happen only after we maintain what we already have in place.

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Ken-Caryl Ranch 2017 Community Survey

Area*	Dues**	Age	Provide More Effectively
2	1	70	My wife and I tried to hike the upper Massey Draw trail and found it confusing and dangerous. I complained about this.
2	1	71	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?
2	1	72	Love the open space and am sensitive to the balance / conflict between protecting natural areas versus trails and access...
2	1	72	Would like more times to swim laps/ hour More conservation of water usage/ more native plants and less grass
2	1	74	more consideration should be given to the number needed to continue evening exercise classes. classes should not be discontinued for lower numbers than daytime classes. these evening classes service the working residents.
2	1	75	It is hard to reach the Rangers quickly, they return your call but sometimes the next day.
2	1	75	We seem to entering a newer phase of officialdom. I believe it was and also prefer a more relaxed means of operating.
2	1	79	Better surveillance for drivers exceeding speed limit.
2	1		1. More frequent grass trimming along paths to enable visibility of rattle snakes. 2. Clear dead/overgrown plant material in beds along Valley Pkway and Road. 3. Enforce dog leash law. 4. Patrol mountain biking on trails.
2	1		better landscape management
2	1		Bring back racquetball courts
2	1		community center needs more parking spaces
2	1		Fill in the pot holes as soon as winter is over. There is a huge hole on white oak and Valley parkway
2	1		Great trail system! Thank you! Th eManor house Wednesday evenings are wonderful community times!
2	1		Hope we have better tennis instruction now. Went over to Meadow Creek Tennis because the jr. instruction was so lax here. Too bad, because it would be closer and cheaper here. Plus, we have lovely new courts. Also, even though I no longer board a horse at the Equestrian center I hope they can do something about the dust that comes off that large outdoor arena. I drive by there daily and sometimes when it's hot out you cannot see thru the dust! Not healthy for humans or equines! Consider looking into a method to somewhat control dust...if there is such a thing. Overall, I applaud the preservation of our Equestrian Center. Those old sturdy barns are few and far between! Thanks for taking care of it, it's a lovely reminder of our heritage.
2	1		It was cheaper for me a couple years ago to visit rec center out if district than in my own back yard. And the hassle of proving I live here, getting my partner a trail bracelet, etc. Last year was the first year in 24 years he was even allowed to get one. Sigh. We pay a lot of extra money to live here, don't use 95% of

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Ken-Caryl Ranch 2017 Community Survey

Area*	Dues**	Age	Provide More Effectively
			your services apparently, and what little we do use is problematic. I love the trails, the fact that they are not heavily used & abused. But this is changing.
2	1		Landscaping, watering, tree planting, weeding.
2	1		Make the equestrian center exempt from HOA dues and make the people who use it cover ALL the costs, including trail clean up
2	1		More activities and perhaps social opportunities for seniors.
2	1		No, there are plenty of amenities here for being in the foothills. We want to keep the rural feeling of NOT being in suburbia.
2	1		no. quit spending so much money
2	1		resident Id tabs are old technology compared to the former finger print blood vein tech that was used before
2	1		See above on trail patrols. See above on over-development. KC should NOT provide anything else!!!! It's amazing already!!! There are more services and facilities than we 'need' already, and paving/developing more, causing more crowds and overuse and noise and permanently ruining the UNIQUE small rural/wild/natural character that brought most of us to overpay for our homes here, especially in the Valley, should not occur under pressure from those for whom nothing is ever enough. This is a utopia, a Shangra La, within the metro area that should be preserved and maintained, not continually pressured to overdevelop/overspend/ruin it. How many structured activities/facilities does anyone need? EVERYTHING imaginable is within a very short distance as well. Finally, we enjoy a VERY low HOA fee, and that is another major draw to the area. Let's keep it that way. One note: more communication about the actual discussions at meetings, not vague summaries, should be provided so people know what is really going on.
2	1		The medians, greenbelts and rock walls must be maintained better. Damaged trees should be removed and replaced. The overgrown areas on Valley Parkway need to be cleaned up and the sidewalks repaired. These areas will only become more expensive to replace if the poor level of maintenance continues.
2	1		The road to Dakota Lodge and the Equestrian center should be paved. It is extremely dusty, narrow, and muddy when it rains.
2	1		What does 'effectively' mean?
2	2	32	they're great.
2	2	33	An online system for the Santa tickets would be nice instead of getting to the ranch house an hour early to stand in a line for tickets. The Pools all need work and quality consistent maintance. Please see my other answers regarding the poor quality of the Pools, chemical problems, and disappointing splash pad design.
2	2	34	More programs included in HOA dues. More programs for young kids/ middle aged adults instead of seniors. Less legacy mindset from folks obviously aporoaching their twilight years. Not a retirement community.

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Ken-Caryl Ranch 2017 Community Survey

Area*	Dues**	Age	Provide More Effectively
2	2	37	Our only real concern is changes in the preschool this year. We have used preschool age programming for the last 4 years. Communication and service has always been fantastic. I recommend this program (and the school age programs) to everyone! This year, the vibe has changed. Administration is slow to respond and often presents problems and obstacles instead of solutions and options. Several of my friends have ended up feeling frustrated and let down (some have even moved kids to other programs in the area). We are bummed because these programs have been SO precious to our family. We feel hesitant to recommend them right now. We are so grateful we get to finish off our time in the preschool programming with Ms. Brittany. She is truly an asset to our preschool!
2	2	37	The trail club has done an amazing job taking over maintenance for our trail system. I hope they continue to build more trails. It is the single biggest asset our community has.
2	2	38	Love to see more options for working parents. A lot of activities are weekdays, and weekday mornings and that doesn't really work for many families whose parents are working during those times.
2	2	38	We would like to see more open space patrolling to limit trespassing and unleashed dogs.
2	2	39	It would be nice to have shade at the playgrounds. Maybe one of those 'sail' types or something. It gets quite hot out there!
2	2	40	No, doing a great job
2	2	42	I wish they wouldn't keep cutting down the trees - or if they do, replace them. No one likes the cottonwoods but would be nice to have other trees there instead. Also the sprinklers waste a ton of money - there are heads not working and heads watering the pavement.
2	2	42	I've not lived here long enough to have an opinion.
2	2	43	Docmann Loop should be completed. Continue to build and maintain trails. Patrols should be done year-round.
2	2	43	I know the issues has been raised already but a dog park (even a small one) would be wonderful.
2	2	43	North Ranch pool locker room facilities need updating. Would be nice if we could have the pools open a little longer in the summer time - maybe all through labor day at a minimum.
2	2	43	Schools need updating. Both could be brightened and made to feel more welcoming inside
2	2	44	Less expensive annual KC Fitness membership. Rooms are too small for group fitness classes and too many people to effectively workout. It's a very small cardio area for the price of a membership whereas other gyms in the area offer a 2 year membership for the same price as 1 year at KC Fitness.

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Ken-Caryl Ranch 2017 Community Survey

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2	2	46	Trees - there are many dead trees near the paths. The new playground near Dakota lodge seems dangerous being so close to the pond.
2	2	46	We need to hire a Poop Fairy to come and pick up all the poop bags left on the trail system, especially Manor House trail.
2	2	47	Bathrooms for parks
2	2	47	It's good to see some water conservation efforts, but they need to be implemented judiciously to ensure the established trees on Valley Parkway (for example) are not lost. Backcountry trails are excellent and a rare community amenity -- they should be maintained and protected, but no more are needed.
2	2	47	Perhaps some additional patrolling on unpaved trails, etc. There appear to be bikers there who are not from the Valley and do not understand right of way for horses or pedestrians. If there is a way to educate bikers about this it would be ideal - there have been several incidents where bikers have scared horses and almost caused damage to themselves and the riders because of either ignorance or simple lack of respect of a large animal.
2	2	47	Please keep the KCR looking beautiful. We love that! i.e. roads, trees, shrubs, paved trails, signs.
2	2	47	Would like to see a crosswalk from Brannon Gearheat to Massey Draw. Same where the trail from Dakota Lodge empties onto Valley Parkway
2	2	48	continue to add backcountry trails. Maintenance excellent on trail system this year
2	2	48	Great job on the flowerbeds off C-470 to the Valley and Ranch alike. However, I would like to see the same consistency throughout all the various neighborhoods. Additionally, I would like to see an improvement after the removal of the signage at the intersection 'Y' of the Valley Road where the road forms a 'Y'. The removal of the big sign at the diagonal traffic light location left a huge bare spot that needs some sort of landscape or flowers there. Also, after the winter and rainy season, the sidewalks get full of mud/dirt from the runoff.
2	2	48	I wish KCR had an off-leash dog area. It would be nice to have something close by, within walking distance.
2	2	48	need an off leash space or some rules, like if your dog is well trained-he can be off leash
2	2	48	We like
2	2	48	Would love to see some more shade structures at the North Ranch pool. There are only a few umbrellas and it's not enough.
2	2	49	It would be nice to have a wider paved trail for bikes along Valley Parkway, especially between the 2 schools. Drivers go too fast on the road and the sidewalk is narrow and not great for bikes.
2	2	49	More mountain biking trails

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Ken-Caryl Ranch 2017 Community Survey

Area*	Dues**	Age	Provide More Effectively
2	2	49	The CC pool crew this summer was less prompt, friendly, and more inward chatty than ever. Could the unpacked trails be monitored by community users with a system. Massey Draw seemed to attract a huge amount of questionable teens this summer that were not in hiking clothes. I will not let my younger kids use that trail. Also the snake population at Brannon G park is scary. Is there a rentable room at the CC after the remodel. I haven't seen it promoted and it would be helpful with the pool but could be used for clubs. More picnic tables around the CC pool area. The CC pool has had cracks in the pool tiles for years now that we're supposed to be repaired before they become bigger costly issues and they have not been done. And before the pool reopens next summer without delay. Additional tables (or more efficient style because of space now) at the CC pool for shade and parent's working while kids swim. Basketball courts and teather ball at the CC would round out an awesome center for youth and adults. There is a men's basketball group that uses the school hoops but doesn't form officially because of a lack of regularly available courts. If the baseball fields at Bradford North Intermediate are part of our community, the baseball field shield fence has had a bee problem inside the poles for years. Basic dugouts or small bleachers/benches would be a great addition and help the school. North ranch fields/park are so isolated from any community activity. And are never used privately or publicly. It's has to become more efficiently used for community events to justify the upkeep. We have friends with kids who live directly across from the field and never use it and rarely have people using it. With all of these ideas, there has to be a great solution for utilizing this space or integrating it into community events.
2	2	49	Why doesn't carriage hill have a sign? snack bar at the pool (even a third party vendor)
2	2	50	Jr Tennis programs are difficult to impossible to participate in unless a parent either works from home or does not work - Same with Adult exercise classes
2	2	51	I feel as though there could be more dog garbage bins set up along the internal paths. There are virtually none. I think that the more you have then more people will utilize them keeping the complaints down from all that I hear on social media. I also feel that there is a complete double standard as far as the association and it's fences and maintenance is concerned. Homeowners are set and expected to meet a high standard, and the association is not. Their fences are not to code in so many areas, but they expect and demand that homeowners must do so. Don't like the double standard, and frankly there shouldn't be one. All of Ken-Caryl should be obliged to adhere to the rules and regulations set forth by the association.
2	2	51	Maintenance of paved trails, always support back country trails-huge draw tobthe valley
2	2	51	Repairs to side walks
2	2	52	A lot of our streets seem to take a long time to repair

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2	2	52	The fences at trailheads are unsightly and probably not very effective at keeping trespassers out, especially as more trails are built
2	2	53	I'd love to see better chairs at the pool and more umbrellas. Sad so see us lose as much grass areas as we did but the chairs would help.
2	2	53	Just the pools had issues this year. We don't use them as much now kids are older but I think we need to get that issue under control.
2	2	53	Like the variety
2	2	53	Snow removal on paved paths. Keep up the good and relatively quick work.
2	2	53	The HOA surveillance team is out of control. I understand the importance to maintain standards of property upkeep but those patrols and punitive emails are unfriendly and insulting. I have seen examples of persons peering through bushes and walking on grass between houses to get a photo of weeds needing to be removed. The purpose is to maintain the appearance of the neighborhood FROM THE ROAD...not from someone's drive way looking through bushes and trees to a hidden side of a house. Unnecessary and excessive! This absolutely needs review and I recommend a dedicated survey just for this topic as every neighbor I have approached for the last 3 years is dissatisfied with the current process.
2	2	54	Would like to see grassy areas replaced with waterwise native grasses and/or plants and shrubs. Replacement trees should be trees suitable to arid climate
2	2	55	Extend water aerobics on weekends until end of September.
2	2	55	We'd love to see more outdoor pickleball courts in the area - it's a great sport!
2	2	55	weeds at the entrance sign to the valley wonder why the part of ken caryl that backs up to kipling allows trailer storage and does not seem to have fencing requirements-it looks terrible!
2	2	56	A last new trail into the canyon open space behind Lockheed Martin would be fabulous. Increase open space and backcountry trail trespassing.
2	2	56	Seriously, the dog poop on the trails is really a problem.
2	2	57	I think Ken Caryl Ranch does a great job and we are very fortunate to have as many amenities as we current enjoy. We have to be careful not to over-expand.
2	2	57	no complaints
2	2	57	The deck at the Ranch House is beautiful. However, the functionality is lacking as was proved at a recent event. There were over 50 people there when it started raining and the overhead slats provided no cover. Everyone was crammed into the two foot overhang of the roof because the Ranch House was closed. Oh, dear...
2	2	58	Better trail maintenance - even if you need to get more volunteers to do so... PLEASE update the trail map and make it widely available - with the new trails included.

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Ken-Caryl Ranch 2017 Community Survey

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2	2	58	Bring back the landscape crews that used to work each summer. It was great to see neighbor's teens and young adults caring for our neighborhood.
2	2	58	Good
2	2	58	Year round pool
2	2	59	Lots of \$ going to some biking trail bee few residents useout of proportion cost
2	2	59	No. We are very pleased.
2	2	60	Based on the number of incidents of vandal by teenagers, we should have more police patrolling the area. Kids are getting away with too much damage to properties and having no consequences.
2	2	60	More trail patrols, especially after 5pm & on weekends. Worried about vagrants (we've seen them), kids who might be careless with fire, etc.
2	2	60	Yes, let's please preserve the quality of the natural beauty that we all enjoy here in KCR by not overdeveloping our community.
2	2	61	electronic waste, hazardous waste, community garbage pickup events - have more!
2	2	61	Maintain the current paved paths.
2	2	61	need local community baseball fields
2	2	62	Hiking only paths would be nice. Too many bicyclists are not giving us warning as they approach. Potentially very dangerous.
2	2	62	Pool facilities need to be improved
2	2	62	the ponds are pretty gross and could be cleaned up
2	2	63	Try to keep the pool lap hours operating until at least Labor Day. The pool season could be longer in general. Hate to see some of the pools closing before mid-August even.
2	2	63	Would love to see more backcountry single track trails.
2	2	63	YES! I received a letter about 4 roof tiles on the side of my house, yet xxxxxxxx has had weeds, unkept landscaping, old deck wood and junk in back yard for 20 years! Seriously DO SOMETHING ABOUT IT! I'm embarassed for visitors to come to my house and have to pass by that house....it affects all our value of our homes. NO EXCUSE! Along with house behind it and across the street from it. WEEDS WEEDS WEEDS!
2	2	64	Maintain landscape at entrance to Valley at the fork.
2	2	64	perhaps a bit more trail maintenance on the unpaved trails but we don't need more trails! More trails carve up the backcountry even more and the existing trails don't have a real high use anyway - certainly not enough to build more.
2	2	65	Follow up with covenants.
2	2	65	Limit the high erosion trails - like the Lyons Hogback - to hikers and horses. These trails are eroding away and the current maintenance is just leading to more maintenance.

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Ken-Caryl Ranch 2017 Community Survey

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2	2	65	We would like to see some consideration given to allowing grandparents to include their grandchildren in community amenities and services at resident rates. Most particularly, it seems that some accommodation could be made for pool use. Most residents ages 55+ are happy to support activities for families with young children. There are a growing number of grandparents who care for our grandchildren with some regularity. Allowing us to take grandchildren to the pool without paying non-resident fees, would be one way to encourage our continued support for all of the family events the community sponsors.
2	2	66	Flatten ruts on some trails where there are loose rocks on top of sloping paths. Speed limit signs on Valley where speeding is increasing. Encourage snow removal of cul-de-sacs.
2	2	66	See prior comments on trails.
2	2	66	Update the entire historic barn. Beautiful bones but worn out.
2	2	67	Clean up the ponds. Post signage about the dangers on the trails (snakes, wildlife, etc.) We need more signage directing you in the right direction on the unpaved trails. I've gotten lost twice.
2	2	67	I think one pool should be covered for year around use so we could have water aerobics all year.
2	2	67	It would be nice to fix up our roads, quite terrible.
2	2	67	too many trees were cut down in the last construction around community center more trees should be planted splash pad at pool is below standard compared to other parks and communities
2	2	68	We believe that the trail system is over built and the current trail system should be maintained.
2	2	69	better maintenance of greenbelts. medians and entry areas
2	2	70	I would like our pools to stay open longer in the summer. I understand we close when the life guards go back to school but it seems we should be able to hire non students to be our guards. I would also like to have year round swimming with a covered pool.
2	2	70	In parks need a spott pot or porta johns! Non KC Residents who use the Equestrian Center should pay higher fees
2	2	70	More (and free) pickleball
2	2	71	In general I believe the overall landscape maintenance is lacking, and it shows
2	2	71	Need to control the bikers on the trails.
2	2	71	new trails are excellent; as is maintenance work on Massey Draw
2	2	71	protection of the trails from non residents. maybe a resident car sticker to show how is parked the the entrance to trails
2	2	72	Maintenance of the valley has drastically gone done hill.
2	2	72	We wonder why we must pay for use of community center workout facility with all the funds we already provide to K-C. One can play tennis and swim for free. Why can't workout facility be includes in fees already paid?

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2	2	74	They are fine
2	2	75	I find the red 'no trespassing' signs offensive and almost mean. Why can't KC be more welcoming? There are no huge crowds waiting to use the trails.
2	2	75	Picnic tables on trails are so far from homes it difficult to use or carry foods etc.
2	2	77	North Ranch playground needs more swings. (my grandchildren play there)
2	2	80	We feel like Ken Caryl already has enough hiking trails with little need for more; just have upkeep of what's already there.
2	2	86	consider indoor swimming pool
2	2		A lot of improvements having been going on and the neighborhood looks wonderful.
2	2		Better maintenance of sidewalks as they become unsafe with ice and heaving. Trails are good, wish we had less concrete which is hard on the body, and more unpaved or asphalt.
2	2		Designate some of the back country trails as foot traffic only. Let's shut down the trails at the same time as the parks. Lights from bikes coming down the hogback at 10pm are very disruptive to the neighborhood as all the dogs start barking, lights coming into house, etc.
2	2		Friendlier people at clubhouses, more adult areas and adult use of facilities, snack bars at the pools, less swim team use of pools and more time for open swimming. No babies in diapers in adult pools...provide a nicer baby pool.
2	2		Having lived here 25 years, our 4 children have used many of the fields (soccer, baseball) and facilities (weights, tennis), which we do not use now. It would be so appreciated if there could be a family pass of some sort so that we can have our children and grandchildren swim once in a while. We pay all the fees but no longer use the facilities. When we do use them, we have to pay for our guests just like anyone from outside of the neighborhood. We get no benefit from the money we pay for the facilities. There are a lot of older people in this neighborhood who pay for things they don't use. Why not give each of the retired families, or maybe those who have lived here for 10, 15, 20, 25 years a certain number of free passes to use when our families are in town? It would go a long way in my mind.
2	2		I know many people disagree, but I do think paths and walkways should be available to those outside Ken Caryl.
2	2		I believe that at least some, if not all, trails should be limited to hikers on some days and bikers on other days. It doesn't even have to be equally divided. Give the bikers more days. I just want SOME days on some (preferably all, but I am dreaming) of these trails that would be for hikers only.
2	2		I feel the outside of Dakota Lodge could use more attention on the building itself, and surrounding sidewalks.
2	2		it would be nice to have a trail closer to the south valley side for residence.

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Ken-Caryl Ranch 2017 Community Survey

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2	2		Keep the greenbelts and medians green- don't let them die in the name of water conservation.
2	2		open space maintenance could be better, have seen Canadian Thistle/Russian Thistle growing quite large in the greenbelt area on South Valley Parkway. There is an open green distribution box on the corner of Valley Parkway and S Valley road that has been open and unsightly for over a month.
2	2		pool and water aerobics season is awfully short. Seem there ought to be a way to extend it by proactively hiring a few non school age guards. North balcony off yoga room is wasted space while the yoga classes are routinely filled to overflowing. Extend the room to include that unused balcony.
2	2		The rock walls on Valley Parkway from White Oak Drive to White Oak Drive are in disrepair (I.e., rocks have fallen out and shifted). If they are not repaired or replaced it will become unsightly, dangerous and detrimental to the property owners' lots that backup to Valley Parkway.
2	2		The trail plan was put together largely by mountain bike advocates. Terminate the plan and reduce the number of trails in the foothill open space. This would expand to wildlife habitat to past levels thus saving the foothill open space for future generations and enhancing the hiking experiences by preserving wildlife encounters during the hikes. Improve the acoustics in the meeting rooms. Hire a new landscape architect and improve the aesthetics in our parks. Increase the number of words permitted in letters to the editor in the Life at Ken Caryl Newspaper to 500 words and increase the number of letters allowed to unlimited. The area around the Manor House has been declared a NO PRAIRIE DOG AREA in the KCR Prairie Dog Policy; this provision is inhumane and should be deleted from the policy. Allow this prairie dog colony to reestablish itself.
2	2		We pay a lot of money in HOA dues in The Valley & the gym should be free to residents.
2	2		Would be great if programs and facilities were less expensive.
2	3	34	As mentioned previously, the equestrian center is an eyesore. This could easily be improved.
2	3	34	I am disappointed the the nature programming that was focused on younger children (pre-school) has been discontinued. I am also disappointed to see less of this programming happening for older children as well.
2	3	35	North Ranch Playgrounds and pools need updating.
2	3	35	The new 'natural' play equipment at Dakota lodge and Heirloom need additional play structures that include hanging (monkey bars, etc). My kids don't enjoy going to these parks anymore because they love to climb.
2	3	35	You guys are awesome!
2	3	36	I think it would benefit the community to have more events such as the barn brew ha and July 4th style celebrations. These are what make our community unified and fun.

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Ken-Caryl Ranch 2017 Community Survey

Area*	Dues**	Age	Provide More Effectively
2	3	36	I'd love to see more KC Nature programs for kids under 5. The KC Ranch kid pool needs a make over. The tennis courts are awesome!!
2	3	37	Bathrooms at the parks would be fabulous. I wish there was a meeting area/coffee shop kinda place to go.
2	3	37	It would be nice to have other community gardens in the outlying neighborhoods since household garden structures are prohibited. I would love to be able to walk to a garden in the north ranch with my small kids instead of having to drive down the hill.
2	3	37	Offering lap swim in better hours, for example in the later morning hours (in the same time like kids lessons?). Keep pools open even after schools start. Maybe with no lifeguard on duty (on your own risk).
2	3	37	The pools need an update but satisfied with the updates to the splash pad, now the pools need a facelift. Would love to have a speed bump on our street to stop the speeding traffic going to the school.
2	3	38	A off leash dog space with PLENTY of poo bags and trash cans. That is the key. If people have to walk far to throw away their poo they won't. Our dogs love this neighborhood as well. Having a space for them to be free, play ball and smell the roses would be kind and appreciated.
2	3	38	Reduced or free gym membership
2	3	38	Some additional unpaved backcountry dirt trails would be nice. Additional camp sites (lower elevation) would be nice.
2	3	38	The landscape/bed/mulch maintenance.
2	3	38	We would like to see a trail developed around the '4th of July' trail area to fix that terrible slope and try to prevent trespassing. We're also interested in starting to use the swim team programs as our kids get older.
2	3	39	Amenities are great! Not sure who takes care of the neighborhood streets, but have noticed a fair amount of pot holes. That is the ONLY thing that use some attention.
2	3	39	Clean up horse poop
2	3	39	More camping areas, before/after school programs for youth, new playground has very limited play equipment, accommodates few kids.
2	3	40	I feel we should hire and train more competent and caring childcare providers.
2	3	40	Need remodel at N Ranch pool, All pools mechanicals updated, update Bradford playground. Add real Bathrooms at Community Park. see notes above about programming, kid camps etc.
2	3	40	Our kids should be given priority to classes and camps available at the equestrian center over kids living outside of the KCR district. Our dues money helps to maintain the facility. The classes and camps fill very quickly with little opportunity for more riding.
2	3	40	Snack shop & grill at the Community Center pool/facility.

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2	3	40	would like to see expanded space for B&A care at community center, especially during winter months. Perhaps an indoor play space to use for preschool, b&a, camps and residents on weekends?
2	3	40	Would love a trash container for dog poop near Manor House. I appreciate the new ones along Colorow- but to have more is always appreciated.
2	3	41	More green waste days
2	3	41	More spaces for older kids (ages 10+) such as a skate park, pool tables, etc.
2	3	41	Would like to have a limited number of swimming pool passes for free or reduced rate for visitors.
2	3	42	The pools were shut down quite often this summer due to chlorine levels. The Bradford baby pool was closed for half the season and the Ranch baby pool was closed at times as well as the condition is kind of poor.
2	3	43	better irrigation control systems, or allow some median areas to be xeriscaped
2	3	43	I would like to see continued growth other backcountry trails. I'd like to see more patrols for trespassing.
2	3	43	More opportunities to interact with horses (free).
2	3	43	More pet waste bags and cans should be provided throughout the community.
2	3	44	Expanded trail system would be great.
2	3	44	I don't ever see anyone actively policing for dogs off leash, or owners not picking up poop. It seems like this summer I saw quite a few KCR crews hanging out playing on the phone and not as much 'active' work.
2	3	44	We just moved here, so don't have an opinion yet.
2	3	45	I believe the master trail plan should be carried out as planned. It truly is an amazing amenity offered by KC.
2	3	45	Landscaping maintenance -Cleaning up grass clippings/take care of weeds Tree replacements for dead pines Improve sidewalks!
2	3	45	Wish there was more open space/fields for the kids to play in near the community center and the Dakota Lodge (e.g. through frisbees, play tag, play catch at camps and B&A programs).
2	3	46	It would be nice if we could eliminate the non-residents that do not belong on our trails, but I know that's not an easy task.
2	3	46	More money should be dedicated to hiking and biking trails. It is a big draw to Ken Caryl and really unique.
2	3	47	Love the recent renovations!
2	3	47	Our street has potholes to fix.
2	3	47	The poolside furniture is old and needs to be updated. Willow Springs has a pool experience that seemed much improved over the Ken Caryl experience. Food/Beverage along with nicer furniture would make the pools more inviting.
2	3	47	The sand volleyball courts are in desperate need of an overhaul. For regulation courts the sand and the equipment needs to be replaced.

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2	3	48	Dog park would be amazing. Sidewalks in NR would be great.
2	3	48	It would be great to have sports leagues for adults and, if feasible, a 4th of July fireworks display with corporate sponsors to defer costs. Also, if feasible, having a paved trail to connect the plains to the Valley, would help connect the Valley and Ranch neighborhoods. There is a sidewalk along Ken-Caryl Avenue that helps get in/out of the Valley, but no paved pathways connecting from the plains to that sidewalk.
2	3	48	Patrolling in winter/wet days is also important. When soggy and trail can be damaged, poachers and other still ride the trails on mtn bikes
2	3	49	None, perhaps a tree or Arbor day program
2	3	49	Overall I would like to see the development of more trail options as planned.
2	3	50	class timing to fit working adults
2	3	50	Possibly more parking at the Community Center. Sometimes the trees and flowers in the medians need weeding and aren't maintained well.
2	3	50	Yes the equestrian center could be better managed. Why are non-resident trainers given priority for pipe pen/stalls over homeowners? In most cases trainers have more than one stall while the waitlist for residents grows. This needs to change. Also additional pipe pen/stalls could be built on existing land.
2	3	51	Our roads are a mess! Coming out of White Oak, my SUV bottoms out because of all of the pot holes on Valley Parkway. In addition, our cul de sac road has not been repaved for years and it is an absolute mess! Mountain Alder ... if you want to come fix it :)!
2	3	51	We would like to see an off leash dog park established. An indoor pool with adult only hours. We would like ping pong tables at the Community Center. We would like an indoor snack bar in the Community Center to eat, relax and socialize after playing tennis, etc. We would like to see a recycling company service this community that recycles all glass. We would like the MA to resume responsibility for the neighborhood signs.
2	3	52	New pavement in neighborhood roads, as mentioned above. Green waste recycling
2	3	52	RV storage. We have horse trailer storage, but not RV. Not many options nearby and the association is HIGHLY particular about not keeping the RV in front of the house for very long. It's very difficult to transport from far away and then get ready quickly.
2	3	53	Clean up Valley Parkway medians and streets. Pickleball courts are a must! It is the fastest growing sport in the country and no courts close to us.
2	3	53	The big rock river behind the community center was beautiful until the 'natural' grasses took it over. Now that nice park that cost a lot of money is covered up and is an eye sore to the community.
2	3	53	The renovation of the playgrounds is nice, but it seems like there is less for kids to do there now and they are not as much fun.

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Ken-Caryl Ranch 2017 Community Survey

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2	3	54	We love the current trails, please don't add the upper trail and destroy the nesting ground--we don't need it!!!
2	3	54	Weed control around tennis courts Increase trespassing patrols and awareness, resident tags
2	3	55	I would love to see indoor basketball
2	3	55	rate on 18+USTA has not been adjusted since league was shortened to 6-7 matches vs 9-10. Should not be so expensive compared to other leagues during season.
2	3	56	Except as noted above, with regard to pace of trail building, I am pretty satisfied.
2	3	56	I would like to see more resting benches and picnic shelters on the upper trails
2	3	56	Indoor swimming
2	3	56	There was an editorial in Life at Ken Caryl that said the new gazebo at the Community Center should be painted a color to match the other building. We agree that a paint job and a different color roof would be a good investment.
2	3	57	Enforcement of rules regarding care of personal landscapes should be better enforced. Several homes in our area have trash and toys left strewn over lawns and weeds growing in landscape
2	3	57	I would love to have an indoor pool for lap swimming in the winter.
2	3	57	The most valuable asset of Ken Caryl Ranch is our amazing Trail System. It is a spectacular amenity to have. Continued maintenance and patrol of the trails should be a priority.
2	3	57	They need to take better care of the flower beds and improve them. When a tree is taken out of a medium a new one should be planted.
2	3	57	We should make sure our open spaces are patrolled as it seems there are a number of people who use them who do not live in Ken Caryl.
2	3	57	Would be interested if we can work out an arrangement with Deer Creek, Meadows or Red Rocks for access to golf at discounted rates. Appreciate discounted access to Foothills fitness facility.
2	3	58	Asphalt trails need to be concrete
2	3	58	KC Management does an excellent job but is too pushed around by special interests. Managers should stand by the principles that are documented rather than giving into individual Board member demands.
2	3	58	Landscape should be maintained properly where turf is without weeds, trees should be maintained so they don't have excessive dead branches and trails should be reasonable to maintain a balance between human and wildlife. Also, complete the conversion of paved trails from blacktop to concrete that was started but not finished.
2	3	58	More adult programs, keep watering the grass and trees, too much water saving and the Valley will become a desert and the trees which we all moved here for will die.

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2	3	58	please continue to support dirt trail system maintenance and expansion. The new tennis courts are great!
2	3	58	Yes, today's youth is into Skate boarding and they have to go to the park by Tipsey's if they want to this activity. Nice to have this option for our youth. Bradford pool needs to be updated and improved.
2	3	59	- enforce speed limits. maybe utilize speed-display/warning signs - enforce pedestrian crossings - repair path cracks
2	3	59	1. All cedar fences owned by the Ranch should be stained with Cedar Stain at least every three years. Then they would not need to be replaced - simple ounce of prevention saves a pound of cure. 2.
2	3	59	Friendlier Tennis staff, not friendly
2	3	59	Trail maintenance and sustainability should get a bit more effort.
2	3	59	Weed control in North Ranch Park needs improvement
2	3	60	Again, irrigate the areas along roads, sidewalks, medians, and entrances.
2	3	60	As an example of lack of maintenance please take a walk along Valley Parkway between South Valley Road and Club Drive/White Oak. The rock wall and landscaping along the west side is in need of clean up, repair and updating. I'm sure this is just one example of many in Ken-Caryl. I understand that Jefferson County is responsible for street and gutter maintenance, ours are extremely dirty to the point that plants are growing and worms are living in the dirt. Trees are growing in the cracks between the gutter and pavement. Pay particular attention to the median at the intersection of Valley Parkway and Club Drive. It's our responsibility to make sure these areas are kept clean.
2	3	60	lower the cost of indoor workouts at the Community Center
2	3	63	As noted above, I would like to see a composting component added to the waste management services. I would also like to see more money allocated to shrubs, flower beds and medians. I do not want to dry out the medians and public spaces and kill the trees. I am less interested in mowed public space than natural, weed-free areas. KCR could look into the use of drought tolerant grasses in their public landscaping, that require little or now mowing. KCR should continue their efforts to stabilize waterways through the installation of drop structures.
2	3	63	We are very happy with services provided here. Please take down the dead trees.
2	3	64	More biking trails, please. Those we have are excellently maintained and have been for the last two years. Thank you!
2	3	64	More police visibility in the valley. Timely snow removal on major road arteries.
2	3	64	Would like to see lane ropes installed during lap swim at the community center pool during the summer. I have brought this up in years past to pool and

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Ken-Caryl Ranch 2017 Community Survey

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			recreation staff. I've never gotten an answer why this isn't desirable or possible.
2	3	65	Dog poop seems to be a constant issue in open space. Not sure what else should be provided. There are bins and bags. It's the dog owners who are not taking responsibility.
2	3	65	The Dakota Lodge Playground needs places to sit
2	3	65	Would prefer that Russian Olive trees be eliminated as they are invasive.
2	3	66	Pickelball
2	3	67	Consistent covenant enforcement. More effective management of open space areas based of resident frequency of use. I surmise too much time and energy is being used establishing and maintaining far out trails that are used by a few while high density usage areas languish. Need more dog 'poop' bag stations along the trails.
2	3	67	could we please have window and door blinds on the west side of the community center in the exercise and yoga rooms...the sun beating in during the summer make the evening classes almost unbearable could we please have a second recumbent bike...we had two before and they were always being used
2	3	67	I think its time to stop expansion of new trails and other brand new facilities and focus on spending resources to preserve and in some cases restore existing amenities. See comments on BG Park.
2	3	67	Overall, I am very satisfied with this amazing neighborhood and all the leadership does to keep it safe and enjoyable for the residents!
2	3	69	Facilities should be open to social groups such as book clubs for free or a nominal fee
2	3	70	We should not spend general funds to fund special interests.
2	3	71	Our kids have grown. Most of the facilities at the ranch house and community center were used by them and us when they lived here. We think that the updating of the facilities are great and think the services provided are more than adequate.
2	3	72	more patrols to keep trails private
2	3	76	If there is any parcel of land to be developed a Senior residence, assisted living, would be welcome for the residents who would like to continue making the Ranch their home when they need a facility, as well as families that would like seniors in their family nearby.
2	3	80	more greenbelts, better watering, more flowers and trees maintenance, take care of the community monument signs by the HOA
2	3	80	We believe all is well - - although we are concerned with the expenditures going for the trail system.
2	3		A camping site by water would be excellent.

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2	3		-Cost effective cardio and weight room that reflects the property taxes we already pay for this. -Nets on the North Ranch soccer goal frames.
2	3		Dakota Lodge, they run the A/C for the kids program, but leave the doors wide open.
2	3		Everything seems fine.
2	3		I don't think so.
2	3		I think it would be very nice if the horses picked up their poo. I realize that it may not be a health hazard as dog poo is, but it's still gross when it's in the middle of a trail.
2	3		Not sure where to address this issue, but that fence on open space at the end of NR Road needs to go! Can't believe this has been allowed to happen, and now a private landing strip?? Totally unacceptable. People can't even fly drones over residences, and a private plane is being considered??
2	3		on-line sign-ups for tennis courts would be great. 'holdmycourt' seems to work really well.
2	4	33	*It seemed like the kiddie pool(s) were frequently out of service this summer. *Several times I've seen sprinklers in the public areas in the community that are malfunctioning (e.g., too much water, watering mid-day). But it seems like neighbors report this and hopefully it is taken care of quickly, in order to support water conservation. *I'm a mom in my mid-30s and sometimes I feel like there's great events (social, nature, service, class offerings) geared towards either youth or older folks than myself.
2	4	36	we need a dog park
2	4	37	I feel like more community events at the Manor House would be a great way for neighbors to meet each other. It would be nice to have holiday events there, maybe a Santa Claus dinner, or weekly winter events. We met a few neighbors that way, and it gave our kids a chance to meet new friends. Otherwise we love everything so far.
2	4	37	Youth programs for preschoolers (ie, dance) conflicts with elementary kids school dismissal.
2	4	39	We love the programming and amenities. But, believe that the Pools could have a longer season especially the Bradford pool since it's pretty well utilized even after Labor Day especially on the weekends.
2	4	40	I have been very pleased with what is offered and I am excited to utilize them more. It is a great place to hike, bike and have kiddos.
2	4	40	More backcountry trails
2	4	41	I'd love to see a further enhanced/expanded Community Center, to where someday it can be a facility and recreation offering on-par with, for example, the Ridge & Peak Center

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2	4	43	A co-ed softball league would be great! Encouraging more block parties would also be great. Some large tree boughs on Valley Parkway need to be removed before they fall. (Several fell in heavy snows and winds last winter)
2	4	43	Child programs should be expanded. Older residents should not be allowed to use KC facilities and then complain when they don't use them anymore. Kids and schools are great for property values.
2	4	44	physical therapy cyrotherapy
2	4	44	see playground comment I love having 3 swimming pools to use in the summer, and realize we are fortunate to have it. So, being picky - the seating is very difficult and way too close. Maybe a few more umbrellas at each pool. As I said earlier - the horse manure debate is out of control. If perhaps you could work with the Center on a maintenance program (that the users of the trails would pay a fee for) to help clean it up. I also think you spent too much money on a very underwhelming splash pad. If that's all you are doing with the splash pad, the funds could've gone to adding another slide at another pool or other pool improvements. That being said, another slide at the Ranch House or Bradford pool may be nice and would help to control attendance. I don't like that you offer pool memberships to people outside the community.
2	4	45	Speed control- so much speeding in the neighborhoods. The pools had a lot of issues this summer, made it difficult to enjoy their use.
2	4	45	The most important part of our community for our family is the trail system. We are pleased with the maintenance of the current trails and love the new trails that have been built. We are in strong favor of continuing to build new trails.
2	4	46	Additional backcountry trails and camping areas. There has been an increase of non resident use of trails so additional patrols would be helpful.
2	4	47	As use of trails continue to increase, more multi-use dirt trails are welcome. We support continued transitioning to water-wise landscaping in all communal zones
2	4	47	I really do not think that residents should be paying to use our pool or the gym areas. I feel that it is okay to charge our guest but not us. I avoid using the gym specifically for that reason only.
2	4	47	Major efforts need to be made to eradicate the over-populated rattlesnakes before a child is bit. More rattlesnakes were seen in driveways, sidewalks, paved paths, not just on the trails. Add composting too please.
2	4	47	Most of the classes in the fitness center lack options for people that work.
2	4	47	We need to stop making trails. We do use them some of the time but I think we have enough now. The cost of keeping up with the ones that we have will only go up. Would rather see money spent on more community driven programs. Or, making the sitting areas of the community center pool bigger. A. lgher pool there would be nice.

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2	4	48	Even though I am very satisfied with the quantity of Unpaved Backcountry Dirt Trails, you can never have too many, in my opinion. It would be nice to have more camping sites. Also, a dog park would fantastic!
2	4	49	Dead tree branch removal as needed for safety issues. This is required of residents so it should also be required for open space areas. Please attempt to remove sidewalk snow quicker since the use when not cleared creates much more ice. Please go back and clear a second time if possible also since the ice build up makes using these areas much dicier. Add bike lanes to roadways to minimize biker and sidewalk user conflicts.
2	4	49	I've been impressed with the improvement and maintenance of the trails. Probably more signs/education to prevent bikers/hikers using the trails in muddy conditions could always contribute to helping resolve some trail wear.
2	4	49	The KC trail system is one of the primary reasons we moved to Ken Caryl. We are fortunate to have such a high quality trail system. I'm certainly an advocate to add new, quality trails to the system, as I believe these trails do enhance the value of Ken Caryl. I do think with the increased popularity of mountain biking and social network apps like Strava it has brought more attention to our trail system by users that are not Ken Caryl residents. I don't know the best way to address the issue, however, increased patrols and/or requiring the tags on all bikes may be an option.
2	4	50	It would be nice to have porta restrooms at parks like the North Ranch park (the soccer field area) and Heirloom park. It seems silly to have such nice areas to recreate and no place to go when you have to potty.
2	4	51	It would be nice if some of the trails were a little wider or the grasses along the trail were cut more often. It's hard to keep 2 dogs on a narrow trail. And I can't see what's in the tall grasses. I worry about rattlesnakes.
2	4	52	Expanded unpaved trails are great and very much appreciated.
2	4	53	Path alongside Valley Parkway should be replaced with concrete. Super bumpy for bikers.
2	4	53	Trail Services - see above - we need a better plan for Trail services that doesn't rely on volunteers (although volunteers should still be allowed to help as they desire / have time for). There are very capable professional trail builders who could act as project managers / implementers if the Board would fund.
2	4	55	More intensives to home owners to plant gardens and trees instead of grass. Grass is a huge waste of water. I will love for KC to be known in Colorado for being and eco-oriented neighborhood.
2	4	56	I love that Ken-Caryl Ranch has bees now.
2	4	56	I would like to see the remaining 1-2 built that are part of the master plan.
2	4	57	Christmas lights were a real disappointment last year! Feel we need some bigger landscape design for the traffic light area coming into the Valley. The 'waterfall' landscape area looks terrible on Club Dr./Valley Pkwy

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2	4	57	I think that the totally dead trees that you see when coming into the Valley should be taken away. They look horrible and they are a fire hazard.
2	4	57	I think we should expand the trail system
2	4	59	Clearing of snow on all sidewalks adjacent to open space lots. This is an issue on Golden Aster, Rose Clover, Twin Flower especially along Mountain Laurel near the mailboxes.
2	4	59	Landscaping / green belt upkeep could improve. Would like to have more access to open space, that is I'm not really happy with the recently added fencing along trails that don't allow us to venture off to enjoy other space. This is too restrictive for our residents.
2	4	59	off leash park,
2	4	60	Need new sign at Community Center... maybe oversight or no budget, yet?
2	4	61	There could be more pickle ball use for exambell and outside court could be set aside so people could you it when they are available and the weather permits
2	4	62	It would be nice to have a sidewalk all the way to the Manor House.
2	4	65	No suggestions for more effective facilities, amenities, or services.
2	4	66	Improve the Bradford Pool amenity. Allow adult swim, extended hours for a family night & season closure. Discontinue non-resident use/pass and restrict flotation toys. Castle Pines has 3 pools and one of them is adults-only with a spa...please consider converting the Bradford Pool to 'adults only' with a swim-at-your-own-risk model. (The baby pool could be converted to a spa.) Both the Ranch House and Community Center pools (with new splash pad) are child-focused (as they should be...) and the adults in the community should have a pool experience to call their own.
2	4	66	pond up in Brandon Gearheart park needs to be cleaned out
2	4	66	snow plowing of streets in the enclave
2	4	67	Open Space Ranger staffing and budget should be increased to address expanding use of open space by residents and also the increased danger of wildfire given the Ken Caryl Valley resides within the wildland urban interface (red zone).
2	4	68	I seldom notice the open space patrols and we do not use the camping areas so we are unable to make an informed choice.
2	4	69	Need a new sign at Community Center. More efficient scheduling of mowing crews to reduce costs/manpower. Earlier community center pool hours in summer (open 10 AM). Provide periodic updates on status of unoccupied and / or undeveloped commercial properties (i.e old 7/11, Apria, North Bowl, hill by Sunset Ridge)
2	4	69	would like to have racket ball courts again as we used to play when there were the courts in the community center.

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Ken-Caryl Ranch 2017 Community Survey

Area*	Dues**	Age	Provide More Effectively
2	4	71	Please be cautious about adding any more backcountry dirt trails. We use existing trails A LOT and we've never seen them crowded. We need to retain the natural beauty and the space for wildlife.
2	4	72	No, just more effectively managed.
2	4	73	Only add new facilities if they are expected to be 50% or more paid by users after a 2 year pase in/test period.
2	4		The rock walls along Valley Parkway are crumbling and need to be repaired. Maybe cut back some of the vegetation along these terraced rock walls.
2	5	33	Would be great if the pool was open longer! (Don't want summer to end)
2	5	35	More childcare and activities for the 0-3 age set. After 3 there are a lot more options but still not much beyond preschool/summer camp. Age 0-3 is a difficult time for parents and fostering community support for our new parents is very important.
2	5	36	I wish they used the bond money to update the North Ranch playgrounds structures as promised.
2	5	39	Have a drive up Area for camping so little kids don't have to hike up
2	5	39	Parks need to be upgraded. My other big rub is we need to streamline the fencing. Another enhancement thought would be to replace neighborhood light poles with night-sky 'rustic' poles. It would be about \$2,200 per pole. But, it would really upgrade the look of the neighborhood. When North Ranch upgraded the street signs, it made a huge visual impact to the quality of the neighborhood. Also, think about a bike park. Perhaps a JeffCo land swap in the Ranch where we give them the land and they buid and maintain the park for all to enjoy. Just a thought.
2	5	41	I'd like to see the North Ranch park add bathrooms (even port-o-potty with surround). Also, the pool hours extended, especially at North Ranch
2	5	41	More mountain bike trails
2	5	41	The fences that line valley parkway are deteriorating fast. Need to update the fencing asap.
2	5	41	tree trimming, general upkeep if new facilities to ensure continued value of community increases, pothole repairs
2	5	44	More patrols on trails..need better authentication
2	5	45	I would use the Community Center gym but I think it's expensive for what it offers and the lady at the front desk is extremely rude.
2	5	45	More trails would be fantastic!
2	5	46	Always interested in new trails. The new Cougar and Question mark trails have renewed my love of the open space. Just gorgeous!
2	5	47	I think bathroom access should be considered at parks such as Heirloom, Bradford and North Ranch. Also, like many people, I found the number of days that various pools were closed this summer due to maintenance issues

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Ken-Caryl Ranch 2017 Community Survey

Area*	Dues**	Age	Provide More Effectively
			(not including human-related accidents) was unacceptable and should be addressed.
2	5	47	Need better online trail maps.
2	5	47	See equestrian center comments under specific questions.
2	5	48	Qualifying question #2 above regarding Open Space Quantity of trails. Satisfied and even more so when the full Trails Master Plan comes to fruition. Very satisfied with the progress thus far and the quality has been amazing.
2	5	48	Year round mulching of landscape trimmings so that we don't have to keep throwing wood and leaves away. Bring pride day back, but maybe later in the spring so that it doesn't get snowed out every year. Use concrete for more neighborhood connecting trails. Many are used by students on their way to school/bus stops since many streets do not have sidewalks and crusher fines/soil trails are dirty when wet.
2	5	49	An off leash dog park area would be great.
2	5	49	Archery range
2	5	50	Hire professional trail builders to maintain and establish new trails in coordination with volunteer efforts.
2	5	50	Yes. Horticultural , landscaping attention to medians and planted beds need to be improved. Street signs in North Ranch area, although new have a horrible font that is hard to read, even more so in the evenings with minimal lighting. Grateful to the use of GPS in this matter. Updating the Bradford Pool is needed. Updating the Old Equestrian school building(House) for use as another center to be rented for events or used by the riding community. It is falling apart. An outside paint does not renovate this structure.
2	5	50	Youth programs and family-oriented facilities are amazing and should be a primary focus to attract families to our area. I consider the trails as part of this, as it teaches youth how to enjoy and respect the outdoors. Even if kids are older or grown, this helps to keep the valley and our properties at top value!
2	5	51	More and better maintenance of greenbelts.
2	5	51	The trail system is unique to Ken Caryl and one of our best amenities. It is nice to see them being maintained and expanded upon. I also see increased use and more and more kids on the trails which is awesome. Our trail system is unrivaled.
2	5	51	Tree should be planted down North Ranch road on that long straight stretch east of manor house. Want continued expansion of Backcountry dirt trails.
2	5	55	As a long time resident with 15 years of no trail growth, I've been utilizing the trails for enjoyment and vitality. Looking forward to developing more as per the master plan. Also provide more pickleball.
2	5	55	Cut down the dead trees and dead branches.

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Ken-Caryl Ranch 2017 Community Survey

Area*	Dues**	Age	Provide More Effectively
2	5	55	Our single most cherished feature is our open space, the trails, and our access to it. This is what makes our community so special. We need to fully embrace our trails, support and nourish. I did not mark these at 'very satisfied' as those who would like to limit access would twist this to say that status quo is okay. I'd encourage our leadership to continue to support and invest in our trail system. Here are several cutting-edge ideas: 1) a lake - large pond. One that we could recreate in - SUP's, swimming. They used to be here before KC was built out - right? 2) Zip Line - see Castlerock's version. Amazing. 3) a unique feature in our open space - think of the Manitou Incline, or a chair lift. 4) Cruiser ride - close off a street(s) to walker/cyclists only once monthly - encourage people to get outside in a safe zone. 5) Pave the trail between the hogback (the road). As an alternative to walking along Valley Parkway. The point being quietness, experience, not being in a 'fish bowl'. 6) Shuttle service through the Valley - in/out to the grocery stores, restaurants just outside of the Valley. 7) Hayrides that take families to/from Manor House on Wednesday nights (and, hopefully, a second night/week). 8) Food Trucks - invite them in one night per week. Set up in a Bradford Secondary parking lot. Re. Trailmark - they do this now. 9) Movies in the park. Pool is fun but... cold. Perhaps in a rotating locations at the local soccer fields. There are large, inflatable screens out there. Supported by or in conjunction with food trucks (see other idea). 10) Indoor pool. Possibly a bubble over one of our existing pools in the winter. 11) Additional gazebos/tables in the Open Space - preferably in High Meadow or along Upper Cougar. 12) Water atop Manor House, Tin Cup, and/or High Meadow. Perhaps an old-fashioned hand operated pump. 13) Ramp that would allow cyclist access between Willow Springs and the North Ranch without dismounting. 14) Right of way - to Belleview - along the road the Ward Lucas 'owned'. For non-motorized users - obviously. 15) One directional, mountain bike - centric trail with features that appeal to mountain bikers. Re. Sky Mountain Park in Snowmass (this is a non-lift served trail system).
2	5	56	We have plenty of trails now; don't need any more, thanks.
2	5	57	The Manor House prairie dog colony that was to be re-located has taken 2 seasons. There are still prairie dogs that have not been successfully moved If all the prairie dogs are not moved they will continue to re-populate and the relocation effort has been wasted.
2	5	57	We would welcome more trails in KC. The trails are wonderful and we love using these world class trails! Thanks!
2	5	60	Better landscaping and maintenance in the common areas; along roads and sidewalks.
2	5	61	I strongly support the continued construction of open space trails as defined in the Trails Master Plan.
2	5	61	Keep the trails maintained.

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Ken-Caryl Ranch 2017 Community Survey

Area*	Dues**	Age	Provide More Effectively
2	5	62	NO MORE TRAILS BUILT
2	5	63	The new signs pointing to things like the equestrian center are so small that you can only read them up close. The font is odd too. The new street signs are great. Not sure why the other signs are not the same.
2	5	65	Dog Park
2	5	66	Sidewalk entrances to open space should have ice melt applied, especially if sidewalk is inclined and shaded.
2	5	67	More environmental education opportunities for everyone, especially children. Horse poop on the paved trails is unacceptable. Non resident horse boarders at the equestrian center should be required to contribute to trail maintenance either through volunteer hours or a contribution to the trail maintenance fund. Non resident boarders should be paying market rates for boarding, not the well below market rates they are currently paying.
2	5	68	A few more benches along walk ways and on some trails. The few that are there are great, please do not remove. Overall very satisfied with the Ken-Caryl Valley. You can only do so much. The dead trees have got to go.
2	5	70	Ranch House: make sure that adequate resources from the lawsuit are available to fund a quality pool, baby pool and deck. We need top notch contractors, designers and a crackerjack project manager that knows what he/she is doing. Accepting low bids created lasting problems with the Bond Fund projects, especially landscaping. We should be able to take care of our existing ball fields with our regular budget. Put the money set aside for 'ball fields' into the pool budget and do a really good job. Community Center: Return it to usage as a Community Center instead of a Preschool - Day Care Center Dakota Lodge: Return it to usage as a Community resource with availability for use by the residents.
2	5		Would love to see Bradford pool updated. Brannon gearheart park is due for an update.
2	6	32	Signage - I know that is was voted to have them removed. I don't like that is isn't uniform. I would like to see the either uniform (like the signage at the community center has yet to be updated and them all removed completely.
2	6	39	More yoga and strength training class offerings.
2	6	39	We need an indoor or year-round pool.
2	6	40	Love this neighborhood, but would love to see the HOA dues be increased so that we can continue to update the facilities, trails, medians, shrubs, trees, flowers, etch. Let's keep our beautiful neighborhood awesome!
2	6	41	Security patrols after vandalism occurrences.
2	6	43	I feel the boards and various committees do a great job of trying to do things better and more efficiently, vs. maintaining the status quo because 'that's how it's always been done.' They are open to new ideas and feedback, which is great.

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Ken-Caryl Ranch 2017 Community Survey

Area*	Dues**	Age	Provide More Effectively
2	6	46	Not that we can think of
2	6	47	Maybe early morning yoga during the week. More reasonably priced equestrian group riding lessons - but I think the new manager is working on this.
2	6	47	Please replace sign in front of Community Center to match others in the Ranch. Also, please place black steel railings in areas around Community Center where there are currently wood. Not safe and they look horrible when so much else looks so nice.
2	6	48	fix the ponds, sports fields
2	6	48	I feel like the Bradford park area needs more monitoring. We need organized community clean up days for the various areas, including this one. I organized one once, and it was effective. There is tons of broken glass, needles, spray painting. I think if the community showed that it cared by organizing clean up events, and events that involved people, maybe vandalism would happen less.
2	6	49	Some of the front desk workers who have been there for a long time could be more friendly.
2	6	50	More trails and budget for back country trails and maintenance.
2	6	51	More backcountry trails in south valley
2	6	51	Would like to see some of the social trails either established and incorporated into the trail system or eliminated.
2	6	52	While I am satisfied with the unpaved backcountry trails I would like to see more sustainable trails built to access our incredible open space resources
2	6	54	Just the ponds. They seem to be getting kind of dirty and losing water.
2	6	54	We'd like to see the landscaping around the new Massey Creek water spillway and playground near the Community Center finished with pathways, grass, benches, and trees. Right now it is being blotted out by weeds and invasive plants. What could have been a beautiful park setting where you could sit and enjoy the environment, now looks ugly and uninviting.
2	6	57	More trash cans & dog waste dispensers. Any options for water dispensing along walkways? More attention to sidewalk maintenance. Too many raised areas that are trip hazards.
2	6	60	It would be very beneficial to have amenities, such as skateboarding/rollerblading areas, available so there are more things for kids to do who are over 12 and not yet driving.
2	6	60	Should be some trails devoted to hiking only (no mountain bikes) and mountain bikes only (no hikers).
2	6	61	More efficient landscape maintenance.
2	6	68	On the Massey Draw trail, no effort was made to provide a means for older hikers to climb around the large rock slab areas, thereby cutting off access to the aspen grove and valley overlook.

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Ken-Caryl Ranch 2017 Community Survey

Area*	Dues**	Age	Provide More Effectively
2	6		dinosaur playground at the community center is excellent! would be great if the preschool kids could use it in the afternoon during preschool or after care. Storytime on Thursdays at the ranch house is awesome! Would be nice to have daily offerings either at the ranch house, community center, or elsewhere. Library of childrens books that is open daily would be nice too.
2	6		Our main complaint is maintenance of the landscaping, grass, trees & shrubs.
2		38	It would be nice to have a better paved area for walking along North Ranch Road, particularly to the bus stops. I feel people drive too fast along North Ranch Road and we have to walk on the side of that road to get to the bus stops. I don't feel my children are safe.
2		45	Is there a possibility to have waste cans on some of the unpaved backcountry trails? Not talking everywhere, just in a couple spots where maintenance crews frequent anyway. Thinking it might reduce trash on trails. Also the snow clearing of sidewalks (at least in the valley) seems rather inconsistent. It would be great if the KC Crew could clear all side walks on those main roads, instead of having to go on and off depending if it is open space or private. I'd be happy to pay for it.
2		59	I know paving the roads in the valley is a county responsibility but some pressure needs to be put on Jeffco because the neighborhoods roads are horrible and it detracts from our community.
2			Child care so stay-at-home parents can take advantage of community activities. I'd love to take a tennis lesson, swim by myself for an hour, play a basketball game, or take yoga. But I never can because I have a young child still at home and it's hard to get a babysitter for such a short period of time!
2			County areas of roads (not easement areas) need attention by the association. No help from the county.
2			I feel when trees are dead, sometime should clean them up.
2			Maybe we should have a hot tub available in winter.
	2	53	eliminate adult swim completely, kids shouldn't have to get out.
	5	37	A mountain bike skills park would be a great amenity along with adult outdoor work out facilities.

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Should the following facilities, activities or programs be made available or expanded on or near Ken-Caryl Ranch, either through direct investment or a partnership agreement with another entity? (Comments)

Area*	Dues**	Age	Comments on New or Expanded Facilities, Activities, or Programs
1	1	28	For many of these it would depend on the cost. They may be good additions, but I would not want to pay more in order to have them.
1	1	28	The current trails are already very expansive and I would hate to encroach further on wildlife and the ecosystem to make more.
1	1	33	I heard you guys wanted to add a nature preserve. I think that's a wonderful idea!! How many communities can boost a nature preserve?
1	1	36	Some of these additions (Indoor Gymnasium), would be a duplicate to what is offered at the Foothills Rec Ctr, and would increase car traffic. Skate Park/ bike park/dog park , detracts from the natural undeveloped feel the KCR has and it's a part of what makes this community so attractive because it doesn't feel like you are in the middle of the city.
1	1	44	Do not need a skate/bike park to invite more teen pot smokers to hang out at. No one seems inclined to control the illegal activity as it is at the Frisbee golf course as it is.
1	1	47	Dog park
1	1	48	I would rather see HOA take some of my fees and make improvements on my home instead of putting the money into MORE programs.
1	1	54	In door pool
1	1	57	The Ranch was originally an INTENTIONALLY golf course free community. Golf is declining in popularity among the young and is an expensive and water wasting 'amenity' that the Ranch doesn't need. There are plenty of golf courses nearby that offer driving ranges and challenging courses for those who gold. Those of us who do not golf would be charged higher HOA fees to have a wasteful amenity that we don't use and will make our community less attractive to homebuyers.
1	1	58	If opening up our fields/activity areas, ... allows for our expenses to go down because the others help pay the cost, that would be a plus, but if the 'locals' can't get time on their own fields, ect, then that would be an issue.
1	1	58	It would be nice to expand the days of operations for the swimming pools.
1	1	60	If you don't have kids there's not much for you...also the cost of some of the activities seem a little high
1	1	61	One thing that makes me angry is that all the space with a view of the mountains was made commercial lots for garage town and office buildings. This is where there should have been bars and restaurants so that people can enjoy our view. Colorado's best asset it it's mountains, yet it is so difficult to find a bar or restaurant with an outside patio and a view. Most restaurants here just have a view of a parking lot. The states that border the ocean have restaurants with

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Area*	Dues**	Age	Comments on New or Expanded Facilities, Activities, or Programs
			a view of the ocean, why are we so stupid that we don't have restaurants with a view of our beautiful mountains?
1	1	62	Just don't cause our taxes or dues to go up by expanding.
1	1	62	Presently seems to be adequate without additional investment. Just maintain what we have.
1	1	63	let us keep it quite like it is. Basketball is noisy. Would you like to live next to the noisy basketball or volleyball field? Building more restrooms is killing the environment and maybe expensive like all construction involving dispensible and not easily measurable construction materials.
1	1	64	We need to stop expanding and update and maintain what we have. more focus on green belt area and grass trees.
1	1	65	I'd like my money to be used for keeping up the neighborhood, not on more things for kids.
1	1	72	Please fix sidewalks and driveways!
1	1	83	We have enough facilities now. Our dues need to be spent on maintaining we have now.
1	1	89	Again, my age and health keep me from using most of the things available.
1	1		Better use of current funds would enable expansion of some of these programs. We have no idea where funds go as there is no transparency.
1	1		Build a Rec Center in the Office Park. Take over or scrape off one of the old buildings.
1	1		Do not raise the his. You raise it yearly. Highlands ranch is cheaper and their gyms are free. Can t believe how much yours Are! More than anywhere else by a lot
1	1		I don't play tennis, but many residents do. Good tennis courts add value to the community.
1	1		I want to see a refocus on our covenant. Clean up our neighborhoods. They are looking rough. Get out of the office and really look around. Do your jobs and quit worrying about trying to compete with new developments. Focus on what made Ken Caryl great
1	1		I would not like dues to go up for new programs because all we get to use are the pools and trails.
1	1		if expand are you going to charge more money??? because I pay a lot to live here. highest HOA i have found.
1	1		It seems to me that the Ranch has adequate facilities to answer the needs and desires of most residents and additional facilities should be carefully examined on a fiscal basis.
1	1		It would be nice if we could use Jefferson County as a resident.
1	1		Looks like this is setting us up for another bond issue to benefit a few. Do not build more. Just maintain /reduce what we have. The valley got a lot of upgrades but the plains fences in the plains are three different colors. Again,

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			who really uses all of this? Except for paid children events and services there are very few that are using all of this. Please stop the real estate sales people from using residents taxes to help them sell property here. We are here for the natural beauty and well maintained properties, and value. Otherwise we would be in much more expensive area. The more we hav the more it costs to maintain.
1	1		We loved the small community feel when deciding to move here 28 years ago. We would like to see the community boards maintaining what we already have rather than expanding. Expanding costs homeowners more. Things also tend to go in the same area. Making some neighborhoods busier/traffic than others.
1	2	27	I don't like the idea of a skate park or a gold course.
1	2	29	I love the community and am glad to still be part of it.
1	2	29	The parks and trails and sufficient and satisfactory. A dog park is a bad idea because people already don't clean up after their dogs even though bags and trash can are placed at regular intervals.
1	2	34	Do we have space for a lot of these options?
1	2	36	Our trail system (unpaved and paved) makes our community special. I would love to see it maintained and kept up to date for the long term. It has gotten better and better as of late!
1	2	39	It would be really nice to have outdoor pedestrian area, with coffeeshops, pavilion, bar/grill, etc., where neighborhood could gather
1	2	40	I think we should continue maintain our community with the best interests of its residents. Once we start allowing for partnership agreements with others things will become more crowded and deteriorate at a faster rate with more maintenance costs. What makes Ken-Caryl so special is that it is for the tax paying Metro District residents and the HOA dues from homes and businesses.
1	2	40	Kid sized basketball courts
1	2	43	One of the things I love about this area is that while we have a lot of amenities, it is still quiet, has a very close knit community feel and doesn't feel crowded or over run by businesses etc. While some of the things listed like a concert pavilion or bike park do appeal to me I would not want them if it meant things like sacrifice of open space to a great degree, additional traffic or congestion of living areas or losing the Ken Caryl community feel due to an increase in general traffic and outside public use.
1	2	45	1) Archery Range 2) Expand by subsidizing all passes, including family annual passes to foothills facilities, specifically, The Ridge, The Peak, and The Edge.
1	2	45	This is a family community and it would be a great asset if their was more activities for the younger (elementary, middle) kids to access within the community instead of driving distances to get them to and from events.
1	2	45	We are happy with the activities and facilities available, and support maintaining them. Really not interested in developing and expanding further.

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Area*	Dues**	Age	Comments on New or Expanded Facilities, Activities, or Programs
1	2	49	What is a Bike Park?
1	2	50	I believe that KC is doing a great job already but I love additional changes that could happen.
1	2	50	it's wonderful to have facilities, amenities and services as long as there is large demand in usage.
1	2	51	This survey software is a mess. Won't let me go back and comment. When I try to save to go back, it freezes up with a black screen.
1	2	54	The previous section of question is confusing. When I answered yes, I mean that either KC or a 3rd party should start or continue programs. I don't much care who does it as long as it is done.
1	2	57	Many diverse interests from a diverse population living here.
1	2	62	Dog Park is needed.
1	2	63	No dog parks. People still trash them and don't clean up after their dogs. Other parks in the region are closing for this reason.
1	2	63	Youth facilities should be open all kids, including non-residents
1	2	64	If the Ranch decides to develop more amenities such a ball fields or other activities that are for active use with lots of people, they should be developed far away from private homes. These activities impact property values and impose on the residents. I believe there are enough fields developed on the Ranch. Any more development is costly to maintain and they are not needed.
1	2	64	most of the options I can imagine being done either well and cost effectively or terribly, so had to sorta average what was most likely; if more details on any of them it could change my 'vote'
1	2	64	Our community offers plenty. Expanding would only make maintenance more difficult and costly. Our dues are affordable and I would avoid expansion that would result in additional expense. We need to concentrate on maintaining the staffing we have; the services and professionalism they provide are very important, and we need to offer support to all of our paid employees.
1	2	66	I feel that kcr should partner/cooperate with Foothill Rec. and Botanic Gardens and other existing facilities instead of building own. That's what community means.
1	2	68	I like many of the above ideas but a lot of them need discussion. I like the idea of the coffee shop as I would like to see a place where residents could gather & seat & spend time together, I don't have children but I like the ideas of places for them to go ie: the skate park. I would like to see more things in the ranch area for our families.
1	2	70	A craft room where different crafts can be offered throughout the year for adults. My husband wants to eliminate the frisbee golf, but I don't care!
1	2	70	A dog park is very necessary!
1	2	72	Get some options for senior citizens, there are many, a lot of widows needing to socialize with others in their age group.

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Ken-Caryl Ranch 2017 Community Survey

Area*	Dues**	Age	Comments on New or Expanded Facilities, Activities, or Programs
1	2	72	Many of the items above we already have. Relative to the first item, a community gathering facility which could include regular events with food and beverages would be nice.
1	2	83	DO NOT BUILD FACILITIES THAN CAN NOT BE EASILY MAINTAINED BY FUTURE BUDGETS THAT WILL LIKELY BE STRAINED BY FUTURE INFLATION.
1	2		Bring back the fall craft fair with quality vendors.
1	2		No bar and grill. This is a family facility. Recent news shows (say) dog park owners do not usually pick up after their dogs and some parks have been closed.
1	2		One thought would be to offer those families who do not have young children living at home some free passes to the pool so that when grandchildren are visiting they could use the pool at no charge to the Ken Caryl Ranch resident. Another suggestion is that each family get a certain number of free guest passes to the pool each summer. Just a thought
1	2		The majority of my answers are based on 'No Opinion' as we don't use many of the facilities and participate in many of the activities provided. We are happy with the open space areas for walking/running/walking the dog. I am happy with the summer swim activities. I wouldn't use the dog park very much as I am more comfortable walking my dog on a leash. Restroom facilities may be nice but they are available by the school. We do enjoy golf and pickle ball, however, don't make the time to play as much as we like.
1	2		we need the community gathering place coffee bar/grill
1	3	32	Restrooms at parks would be priority #1
1	3	34	This section of the survey is a little too open-ended for my liking. While I think we could use some things, like a dog park, I don't necessarily like the idea of it being funded by outside sources, or financed.
1	3	35	The tennis courts at the Ranch House are regularly in use due to leagues, high school, etc so it can be hard to get a court when we would like to play.
1	3	45	Great tennis courts and loved the after school programs and youth summer programs
1	3	45	The park on Rampart Range Road could be updated. Lights on the baseball diamonds and restroom facilities at Community Park A fitness.workout facility in the Ranch House
1	3	48	I'd love to see some dirt paths/trails within the valley, perhaps along side all of the concrete paths as both are important. Concrete for biking, scooters, etc. then dirt or crushed gravel for runners and/or walkers and dogs.
1	3	49	Would be nice to have a full-size basketball court with two hoops either outdoors or indoors.
1	3	50	a designed soccer facility with attention to layout and quality of grass/turf would be a great improvement and possible added source of revenue for the community as it would lend itself to field rentals for outside soccer clubs

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1	3	51	No need to keep expanding the back country trail system. We are damaging the wildlife ecosystem every time you make a new trail!!! There is plenty of hiking in this state. Let's preserve the livelihood of the animals.
1	3	56	Please enforce dogs being kept on leash.
1	3	58	I have lived here for almost 23 years. Our community is aging and there are no resources or activities for senior citizens. When I first moved here there were classes at the Ranch House which my mother was able to attend. She used to go to a Senior exercise class and water aerobics at the Ranch House but had to quit when they were only offered at the Community Center. Which has been a long time ago. There is really a need for more senior activities.
1	3	60	It appears that there are sufficient baseball, parks, etc. on the Ranch. Feel strongly that in some cases, these existing facilities are not being maintained as they should or funds used on expanding our maintenance on new facilities, uses. We need to take care and provide the best areas possibilities for our youth and young adults. However, newer faciilties such as a coffee shop is totally out there, but a skate park or bike park would benefit our families.
1	3	63	partner with local birding experts to promote bird wildlife and potential Audubon Bird Sanctuary
1	3	64	As mentioned above - more backboards on the courts for solo play and more Pickleball facilities.
1	3	67	An off-leash dog park would be a wonderful addition.
1	3	68	Older members of our community would like to have restroom facilities more convenient to the activity venues.
1	3	75	I would like a fitness facility that is reasonably priced. Much cheaper facilities are available elsewhere.
1	3		Permanent bathrooms at Community Park would be nice!
1	4	42	The Plains side does not seem to have many basketball courts.
1	4	50	FOR THE PAYING CIRCUIT ,OTHER COMMUNITIES COULD USE IT AND IT WOULD BRING BACK MONEY TO OUR COMMUNITY.
1	4	62	add pickle ball courts at different location from tennis courts
1	4	62	For the most part, the existing facilities marked 'Yes' are adequate and sufficiently maintained.
1	5	43	It is time to expand on paved trails. It's been a while.
1	5	46	A foothills Frisbee golf course Updated Ranch House pool area
1	5	47	We'd like an area for grilling and having a group gathering inside the Ranch House pool area (in addition to the picnic area outside the fence by the park). But we don't care to have a bar/grill restaurant type thing that you would have to staff and pay for. For community events, outdoor event area, and golf, we don't expect it to be on KCR property. Exploring the partnership option would be nice. It would be nice to have a dog park on KCR property or close by

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Ken-Caryl Ranch 2017 Community Survey

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			(closer than Chatfield). We're happy with the new youth program spaces and don't see a need to expand them further.
1	5	51	We have been happy with the improvements made recently around the KC area. Dog park would be nice.
1	5	75	Need a way for residents to meet daily for socializing and games (cards, etc.)
1	6	40	I do not want additional youth sports areas, if they would take room from other offerings, and reduce parking and create parking nightmares on the weekends.
1	6	49	we should update our facilities to compete with communities with country club type facilities
1	6	55	Jeffco demographics are aging rapidly. Need to ensure that in coming years there are new/more outlets and opportunities for social/sports/cultural activities that are especially inclusive for an aging population. Example: I have many aging friends who can no longer play tennis but would love another social exercise option that is fun for those with aging bodies.
1	6	56	Also, please add a dog park. Practically everyone has a dog.
1	6	56	We need to work on traffic to school, soccer games and baseball fields at Community Park. Traffic on Sangre De Cristo with all of these events during the week and weekends is awful- traffic speeding and not stopping in time for the stop sign has worried me for years. Traffic calming bumps that were installed on Continental Divide Rd need to be installed on Sangre De Cristo. The speed limit device seemed to help. The real issue is that many of these speeders etc. live here on the ranch or close by. This has been an issue for over 20 years. We need to take a hard look at Sangre De Cristo to stop speeding and cars blowing through the stop sign. We should almost require crossing guards at Sangre De Cristo and Crestone Mountain because so many cars don't come to a complete stop at this intersection. We now have added traffic on Veteran's day- July 4th, etc. and I'm in favor of these ceremonies, just wish we had speed bumps to stop people from speeding through the area and possibly damaging this monument, or injuring people that are attending these events. Shaffer parents need to be put on notice and if there are more homes built on the Deer Creek Golf Course, Sangre De Cristo should not be the through street- this is a huge issue for those of us living here.
1	6	68	Many of the sidewalks, because of tree roots and soil heaving, have become a hazard. These should be fixed.
2	1	30	Enforce protecting Valley parkway from motorists driving off the road and parking on the side of the road. It kills the wild grasses and turns it into a dumpy dirt parking lot. Looks disgusting.
2	1	34	NO BIKE PARKS, NO BALLFIELDS, NO DOG PARKS, LEAVE KEN CARYL AS IT IS!!!
2	1	40	Offerings we have now feel like a great balance. I don't really support funding more things but if community wants other things I'd be ok taking away services from lesser used things to redirect money to new things.

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2	1	41	What is the difference between a skate park and a bike park?
2	1	43	Please no, just don't do it. These very things would make some of us move away. But maybe that's the whole point of the current Board--a drive to become like any other city community in Denver.
2	1	47	We have more than the average home owner, the bigger we get, the more outsiders will use our precious resources, we should be happy with what we have and just keep it up to date. If you have too much, none of it will be maintained or all of it wil become mediocre
2	1	49	It's time to focus resources on upgrading/maintaining aging paths and fields. Proactively identify areas to contract or eliminate to control costs.
2	1	49	We want KC to remain as natural as possible. Plenty amenities are already available in the area.
2	1	50	Both the KCRMD and KCRMA should focus on maintenance of existing infrastructure rather than pursuing new endeavors of extremely marginal or little value to residents, especially when the latter are pursued at the expense of the former.
2	1	50	We don't feel any improvements or additions are required, especially after the past couple years of improvements from the bond money. They have made some rough areas look much nicer and more functional - specifically the tennis facilities and community center area.
2	1	51	Keep KC (Valley and North) private to home owners. No need to invite other entities to use our facilities. No need to expand anything that will cause taxes or fees to go up...already too high. Efficient use of current funds to maintain existing standards should be a focus...no need for expansion if not adding housing.
2	1	51	Refrain from creating addition financial burdens for the future.
2	1	52	New investments or partnerships for any new facility or program should NOT be considered before all current facilities and infrastructure are fully up-to-date with the appropriate maintenance programs in place.
2	1	53	It is not exactly clear what is meant here by outside partnership. A better explanation of this would have been helpful for this survey.
2	1	53	Outdoor courts is ambiguous
2	1	54	Bradford Pool Building looks tired and dated and could use some updating. The bathroom exterior and interior doors are sticky and dirty--never seem clean at all. The shower area is a little icky. Shingles are falling off the roof of the building. How about a fresh paint job to tidy things up a bit?
2	1	54	Soccer/multipurpose fields should only be built for use, not for scheduled games or practices. We do not want the traffic nor the trash/restroom problems that come with scheduled fields.

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Ken-Caryl Ranch 2017 Community Survey

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2	1	55	I think the trails that we have need to be well maintained more than we need any additional trails. I really am not in favor of further development and prefer quality over quantity.
2	1	55	I would like to see fireworks at 4th of July, if it is safe enough, to cut down on illegal fireworks in the valley.
2	1	56	Bar/grill/coffee shop on the valley side. Other 'yes' responses are weighted more to continuing availability rather than expanding.
2	1	57	Great concern around adding restrooms or more parks because of the increased traffic and use of the facilities. We live here because it's a haven away from crowds. For the most part its a safe community, more of the types of 'amenities' will bring greater risks and too many people who don't live here to the area
2	1	57	KCR does not need more dirt trails. We have enough.
2	1	57	Please don't waste any more community resources (i.e. HOA fees) building facilities that compete with local businesses.
2	1	57	Some animal or natural occurring paths could be made into nicer dirt path/unpaved paths.
2	1	57	The competition for these kinds of facilities is fierce and there are lots of options just outside the Valley or Ken Caryl in general. Joining these facilities is optional which I prefer as opposed to including them in the dues where numbers of families may not use them yet we construct and pay for them.
2	1	57	We don't want our assoc dues increased to add more amenities - there are plenty already! There have been more than enough recent projects renovating comm ctr, remodeling parks, etc. Just maintain what we have.
2	1	58	Remodel of the Heirloom Park was a waste of resources and wasn't a great improvement. An update was warranted, but the removal of trees, etc. that was done was outrageous and excessive.
2	1	59	Keep and Maintain what we have...the same response that the majority had after the last survey, which was totally ignored.
2	1	59	Maintain what we have and be happy.
2	1	60	Ken Caryl is not a country club – but I think that is my main concern about what the HOA is focused on- versus maintaining the beauty and nature of the area
2	1	61	You need to manage the HOA funds by maintaining what is currently present with available funding, just as I need to remain within my budgets. Nothing needs added.
2	1	62	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.
2	1	62	One of the Community Center rooms could be used as a conference room if needed, easily modified with removable tables and chairs. Ranch House could be better used/marketed as a conference room too.
2	1	62	parntersing with other entities makes sense on priority community needs ..separate use fee is ok for high managment activiteis like dog parks

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Ken-Caryl Ranch 2017 Community Survey

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2	1	63	Ken Caryl is well thought out and and is pretty much perfect as is. I am aware that adding facilities, including adding facilities that would be open to the public as a money making venture have been suggested, but we STRONGLY oppose adding more facilities especially those anticipated to be open to non-residents, which we feel would negatively impact the clutter, traffic, security, and serenity of our Ken Caryl community. What we have here is amazing and beautiful...as is.
2	1	63	We have a lovely community that is a good balance between amenities and nature. Please don't overdevelop our space. It will ruin the charm.
2	1	64	I use the Ridge and appreciate the Ken Caryl agreement with the facility.
2	1	64	restrooms only at largest parks; Paved bike path along Valley Parkway section opposite equestrian center is necessary. Bikes on the parkway are vey unsafe.
2	1	65	Enough with the backcountry trails, already. We have enough at tremendous MA expense despite assurances in 2009 that all future trail construction would be handled by volunteer efforts.
2	1	66	We are well equipped with what we have
2	1	66	We dont need to expand anything above...as we DO NOT need to increase our fee costs. The bonds that we already sold WILL SEE TO IT, that our fees will increase soon enough....which really irritates me!
2	1	67	The facilities which we have now are great. We don't need to expand, especially if the expansion means the loss of current open space or parks.
2	1	69	Maintain what we have before adding new expenses.
2	1	69	This community should not be made a destination for sports and recreation for non residents.
2	1	70	I am pleased with the status quo, with the exception of my complaints about boulevards and the upper Massey-Draw trail, mentioned above.
2	1	70	No more bike trails! No more trails. No more building that takes away open space No more courts It's perfect as it is now!
2	1	71	KCR is a stable community. Any new programs would require a fee/tax increase.
2	1	72	Again, think an expansion of facilities / activities for active seniors would probably be wise... The middle-aged residents will get here sooner than they realize... I am talking about physically and intellectually fit and active seniors...
2	1	73	The Ranch can become overrun and loose its special qualities.
2	1	74	ken-caryl should not be investing or partnering with outside entities
2	1		A resounding NO to everything. OMG. Are you seriously kidding? A KC grill? An outdoor concert area? WHY? THIS IS RIDICULOUS. Is Ken Caryl a country? An entire city unto itself? Everything listed is available nearby. We are not growing and don't need to add ANYTHING especially invasive development. E.g., KC concerts could easily be held in a partnership with Littleton/Clement Park or nearby Chatfield Farms/Botanic Gardens or Hudson Gardens. Can't people drive 5 minutes? Is anyone reasonable, fiscally smart or long-sighted? Do we need to

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			consume/build for no reason but just have more (that we do not need)? This would RUIN the place. Next will be a rollercoaster, zip lines, LED billboards, permanent bouncy houses, an outlet mall, and unmitigated crowds, traffic, lights, trash and noise. People who want these things in their neighborhood should not move to a semi-rural suburb then try to ruin it; they should move to a neighborhood that already has those things, not ruin KC. All of these things are available nearby. Can we EVER just be responsible stewards of the unique qualities of KC? The one thing that could be improved is to attract some good, local restaurants with actually healthy food options to the KC business areas - not just unhealthy, poor quality chain/fast food places. The restaurants in Littleton and KC are just awful and one must drive to the city to eat a decent/healthy/fresh meal out. THANK YOU.
2	1		As I mentioned before, if people want to live in the city or suburbia let them move there. We are in the foothills and many people have moved to this area because of that. We would like NOT to be another suburb.
2	1		Be very careful with all these added amenities or you are going to ruin the natural beauty of this unique, safe, serene ranch land. You will just add more traffic and congestion. How hard is it to drive a mile for coffee, fields for play etc.
2	1		Demographic is aging, due to the home prices. No additional facilities are going to be fully utilized. How about maintaining/improving whats already here!!!!
2	1		I feel like there is a nice balance of facilities, programs and events. Being a neighborhood is different than being / acting like a town
2	1		Restrooms in Parks --- ONLY if they are regularly maintained and cleaned. And NO stinky Port-a-Potties allowed!
2	1		Start maintains the facilities we currently have
2	1		This list just shows how out of control this governing board is. Again quit trying to find ways to spend more money!!!!!!!!!!
2	1		We have no interest in investments or partnerships. We feel it would negatively impact the mountain atmosphere, neighborhood, and 'culture' of the community.
2	1		With regard to utilizing space available on the ranch - i.e. fields across from Shaeffer School- we are in favor of increasing community activities. We are not, however, in favor of increasing traffic and visibility of facilities beyond trails in the valley. With the shifting nature of Bradford School, we have noticed a huge, inconvenient, undesirable increase in car traffic.
2	1		Yes, we do not need any of those facilities. No, KCRMA should not be involved in permanent agreements with other public or private entities.
2	2	34	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.

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2	2	35	NO dog park!! People already let their dogs run around off leash and poop everywhere, a dog park would be a disaster and end up totally disgusting. A part of this beautiful neighborhood (and our ecosystem) would be totally destroyed by a dog park.
2	2	36	absolutely not to a dog park. Chatfield is nearby and all dog park face similar problems of ill mannered dogs and failure to clean up poop.
2	2	36	Love the backcountry trails.
2	2	36	Please do NOT add baseball fields to the Intermediate School!!
2	2	37	I hadn't thought of a bike park on previous pages but it would be tremendous to see a bike park with jumps and other features to be added to the community!
2	2	38	We have young children. Some of these amenities won't be used by us now but as our kids grow they would be great to have available.
2	2	39	Please add restrooms to parks!!
2	2	40	Put the dog park somewhere more hidden and not visible from any of the main roads as they are often not too attractive. We don't think any expansion of fields should involve outside private leagues renting the fields. That is too much traffic in the neighborhoods and traffic is already busier than it should be. Brannon-Gearhardt park could use updating, but it needs much more creative and playful features than Dakota Lodge and Heirloom. Both of those do not offer a whole lot for the kids and we were disappointed in them.
2	2	43	It would be nice to have a place to bike/walk to and get coffee in the valley in the AM and sit outside/patio area. My vote is for Caribou coffee to go along with our outdoor theme of the neighborhood. As long as it's good coffee ;-). Parks - need more areas for shade - either shade trees, or tent like structures for shade.
2	2	43	To walk through the valley often requires walking directly on street - more continuously connected and paved walking routes
2	2	45	Any additional facilities should not take away open space.
2	2	46	If any 'fields' of sorts are considered, they should not be built without restrooms on the premises.
2	2	46	Parking problems and noise are a significant concern regarding holding outdoor concerts and large events.
2	2	46	Why do they keep wanting to add ballparks? The residents have said no multiple times. Keep traffic and noise to a minimum. Keep youth programs smaller - too much noise for homes near Dakota lodge
2	2	47	I took 'be made available' as continuing what is already available, so as not to remove it. i.e. soccer and multipurpose fields, sidewalks and paved paths. Other items would be nice to see add-ons without compromising existing facilities

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2	2	47	I would like to see even temp potties put at sports fields that do get rented. I feel that putting in permanent restrooms is an expense I don't want to have as a taxpayer.
2	2	47	Overall, with the improvements, the facilities provided by the community are very nice. Please keep up the good work! We must be careful not to add too many facilities in order to adequately maintain the facilities we already have.
2	2	48	Bike Park and Skate Park are unnecessary. Already have enough conference rooms. Don't need more. Already have enough youth programming and youth programming space. We have enough sidewalks/paved trails, but they could be improved. Desperately need bathrooms at Comm. Park. Only add pickleball if tennis space is reduced. Backcountry trails are great, but there are enough. Don't need more.
2	2	48	I would like to say thank you for the overall good job and opportunity to express our views via this survey.
2	2	48	if indoor gym includes a space for volleyball practice, you can rent to public and house tournaments that are quite lucrative
2	2	48	More amenities bring more people and without a consistent method to patrol non-residential use, we are increasing traffic and use of resident facilities. We like KCR the way it is!
2	2	49	I can't see the question that this is referring to but... We have plenty of indoor courts unless they can serve multiple uses and age ranges. Also they need to not interfere with the esthetic view in our area or our open space. Especially with regard to noise, roof lines, air conditioning mechanics etc So consider only adding onto existing spaces to create more of a 'center' area. Any common area needs to have parking, bathroom facilities, esthetic appeal, upkeep and maintenance as well as Safety (which is what concerns us with bathrooms in park areas that are not large facilities)
2	2	49	I'm not sure about a full golf course, but if possible? Frisbee golf in valley for sure! Absolutely NO to any public use built baseball or soccer. We don't want that traffic, noise, exposure!! Please!
2	2	51	Roads need to be maintained better.
2	2	51	We don't play pickleballbut might and would like to bring grandparents. Bradford courts could be a great option to convert. We play tennis but not in the adult leagues.
2	2	52	We do not need any more trails. The miles we have are already substantial and lightly used.
2	2	54	i would work out at the community center if the price structure was lower.
2	2	55	no additional ball fields that will be used by non-residents
2	2	55	We say 'No' to extra facilities that would be needing 'extra insurance costs & liability to KCR'.
2	2	56	Keep building and maintaining the trails please! The trail club does a great job.

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2	2	56	We don't have children, but think that youth programs should be provided.
2	2	57	I think the balance is just about perfect--there's enough 'stuff' that's been developed for our use and adding new things is not value added to the community for us. The best thing about this area is the open space and respect for nature. The trail system is awesome--it's the best thing about life here--and the recent additions of Cougar and other new trails are great, but anything beyond that I think is too much. Building new fields isn't necessary and I'm glad the kids do their sports, for the most part, on the other side of the hogback. Adding a bar or coffee shop is an absolutely bad idea. Anything that opens the floodgates for retail is just a bad idea.
2	2	58	no to using Bradford North for anything scheduled.
2	2	59	I marked many items yes, but could prioritize down to just a few top choices.
2	2	59	Thanks for the opportunity to give input
2	2	60	I believe that we have plenty of trails. I do not believe that we need to expand the trail system any more.
2	2	60	Yes, Pickleball courts are needed in KCR, but that question was already answered. Also, the wording to some of these questions is very confusing and could be seriously misinterpreted. Answering yes or no to wanting something 'on or near' KCR is not the same thing. Yes, it would be nice to have something 'near' KCR, but not necessarily 'on' KCR. Why were these included together in the same sentence with a yes or no answer? They don't mean the same thing at all. By including them together, this survey is deeply flawed.
2	2	61	No ballfields at Bradford North
2	2	62	Am very opposed to any sports facilities that will add to congestion, parking and non-resident use of our facilities. I feel I pay my fair share at this point and don't want to be assessed for maintenance due to new spaces that I do not use.
2	2	62	Dog train area that allows individual to work on off leash training and swimming which is different than just a dog park
2	2	63	Do not want the traffic ball fields of any kind
2	2	63	Keep our open space, OPEN SPACE! Don't be cluttering it up with baseball fields, etc. We live here because of our beautiful open space. We have a pool, tennis courts, playgrounds, parks, fitness facility, trails! We are good as is! Just need to maintain what we already have!
2	2	64	KCR already offers many of the amenities selected (except for dog park which would be nice but certainly not necessary. Would rather see an indoor BB court or something similar.)
2	2	65	By 'outdoor courts,' I assumed 'tennis courts' but others might assume differently.
2	2	65	My husband says community center gym is rarely even busy which says we don't need expansion. I reserve ranch house meeting rooms for card groups and never have trouble getting a ranch house room which says we don't need

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Ken-Caryl Ranch 2017 Community Survey

Area*	Dues**	Age	Comments on New or Expanded Facilities, Activities, or Programs
			expansion. Trails and bike paths are also never really busy. You get the idea. It is more important to take care of what we have than expand...in the areas we use at least.
2	2	65	We would ONLY support baseball or soccer fields at the intermediate school for the use of Bradford students; the competition must be school sponsored and least one of the teams in each scheduled game must be made of Bradford students. We strongly oppose development of fields to be used by outside groups. Larger groups would create safety, parking, traffic and noise issues. Development of those fields would also significantly detract from the open spaces that are supposed to be part of the Valley.
2	2	66	I would like to see the rest of the asphalt paved paths upgraded to concrete, but don't think an expansion of the paths is needed.
2	2	66	Who would the partner be? Not interested in park district because of the increased traffic, parking needs, and all the expenses related to new facilities. Spend money on residents.
2	2	67	Yes, would like to continue to use Foothills swimming facility. Also would like to have Foothills Golf privileges!
2	2	68	We are against building sports fields with scheduled games which would bring large numbers of outsiders into the community!
2	2	68	We do NOT need a golf course within the Ranch, as we have two right outside the Valley.
2	2	69	Bathroom facilities would be nice at some of sports fields but not all parks
2	2	69	I think KCR offers enough indoor and outdoor programs for residents. Offering more, very specialized activities/fields/programs is not a good use of our tax dollars and dues.
2	2	70	A dog park would be nice, but depends on where you would put it. Would not want to see area near Valley Parkway turned into a dog park. Location would have to be carefully chosen
2	2	70	Gym / exercise facility at community center is VERY good
2	2	70	Many of these suggestions could bring noise and traffic to our communities. We do not have the infrastructure to handle an increase in outside traffic. We enjoy the quiet, peace and honor the wildlife in the valley. We do not want to do harm to the country living we currently enjoy. Please be aware of noise issues and increased traffic in your planning.
2	2	72	Re-paving of paths seems to have ended entirely. Entry to open space from Willowleaf at Red Rocks needs paving. Surface down below was done years ago and then it just stopped.
2	2	74	Everything doesn't have to be right in your neighborhood.
2	2	74	We are now Emory nesters, so a lot if the origrams do not affect us anymore.
2	2	75	AGAIN, not enough research on splash pads and the delay was ridiculous!

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2	2	76	No. The staff does a great job. I think the focus should be on providing for the infrastructure by planning and saving vice a bond issue that fixes up deteriorating buildings/services.
2	2	81	KEEP AS MUCH OPEN SPACE AS POSSIBLE--
2	2		Do not turn this community into a public area. Residents have paid for this quality of life and adding non residents just makes it less quiet, less safe, prone to vandalism and less special. No outside partnerships, please. Sharing the pool has just made it more crowded and less of one of our community's amenities. If we had wanted that feel we could have gone to Lilly Gulch. I don't go there anymore because it does not feel like something that our dues pay for and it hasn't been kept private. I think living in a community that has amenities that residents pay for should expect less public facilities.
2	2		I think park updates/remodels need to be an on-going effort to support kids and families. I don't think this funding should be at the 'cost' of a partnership agreement that would expand access to folks other than residents
2	2		I would support limited expansion, but the appeal of this area always has been that it is for the residents. If you take that away, I believe you take away what makes it so appealing to live here. I believe our elevated property values attest to that value.
2	2		It would be nice if side walks were wider in spots to be able to fit all the walkers and dogs side by side
2	2		larger selection of snacks and healthy snacks at the pool. Perhaps a food truck on weekends. More covered areas at the pool (umbrellas) for small children napping.
2	2		My wife and I really didn't understand the previous two questions since there was no place to add activities.
2	2		People can already use many of our programs by paying out of district fees. Many of us live here because KC offers a lot to it's residents, but we are not overwhelmed by the general public. Don't ruin the solitude of this place, just let us bring our grandchildren so they can enjoy what we are paying for and not using.
2	2		The dog park would have to be fenced-in with an attractive and appropriate fence, near a parking lot and in an area away from open space occupied by wildlife. There are too many backcountry open space dirt trails of the loop variety constructed for bicycle access in the foothills. Please, do not place any more bathroom facilities in our parks. How insensitive this would be to the people who live near or adjacent to this outrageous facility. A golf course would be too expensive and so would an indoor gym for a small community like KCR. Per capita expenses would be too much. Our parks need trees and shrubs to mask the ugliness and clutter of man made objects and need a quality contracted landscape architect to restore the aesthetics of our parks which was lost through the years. Sometimes, I feel we may be doing too much with

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			regard to recreation and the expense. This is especially true with invasion of the foothills open space with recreational activities and especially all these new trails and loop trails for bicycle access. Please do not put any more playground equipment in our parks. There has to be a limit to the clutter. We do not need a bar or grill. Serving food and drink requires extra staffing or a contracted service and is costly and totally unnecessary. We do not have the room for more ball fields or soccer fields on KCR property and we have enough of these fields. The addition of ball fields decrease the aesthetics and value of the neighboring subdivisions. They are ugly. Pickleball is very noisy and would harm adjacent homes with noise pollution and we don't need a skate park. Many of these activities would serve a minority of the population in KCR and they are available outside KCR. Those individuals can pay for their own desires and excesses. There are plenty of trails throughout Jefferson County available to mountain bikers and the Deer Creek trail system is a short ride away. We feel KCR is trying to do too much.
2	2		To walk does Outdoor Courts refer . . . tennis and pickle ball? Do we need more, is that what you are asking What is the youth space program Sidwalks and Paved Paths? Do you mean do we need more?
2	2		Would like to see a few more areas developed throughout the Valley with shelter, seating, maybe a restroom hidden somewhere. There are more and more cyclists, hikers, walkers but no place to stop for a break, restroom facilities or just a little peace in open space or along trails.
2	3	30	Since we can't have chickens on our property, a community coop run by volunteers like the one at the Golden History museum would be great. It could be at the community garden or at the equestrian center or even part of the historical home. It would provide lots of eggs, compost for gardens, and educational opportunities for kids.
2	3	35	I checked yes on a lot...but certainly don't need/expect everything. Mostly, use of the trail system is my vote. =)
2	3	38	Even a smaller climbing wall for youth with a bouldering area could be a new program for the MD to pursue and generate revenue. We would gladly pay a fee for our kids to use. A designated outdoor climbing area for adults and teens seems like an easy to-do with all of the cliffs we have around here. We should at least find out how to add it to our insurance policy, or make it an 'at your own risk' area.
2	3	39	The current sledding hill gets crowded too fast
2	3	40	Absolutely need a dog park!
2	3	40	For any of the above amenities, preference or discount to residents
2	3	40	Would love to see: -paved trail along N Ranch Rd to Valley Parkway -bike & skate park/course for kids -Snack/coffee/grill at Community Ctr -hot tubs at pools Very happy with trail network and recent expansion/connectors

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2	3	41	Physical therapy at community center and green waste days.
2	3	42	the unpaved open space trails are one of the main reasons I moved to KC Valley. They completely differentiate KC from the other suburbs of Denver. With the popularity in mountain biking and trail running/hiking soaring, I believe the more trail we can have the better. Of the 10 homes on my cul-de-sac 6 house either road or mountain bikers and 1 just moved here specifically for the trail system.
2	3	44	A big part of why people live here, in the valley at least, is bc they value the open space and having a private 'sanctuary' where they can enjoy the outdoors. Adding skateparks, more ball fields, bike tracks, etc, would detract from what makes this area great and the entire reason why most of us choose to live here. We value our open space, don't change it. If people want amenities like that they chose the wrong neighborhood.
2	3	45	More field space that would be available to the Bradford school and to local little league, youth soccer, etc. Also space near the playgrounds that bigger kids could run around, play catch, tag, etc. (especially near the CC and Dakota Lodge - for use by B&A and camp programs).
2	3	45	Our family enjoys all of the backcountry trails we have at Ken-Caryl. It is a very special thing that is enjoyed by many.
2	3	46	In regards to the multi-use fields - if this topic is brought up again, PLEASE do some kind of impact study FIRST. This last time is was brought up, it put the community in a tailspin, but no one had any real data or numbers to refer to. How many people will come in to use them? What kind of parking does this require? These are the things that impact our neighborhoods, but we were all left to assume a lot of things, and it was so poorly managed there was no trust that the board would know how to manage the expansion if it really happened. You can't ask if people are for or against something when we're just guessing and leaving things up to our imaginations...
2	3	47	I think our parks and playgrounds are not considered for ages over 9. The equipment seems directed for toddlers and elementary ages. We could use a playground like the Foothills one for older children. It would also be nice to have a community clubhouse with food/beverage. A place for adults to gather and bring extra revenue for social events & activities.
2	3	47	To be clear. Yes we want the dirt paths. No we don't need them expanded. No we don't want them made 'available' to non-residents. Question wording is poor and dangerous.
2	3	48	I realize that private development is beyond KCRMA's control, but it was dissapointing that the town center became apartment buildings. Better communication between businesses and residences may have avoided that misunderstanding between residents and businesses.
2	3	49	It would be nice to work with another entity such as Foothills Rec. to develop a bike park in the area.

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Ken-Caryl Ranch 2017 Community Survey

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2	3	50	I don't want to cancel what we already have, I just don't think they need to be expanded.
2	3	50	I would LOVE to have an off-leash dog park in the Valley! Especially a large area with trails!
2	3	51	Indoor ping pong and foosball would be welcomed.
2	3	51	Please expand the backcountry dirt trail system
2	3	51	We need an indoor gym that supports basketball, volleyball, and pickleball for the community.
2	3	53	Lacrosse is not mentioned above, a serious oversight. As a sport, it is growing faster than any other major sport, taking away kids from baseball. We need dedicated use fields for lacrosse to serve our community. Baseball and soccer are not the only sports we should be serving. I also find it ironic that the survey suggests adding 'Indoor Gymnasium and/or Ball Courts' when we just eliminated that same type of use in the Community Center renovation (racquetball courts). Pickleball - enough already, drop this as an option all together. This fad will fade away soon enough!!! I would support a bike/skate part at Community Park
2	3	53	We would love to see a partnership with the golf course.
2	3	54	Brannon G park desparately needs an update. Dakota lodge's new park makes me wish I had small children again.
2	3	55	if a grill would pick community center, needs to be done correctly, parking is not great near community center. Dog park??? Where would you put it makes a difference. Would like to see a side walk/path on outside of Courts 1&2 at CC that goes from Parking Lot between courts to indoor tennis facility. There is already a worn path where people walk on grass. That should be made nice to use all year, connecting where people cross from parking lot to existing side walk between indoor facility and court 2.
2	3	55	If the amenity benefits the value of the community overall, we should consider it.
2	3	55	This has been a family oriented community and we need to make sure that the facilities and activities are geared towards that since that is the demographic who will be buying into this area in the future.
2	3	56	Please don't put a dog park in. Yuk
2	3	56	The private open space and back country trails are what differentiate KCR from any community in the country. Make the best use of it!
2	3	57	A dog park would be great. Another program that would be nice would be one like Boulder has that allows dogs off-leash in open spaces if it responds to commands and has a specified tag.
2	3	57	Tennis program at KC is a strong reason why we moved here. Was disappointed with time to redo the Community Center courts in spite of league players

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			contributing to the re-surface. Would like to see continued pro-active maintenance to keep facilities in top shape.
2	3	57	We have an aging community so need at least 2 pickleball courts
2	3	58	Confused by Fitness Facilities question when we already have them? No to more backcountry trails, have enough.
2	3	58	Our Fitness Facilities are limited in their offering, and too expensive. 24 hour fitness is \$15 a month. How about a partnership with Life Time Fitness and make the facilities desirable and state of the art at a reasonable cost for a family.
2	3	59	This question is VERY BADLY written. 'made available' or 'expanded' are two very different statements. For example, I want my dirt trails maintained, I do NOT want them expanded. Yet I will bet anyone who takes me on that the Trails Club will use such residents answers to claim that we clearly want MORE trails, when that is not the case. I am disappointed that the options here were not offered in the form of less, same, more, but having seen the Boards' direction in the last ten years, am not surprised that such vague questions would be asked, so that answers which differ from those of the Boards might be ignored.
2	3	60	Do NOT open our fields to outside organizations. We do not need the traffic and/or the abuse that comes with it. There are enough organized fields out there. If teams local to the neighborhood (people that live here) then they are the ones to use the fields.
2	3	60	Keep the Ken Caryl trails and facilities restricted to residents only. No baseball or other sports fields for league use.
2	3	62	I would prefer that we limit any disturbance of the natural landscape and environment. I don't want Highlands Ranch in Ken Caryl
2	3	63	Whatever is done - please make sure that it does not create noise that impacts homes and the quietness of our neighborhoods.
2	3	64	I am not in favor of partenering with any organizations outside Ken Caryl
2	3	65	No, no, no, no to a dog park or golf course!! Dog park users consistently fail to clean up after themselves and we already have a nearby golf course.
2	3	65	Regarding ballfields: The affected community has expressed more than once its sentiment against scheduled ball fields at the Intermediate school area. Even though the development of ball fields has been tabled for now, it seems that there is a possibility of them being revisited in the future. We would like to see an agreement put into place that ball fields development for scheduled use be tabled permanently. Although we support activities that enhance the programs for children at Bradford K-8 North, we are not in favor of actively scheduled ball fields for children or adults at any time. Such scheduled activities and the resultant increase in traffic and trash would pose significant hazards to the

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			safety of the entire Ken Caryl community and wildlife in the area and be harmful to the environment as well.
2	3	67	Centralized RV/boat/trailer guest parking area out of the neighborhood
2	3	67	Develop a dog park along the Valley parkway across from Massey Draw trail entrance. Parking lot already exists and minimal grading would be required.
2	3	67	I like how quiet it is in the valley and all those soccer fields and sport fields bring more cars and noise and make it harder to enjoy our sidewalks and quiet life back here. The quiet isolated Valley is what drew us here years ago and why we havent left.
2	3	69	Safety is an issue crossing valley parkway
2	3	70	Develop a plaza area with coffee, etc for people to gather
2	3	75	better public transportation .
2	3		I think improvements for the use of KC residents are great, not in favor of improvements that increase traffic of non-residents just b/c of new fields. Also, since patrolling of trails nearly non-existent, would not be in favor of expanded trail system. Too many non-residents already use our trails.
2	3		I think it would be nice to have a convenience store/neighborhood store in the valley so that I could easily walk or ride a bike to get some essentials and/or grab a snack with my kids. I'm tired of always having to drive several miles every time I need something.
2	3		It depends on whether above would only be used by KC residents or would it allow people from outside KC to come in and use facilities. If it the later, no.
2	3		No, still Learning the facilities and programs
2	3		Our 'yes' votes are really just 'nice to haves'; not necessarily priorities for us. One exception is that it would be great to have pickleball in an appropriate area, i.e., away from homes and with ample nearby parking. Likewise, with a dog park, it should be away from homes and have parking. We would want amenities to ultimately increase our home's value, not decrease it for some.
2	3		Pickleball is one of the fastest growing sports in US. Foothills Park & Rec is getting KC residents fees for use of their courts at a reasonable rate with heavy volume. KCR could be the recipient instead.
2	3		Please keep our courts as is. Do not propose a change again to move forward with Pickleball courts in lieu of our tennis courts. Pickleball is a great idea, but find a suitable new home for courts.
2	4	33	I really love the fitness center and it was a huge draw for me when I was looking to move here in Dec 2016- please make it a priority to keep it up-to-date, clean and maintained.
2	4	36	we need a dog park
2	4	37	Restrooms in public park areas are a nightmare to maintain, keep clean and keep secure. Combined with the the cost of new utilities, (sanitary, water and

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			power) they are expensive to install and I don't think is the best use of short term or long term funds.
2	4	39	Would LOVE a bar/grill/coffee shop in the Valley! A lot of master plan communities are able to maintain a successful village center including a small, gourmet grocery store. I would assume it would be successful since there are so many artisans and small business owners in the neighborhood (chefs, bakers, etc.)
2	4	40	I love all the new trails being built. keep it up!
2	4	43	A bistro/bar/wine-room/coffee shop in the Ranch would be great.
2	4	45	I'd like to continue to see more trails being built. Cougar trail has been one of the most popular trails and gets a lot of use. We would like to see more trails on the south end of the valley (both lower trails and higher trails, including Docmann).
2	4	45	Would like some expansion but not at the cost of additional people/usage of our trails
2	4	47	Would love to have a bar and a place to have good food. Hard to find here. Rox sucks and the manor house is worse! I will say it is nice to go to the minor house and grab a drink and see the community having a good time. But the food is sub par. There is a family that does great BBQ as well as grilled healthy chooses that live in the valley.
2	4	48	Indoor volleyball
2	4	49	Love to play golf, can't imagine where a golf course might be added. Many people were against the improvement of the baseball/multi-purpose field near Bradford Intermediate worrying about the increase in traffic. If parking and restroom facilities were included in the plans, I only see benefit to such an improvement.
2	4	53	The playgrounds at both Bradford schools need to be updated and better cared for. The plants are overgrown, the asphalt is in poor condition, the pea gravel needs augmenting, and the equipment should be updated and improved.
2	4	55	It'll be nice to provide bathrooms and water fountains on soccer and baseball fields and at least one bathroom at the entrance of any major open space path.
2	4	56	As before, I want to see the trail system completed per the master plan.
2	4	56	Greatly support making KCR attractive to young professionals with families via good schools, attractive neighborhoods and a wide variety of outdoor activities
2	4	57	Couldn't get back in survey to answer questions. I think it would be great if the Manor House was open daily.
2	4	61	As I mentioned in a previous answer for example highland Ranch has a pickle court available at all times the net is kept in a box and residents can get access per a code so they can put up the net when weather permits
2	4	62	I don't think KC needs to build a new golf course. Are you exploring purchasing Deer Creek? That might be interesting.

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2	4	66	lets keep Ken- Caryl private
2	4	66	Too much 'expansion' and growth can negatively impact a community. I'd like to see what's special about KC preserved, so that the quality of life we've enjoyed remains. Inviting outside 'partnerships' or more commercial endeavors already has had a negative impact (Bradford Park rocks, pool). We don't want to be overcrowded & lose our sense of community & ultimately our property values. This is a multi-generational community and to tilt it towards families-only or the minority special interests, the bikers, is short-sighted. Preserve what has worked for so long at Ken Caryl and resist the pressure to expand & misappropriate our hard-earned resources.
2	4	67	No additional ball fields for scheduled league activities
2	4	68	We have no youth at home any longer so we have not tracked the youth programs. I do recall that our own children loved the tennis lessons.
2	4	70	It is difficult to respond to such general topics without specific details on what is being proposed; baseball fields where, at what cost, etc.
2	4	72	We should not be spending money to provide or expand facilities that are readily available in the area or that would create additional traffic, noise or congestion or approve development that would diminish the quality of life here (such as the apartments on Shaffer Parkway, for example).
2	4	73	'Wish list' question such as these without estimates of costs, who will pay and explanations of trade-offs do not provide actionable input. We assume those details would be fully addressed in subsequent evaluation processes.
2	4		What is a bike park? Is it like a skate park or just a bike path in a park? If it's like a skate park, then we don't want one. If it's a bike path in a park, then yes we do want one.
2	5	35	No more trails, please, until the many other needs of the community are addressed. No to more outdoor tennis courts but more indoor courts with seating for those watching the matches would be nice.
2	5	39	As a dog trainer, I can tell you a dog park within our community is a recipe for disaster. The liability alone should be enough to shut down the conversation. 42% of my clientele come to me because of an incident that occurred at a dog dog park.
2	5	41	keep the great tennis courts & continue to maintain
2	5	41	Would love to see sidewalks in north ranch.
2	5	43	A crushed gravel or paved 400m track around open space or existing fields that can be used by the community residents as well as elementary/middle school track/cross country programs.
2	5	43	We love the trails! More of the same, please!
2	5	44	It would be very nice to have some type of coffee shop/grill at the valley community center
2	5	44	Maybe a frisbee golf course east of Brannon park

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2	5	45	The active lifestyle brings people to Ken Caryl so it is important to expand facilities so we can keep pace with modern trends and keep desirability of the neighborhood.
2	5	47	Sorry but dog park sounds like a terrible idea (smell, aggressive dog behavior, can't control waste issue now on trails so just imagine in the dog park, and I'm a dog owner and lover, who often uses the trails)
2	5	48	We moved here because of the beauty and community. As things age, they need maintenance or replacement. As tastes change, facilities may need to be removed or added. That takes money. I'm not rich, but I can afford an extra few bucks every month to make sure KCR is the best place to live and invest. I want my amenities and green belts to look good and inviting. I want a wide variety of activities, even though I will not use most of them, because someone surely will. There are 6 of us in our home and we all participate in something a fellow family member does not. This is a community and KCR should reflect that in its offerings and its infrastructure.
2	5	51	It would be nice to have access to horseback riding (i.e. trail rides) for those who don't own horses. It would be a different way to see the Valley and I think guests would get a big kick out of it.
2	5	53	Youth programs and amenities are essential to keeping this neighborhood alive and thriving. Additionally, families are needed to keep the schools thriving. This should be a top priority unless we want this to be a retirement community.
2	5	55	A bike skills park - similar to what has been built in Whistler, BC. Pump track, features like teeter-totters, skinnies, table top jumps. Similar also to the Valmont Bike Park in Boulder.
2	5	58	Our facilities here make this a wonderful place to live and absolutely support property values! PLEASE continue to support these!
2	5	62	NO MORE TRAILS BUILT! Maintain the current ones; don't want the Highlands Ranch or Highline Trail look.
2	5	70	Eliminate Day Care, Before and After Care and Preschool. Maintain what we already have and reclaim the community facilities we lost when the Bond Funds were spent on programs the residents did not know they were funding.
2	5		Ken Caryl needs to remain private and limited to residents in most cases to retain the integrity of its original intent
2	6	32	1. Restaurant/Event center for Ken Caryl - make it a one stop shop for our residents. Many of the people who live in the community are 55 and over. My in-laws live a community where they have their own golf course, restaurant, gym facility, event center, etc. It would be great to find a way to expand either the Ranch House or Community Center to accommodate for a farm-to-table based restaurant, bar, and event center. A place (as stated in the previous comments) where guys can grab a drink before heading home from work, a place where girls can get together for High Tea (like at the Brown Palace in Denver), a place to have kids birthdays in the winter, a place to host weddings

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**Dues: If the community chooses to pursue new or enhanced amenities, facilities or programs, what would be your tolerance range for additional HOA dues? 1=None, 2=\$1-5/mo, 3=\$6-10/mo, 4=\$11-15/mo, 5=\$16-20/mo, 6=\$21+/mo

Ken-Caryl Ranch 2017 Community Survey

Area*	Dues**	Age	Comments on New or Expanded Facilities, Activities, or Programs
			or sweet 16's, and finally a place where families who ran out of ideas for dinner can grab a quick meal to go or sit down and have a family dinner together. 2. Gate Guarded Community - since moving here we have noticed a spike in theft. From stealing inside cars, to stealing a car, to breaking and entering, etc. Even with a home security system, I am still hearing about robberies or people house watching to see when families are leaving their homes. I think we should implement a gate at all the entrances and exits of the community to ensure a safer community as well as a more exclusive community. that being said, I am not at all against increasing HOA fees for something like the suggestions listed above.
2	6	37	Would love to see a bar/grill/coffee/ice cream place in the valley that is open all year!
2	6	40	Continue to invest in the tennis program and courts.. and continue to keep them beautiful and not cracked. We have a large tennis community and the courts are a wonderful amenity!
2	6	46	More trails and a bike park similar to Valmont would be great. Would love to see support for the schools ball fields and not let a few neighbors stop improvements to the neighborhood. Additionally, I'm all for improved ball courts (inside and outside) if you are referring to ones other than tennis. I think we are maxed out in regards to tennis and I'd love to see more variety.
2	6	47	I realize we now have the Ridge facilities to use. But I do think a rec center with an indoor and outdoor pool, gymnasium, etc. right here at the Community Center or Ranch House is integral to the long term attractiveness of our community.
2	6	48	I hear a lot of swim organizations complain that there is a shortage of pool lanes for competitive swimming. If that is true, then potentially we could even make some money off of an indoor competitive pool. Even if we didn't go that route, we could offer swim club year round, and offer a gathering place. We don't have a big open room with a fireplace - if the Manor House is closing to us all the time, maybe make a facility that can be our own clubhouse type of thing...
2	6	48	this should be a no brainer, we send our kids to neighborhoods all over Denver to play sports, but many residents consider kids sports a nuisance? schools and kids activities increase property values
2	6	49	continue to build trails
2	6	50	Continue to invest in back country trails they are our #1 asset and a unique feature that no other neighborhood has.
2	6	52	While we would like to see the above facilities/service added. We DO NOT want to begin having other entities utilize Ken Caryl facilities. For example, we do not want Jeffco or any other outside entity to use and expand baseball fields or soccer fields that would bring in non resident traffic or events.
2	6	54	I like that you are thinking proactively about these things.

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Ken-Caryl Ranch 2017 Community Survey

Area*	Dues**	Age	Comments on New or Expanded Facilities, Activities, or Programs
2	6	58	We have a huge population of dogs in Ken Caryl, we need a dog park!!!
2	6	60	Although my children are in their 20's and 30's and so no longer will benefit, I would support any addition of amenities, programming, etc. geared towards adolescents and teens
2	6	60	More youth facilities would attract more families which would likely increase property values and keep our community more vibrant.
2	6	64	We have more than enough facilities.
2	6		the youth summer camp at the community center did a great job of providing diverse settings for the kids in different areas (classroom, pool, splash pad, tennis courts, dino playground, etc). would be nice for the preschool to offer either a larger classroom or multiple activity rooms to change up the pace.
2		38	WE NEED BATHROOMS AT THE PARKS!!!!
2			Better road shoulder preparation or paths for connection from homes to facilities

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List the top reason why you moved to Ken-Caryl Ranch.

Area*	Dues**	Age	Reason You Moved to KCR
1	1	22	Close to work
1	1	23	Location
1	1	28	Price
1	1	28	Safe
1	1	33	Nice area
1	1	33	Proximity to mountains
1	1	33	Trails
1	1	34	friendly neighborhood In Littleton
1	1	35	neighborhood
1	1	36	close to work
1	1	36	Vicinity to the Mountains
1	1	37	Location to Lockheed Martin
1	1	37	The house was the only one that was affordable in this market, even though we had to completely renovate it
1	1	37	The location
1	1	38	Open space/Greenbelts
1	1	38	Quiet
1	1	39	Good neighborhood
1	1	40	Affordable housing
1	1	40	I grew up in Littleton
1	1	41	Schools
1	1	42	Grew up around kcr
1	1	43	Didn't want to live in Denver proper.
1	1	44	size of lots (space)
1	1	45	Close to Nature, Trail System
1	1	45	Price range
1	1	47	Family
1	1	47	Ken Caryl mountain biking trails
1	1	47	View
1	1	48	clean
1	1	48	Price
1	1	48	Townhouse availability
1	1	49	Geographical & mountain travel location
1	1	49	location
1	1	49	Location
1	1	49	Location

*Area of KCR: 1=Plains, 2=Valley

**Dues: If the community chooses to pursue new or enhanced amenities, facilities or programs, what would be your tolerance range for additional HOA dues? 1=None, 2=\$1-5/mo, 3=\$6-10/mo, 4=\$11-15/mo, 5=\$16-20/mo, 6=\$21+/mo

Ken-Caryl Ranch 2017 Community Survey

Area*	Dues**	Age	Reason You Moved to KCR
1	1	51	beautiful area
1	1	52	location
1	1	52	Views
1	1	53	It was a townhome I could afford
1	1	54	Location
1	1	54	Moved from out of state
1	1	54	Well planned community
1	1	55	House Model
1	1	55	location
1	1	55	Location to mountains
1	1	56	walk-out basement
1	1	57	beautiful area. culture
1	1	57	Close to job
1	1	57	Location
1	1	57	Parents moved here in 1976
1	1	58	Location
1	1	58	Location
1	1	58	Location of the house
1	1	58	old fashioned neighborhood
1	1	59	Location
1	1	59	Location
1	1	60	closer to job, highway access
1	1	60	location
1	1	60	neighborhood
1	1	60	neighborhood ambiance
1	1	61	Ambiance
1	1	61	location
1	1	61	Location
1	1	61	Location
1	1	61	Property Value
1	1	62	Convenience
1	1	62	Family friendly
1	1	62	location
1	1	62	Location
1	1	62	Newer area
1	1	62	open space
1	1	62	School System
1	1	63	Found a condo we could afford

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**Dues: If the community chooses to pursue new or enhanced amenities, facilities or programs, what would be your tolerance range for additional HOA dues? 1=None, 2=\$1-5/mo, 3=\$6-10/mo, 4=\$11-15/mo, 5=\$16-20/mo, 6=\$21+/mo

Ken-Caryl Ranch 2017 Community Survey

Area*	Dues**	Age	Reason You Moved to KCR
1	1	63	Love the area
1	1	63	proximity to job at Lockheed Martin
1	1	64	Covenants
1	1	64	Location
1	1	64	The Foothills - not land locked
1	1	65	open space/trails
1	1	65	setting
1	1	66	Undeveloped open space and recreational facilities.
1	1	67	downsized
1	1	67	future of a ranch lifestyle
1	1	67	Location with surrounding stores
1	1	67	Safety
1	1	67	Town home living
1	1	68	loved the suburbs
1	1	68	Planned community/ originally did not include apartments, garage town , etc.
1	1	68	Schools
1	1	69	amenities
1	1	69	It's just beautiful
1	1	69	location
1	1	69	Location
1	1	69	Townhome design and availability
1	1	70	Amenities
1	1	70	beautiful area (Trees in particular)
1	1	70	Liked the house
1	1	70	location
1	1	70	Location
1	1	70	Location
1	1	70	near grandchildren
1	1	70	schools
1	1	70	value
1	1	71	location
1	1	71	Neighborhood
1	1	71	Work Transfer
1	1	72	don't remember
1	1	72	footprint configuration of the homes on the Spread
1	1	72	Location
1	1	73	Liked the townhouse when looking for a home
1	1	74	Location

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Ken-Caryl Ranch 2017 Community Survey

Area*	Dues**	Age	Reason You Moved to KCR
1	1	74	lots of home selections in 1989
1	1	74	No traffic
1	1	74	property
1	1	74	Schools
1	1	75	I used to build homes in the valley.
1	1	75	nice location
1	1	77	green belts
1	1	78	Close to work. (Lockheed Martin)
1	1	79	needed to buy a house
1	1	79	On the foothills
1	1	83	we liked the property we bought
1	1	89	Needed a smaller house.
1	1		beautiful home in a beautiful setting
1	1		close to A JOB
1	1		close to work
1	1		community
1	1		covenants
1	1		Found a house here in the location we preferred
1	1		Found the right home at a manageable price.
1	1		Great community
1	1		great schools
1	1		Hoa
1	1		house
1	1		I liked the house
1	1		location
1	1		Location
1	1		Location
1	1		Location
1	1		Mistakenly thought it was safe
1	1		Mountain Biking Trails
1	1		nice neighborhood
1	1		outdoor activities
1	1		Planned community
1	1		to get out of town
1	1		We liked the house we bought
1	2	25	Location
1	2	26	Location
1	2	26	Neatness

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Ken-Caryl Ranch 2017 Community Survey

Area*	Dues**	Age	Reason You Moved to KCR
1	2	27	Close to mountains/away from city
1	2	27	open space
1	2	29	Good neighborhood
1	2	29	I grew up in the Valley.
1	2	29	loved the area
1	2	29	Safe
1	2	29	School district
1	2	30	Established Neighborhood
1	2	30	Location
1	2	31	grew up in this area
1	2	31	Open spaces and trails
1	2	32	location
1	2	32	Location near the foothills
1	2	32	Open Space
1	2	33	Community
1	2	33	Location to highways
1	2	34	HOA
1	2	34	Location
1	2	34	Location !
1	2	34	Location between mountains and Denver Tech Center
1	2	34	Trails and outdoors
1	2	35	Location
1	2	35	Location to work
1	2	35	Schools
1	2	35	West side of town
1	2	36	Beautiful neighborhood
1	2	36	Community
1	2	36	Location
1	2	36	Location
1	2	36	Proximity to mountains
1	2	36	The neighborhood
1	2	37	Easy access to wilderness areas
1	2	37	Location
1	2	37	neighborhood pools
1	2	37	School district
1	2	37	Schools
1	2	38	It was a good deal on the house
1	2	38	Location

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Ken-Caryl Ranch 2017 Community Survey

Area*	Dues**	Age	Reason You Moved to KCR
1	2	39	family oriented
1	2	40	close to family
1	2	40	Community
1	2	40	School
1	2	40	Sense of community
1	2	40	The community and how beautiful and well maintained it is.
1	2	40	Trails
1	2	41	Family here
1	2	41	location/access
1	2	41	proximity to schools
1	2	42	location
1	2	42	Location
1	2	42	mountain biking/open space
1	2	42	Nice clean neighborhood
1	2	42	Occupation
1	2	42	open space
1	2	42	To leave Denver
1	2	43	Close to family
1	2	43	Liked the House
1	2	43	Location
1	2	43	Location
1	2	43	Open space
1	2	43	Proximity to the schools my kids go to
1	2	43	The architecture of the houses
1	2	44	Husband grew up here, insisted it is the BEST place to live in CO
1	2	44	My grandparents lived here in the 80s and I liked it then.
1	2	44	Quality of life
1	2	45	Access to green space
1	2	45	for kids' benefit
1	2	45	Location
1	2	45	Private Bike Trails
1	2	46	Found a place I liked that was in my price range
1	2	46	Location
1	2	46	Location
1	2	46	Location
1	2	47	Affordable HOA fees with pool and other amenities
1	2	47	Family
1	2	47	Proximity to foothills

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Ken-Caryl Ranch 2017 Community Survey

Area*	Dues**	Age	Reason You Moved to KCR
1	2	47	Quiet
1	2	47	Trails
1	2	48	Community
1	2	48	Liked House
1	2	48	Location
1	2	48	Location
1	2	48	Location
1	2	48	Location
1	2	48	Location
1	2	48	Location
1	2	48	Schools
1	2	49	amenities. Use of pools and facilities.
1	2	49	Equestrian complex
1	2	49	Great neighborhood
1	2	49	Neighborhood
1	2	50	Community parks~pools
1	2	50	Grew up in area
1	2	50	Location
1	2	50	Proximity to schools
1	2	50	The trees and trails
1	2	51	Affordable house
1	2	51	Close to school
1	2	51	location
1	2	51	Location in SW Littleton
1	2	51	Neighborhood
1	2	51	Schools
1	2	53	Affordable
1	2	53	close to work
1	2	53	Close to work
1	2	53	Location to the Foothills
1	2	53	Schools
1	2	54	area
1	2	54	Location
1	2	54	Location
1	2	54	Schools
1	2	54	The HOA ammenities-pool, swim team, tennis courts, etc
1	2	55	Environment
1	2	55	Green belt and trees

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Ken-Caryl Ranch 2017 Community Survey

Area*	Dues**	Age	Reason You Moved to KCR
1	2	55	location
1	2	55	location
1	2	55	Location
1	2	55	Location and proximity to schools
1	2	55	Location Close to work and desired area
1	2	56	Larger home for growing family
1	2	56	Location
1	2	57	Beautiful area with good schools and well maintained homes
1	2	57	Community pools and trails
1	2	57	location
1	2	57	Location
1	2	57	Location
1	2	57	Location
1	2	57	Location close to mountains
1	2	57	near work
1	2	57	Schools
1	2	57	View
1	2	58	beauty
1	2	58	community
1	2	58	like the area
1	2	59	location
1	2	59	Location
1	2	60	green spaces, near foot hills
1	2	60	Location
1	2	60	Public School
1	2	61	close to foothills
1	2	61	large house
1	2	61	Location
1	2	61	low HOA fees
1	2	61	open space and green belts
1	2	62	Beautiful environment
1	2	62	Beautiful surroudings
1	2	62	family
1	2	62	Location
1	2	62	Location for work purposes
1	2	62	Mature neighborhoods
1	2	62	Proximity to the mountains.
1	2	62	We found a HUD Settlement townhome, nice/affordable

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Ken-Caryl Ranch 2017 Community Survey

Area*	Dues**	Age	Reason You Moved to KCR
1	2	63	Access to mountains
1	2	63	Greenbelts and trails
1	2	63	Local Community Feeling
1	2	63	location to work
1	2	63	Neighborhood
1	2	63	Protective covenants
1	2	64	Community
1	2	64	Established community
1	2	64	Location
1	2	64	location close to new job
1	2	64	Location: near mountains with views
1	2	64	School
1	2	65	Close proximity to good schools.
1	2	65	safety
1	2	66	Beautiful area, close to mountains
1	2	66	Desirable neighborhood
1	2	66	HOA takes very good care of the open space area
1	2	66	It's away from the city
1	2	66	location
1	2	66	Neighborhood
1	2	66	Nice looking neighborhoods
1	2	67	quiet atmosphere
1	2	68	Close to work
1	2	68	House met all our requirements
1	2	68	I'm a real estate photographer. Came on assignment & liked the house. Bought it!
1	2	68	It was away from the clutter of the city.
1	2	68	lifestyle
1	2	68	Like community
1	2	68	Liked the home I bought
1	2	68	Location near my family
1	2	68	Location/open space & walking paths
1	2	68	overall landscaping
1	2	69	Beautiful
1	2	69	Foothills, greenery
1	2	69	Location
1	2	69	Location
1	2	69	Quiet and peaceful neighborhood

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Ken-Caryl Ranch 2017 Community Survey

Area*	Dues**	Age	Reason You Moved to KCR
1	2	70	Beautiful planned development next to foothills
1	2	70	Close to family
1	2	70	Strong covenants
1	2	70	We like our house.
1	2	71	Location near to foothills
1	2	71	Open space
1	2	71	View of mountains and open space
1	2	72	Community environment
1	2	72	Moved back after 15 years like area
1	2	72	Open space
1	2	73	Beauty of area
1	2	73	covenants
1	2	74	Nice lot sizes
1	2	75	close to work
1	2	75	Location
1	2	75	to be near our daughter and family
1	2	76	location
1	2	77	Close to Mountains
1	2	77	Move from out of state -- needed a home with amenities
1	2	78	Quiet area
1	2	80	location
1	2	83	covenant protected
1	2	83	Quality of the home construction
1	2	86	Near Children
1	2	87	Near relations
1	2		amenities
1	2		Amenities for HOA Dues
1	2		Close to the foothills
1	2		close to work
1	2		Close to work
1	2		Community
1	2		Established Community
1	2		home we purchased
1	2		Location
1	2		Location
1	2		Near mountains
1	2		Open Space: Trails & Scenery
1	2		Owned for many years

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Ken-Caryl Ranch 2017 Community Survey

Area*	Dues**	Age	Reason You Moved to KCR
1	2		PRICE
1	2		recommended as new area for families
1	2		West side of town
1	3	25	Great area
1	3	29	Location
1	3	31	Location
1	3	31	Schools
1	3	32	Husband grew up in Ken Caryl Valley
1	3	33	Lot sizes
1	3	34	Close to family
1	3	34	Close to work
1	3	34	Quality of community amenities.
1	3	35	Beautiful Area
1	3	35	Green space
1	3	36	Amenities
1	3	36	Closeness to foothills
1	3	36	Community
1	3	36	location
1	3	37	Community
1	3	37	Family oriented
1	3	37	Location
1	3	38	Close knit community
1	3	38	The aesthetics - great neighborhood look
1	3	39	open space
1	3	39	Schools
1	3	40	Aesthetics of neighborhood
1	3	40	amenities
1	3	40	Greenbelt
1	3	40	Location
1	3	40	Proximity to the foothills/mountains
1	3	41	Amenities
1	3	41	Safe neighborhood
1	3	41	Trails
1	3	42	Established neighborhood
1	3	42	Lush, green grounds and parks.
1	3	42	Mountain biking trails
1	3	42	Open space, trails etc
1	3	42	pools

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Ken-Caryl Ranch 2017 Community Survey

Area*	Dues**	Age	Reason You Moved to KCR
1	3	42	Proximity to work
1	3	42	The beauty of the area supported by a HOA
1	3	43	Price
1	3	44	Location
1	3	45	Bus/walk to schools
1	3	45	Community/Location
1	3	45	Near good schools and tennis
1	3	45	The greenbelts and walkways
1	3	46	Location
1	3	46	Mature neighborhood
1	3	46	Paths
1	3	47	Amenities, trails, tennis, pools, a sense of safe community
1	3	47	Close to Work
1	3	47	Great place for families
1	3	47	Trees
1	3	48	home styles
1	3	48	larger and more private yard
1	3	48	Lifestyle
1	3	48	Location
1	3	48	open space
1	3	49	nearby employment
1	3	49	Schools
1	3	49	The views
1	3	50	Established community
1	3	50	good schools
1	3	51	close to family
1	3	51	Location
1	3	51	Property value and style
1	3	51	trails
1	3	52	location (school district)
1	3	52	love the area
1	3	52	Pool/amenities
1	3	54	community
1	3	54	Love the area
1	3	54	wanted to move up from a condo
1	3	55	Location
1	3	55	Quality of house for price
1	3	56	location

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Ken-Caryl Ranch 2017 Community Survey

Area*	Dues**	Age	Reason You Moved to KCR
1	3	56	Location
1	3	56	Location
1	3	56	Location to Work
1	3	56	Proximity to job
1	3	58	Lifestyle
1	3	58	Location
1	3	59	Liked the house
1	3	59	Locatioin
1	3	59	location
1	3	60	Close to work
1	3	60	covenant controlled
1	3	60	Found a home we liked.
1	3	60	Great place to raise our family
1	3	60	Like the quiet neighborhood
1	3	60	Open space
1	3	60	proximity to work
1	3	60	Schools
1	3	61	location
1	3	62	Green space
1	3	62	House
1	3	62	Location
1	3	62	Location
1	3	62	Mountain access
1	3	63	Area, mature trees and greenbelts
1	3	63	Covenant Community
1	3	63	Covenant Controlled Community
1	3	63	Family oriented
1	3	63	proximity to foothills
1	3	63	the right home at the time
1	3	64	Close to the mountains
1	3	64	close to work
1	3	64	Found home we liked
1	3	64	location
1	3	64	planned community
1	3	64	wanted to be South
1	3	65	close to foothills
1	3	65	Location
1	3	65	Nature

*Area of KCR: 1=Plains, 2=Valley

**Dues: If the community chooses to pursue new or enhanced amenities, facilities or programs, what would be your tolerance range for additional HOA dues? 1=None, 2=\$1-5/mo, 3=\$6-10/mo, 4=\$11-15/mo, 5=\$16-20/mo, 6=\$21+ /mo

Ken-Caryl Ranch 2017 Community Survey

Area*	Dues**	Age	Reason You Moved to KCR
1	3	66	location
1	3	66	Tennis Courts
1	3	67	Amenities
1	3	67	beauty
1	3	67	Location
1	3	68	Beautiful Setting
1	3	68	bought a foreclosure
1	3	68	Neighborhood
1	3	68	WELL KEPT
1	3	69	to be near family
1	3	70	location
1	3	70	Location
1	3	70	Neighborhood design
1	3	71	Larger home
1	3	71	Transferred to Denver
1	3	73	out of town back then
1	3	73	Suburban living & open spaces
1	3	73	to be closer to family
1	3	74	Live near the mountains
1	3	74	Location
1	3	74	Open space
1	3	75	Location
1	3	76	Amenities
1	3	76	Open space
1	3	77	Loved the location and area
1	3	79	Location
1	3	81	Near the greenbelt
1	3	84	location
1	3		Location
1	3		Location to jobs
1	3		Mountain Gate quality and amenities very near
1	3		Neighborhood for kids
1	3		reasonable house price
1	3		Sense of community
1	3		Tennis facility
1	4	22	Close to Work
1	4	35	Open space and walking trails
1	4	35	Raise Children

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Ken-Caryl Ranch 2017 Community Survey

Area*	Dues**	Age	Reason You Moved to KCR
1	4	37	Location - close to work
1	4	40	community ammenities
1	4	40	Location
1	4	41	Good schools
1	4	42	Access to nature and green space
1	4	42	Needed more space (we used to live downtown)
1	4	43	Established community (mature trees, location)
1	4	46	Bike trails
1	4	46	House size
1	4	46	proximity to highway
1	4	48	Beautiful neighborhood
1	4	48	family life
1	4	48	Schools
1	4	49	Open Space and trails - the setting
1	4	50	Great location
1	4	50	location
1	4	50	Location
1	4	51	Location
1	4	51	Southwest Denver location with access to parks, highways, etc.
1	4	53	K-12 Schools
1	4	53	Location
1	4	53	Proximity to Mountains
1	4	55	Location
1	4	56	Great Place to raise a family
1	4	58	Beautiful community
1	4	58	Pools and amenities
1	4	58	The greenbelt
1	4	59	The beautiful setting near the foothills, plus the green belts and open space available to residents.
1	4	60	foothills
1	4	60	greenery
1	4	61	Open Space
1	4	62	Greenbelt open space
1	4	62	location
1	4	63	Covenants
1	4	65	Location
1	4	67	open space
1	4	69	Well kept homes and neighborhoods

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Ken-Caryl Ranch 2017 Community Survey

Area*	Dues**	Age	Reason You Moved to KCR
1	4	70	Location
1	4	76	The particular house available
1	4	77	Liked the Planned Community
1	4		Open space
1	4		Proximity to trails
1	4		Proximity to work
1	5	33	Outdoor and kid friendly ammeities
1	5	40	Amenities / programs for family / kids
1	5	41	Location
1	5	41	swimming pools and parks
1	5	43	The Greenbelt and maintained trails
1	5	44	The neighborhood.
1	5	46	Safe neighborhood with activities to raise my children
1	5	47	Location/surrounding area
1	5	47	schools
1	5	51	We purchased a friend's home.
1	5	54	Great amenities
1	5	54	Location
1	5	55	Liked the neighborhood look, curb appeal of homes
1	5	57	Schools
1	5	58	Near foothills - quiet
1	5	59	open space
1	5	64	Loved being close to the Foothills
1	5	65	Location
1	5	65	The views
1	5	72	we thought it was beautiful
1	5	75	Open Space
1	5	79	Unique suburban community with good schools
1	5		Good neighborhood
1	5		Hiking trails
1	5		Neighborhood
1	6	34	House location
1	6	35	Feeling of Community
1	6	40	Community design aspects
1	6	40	Location
1	6	44	Amenities
1	6	47	Close to the foothills
1	6	48	location

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**Dues: If the community chooses to pursue new or enhanced amenities, facilities or programs, what would be your tolerance range for additional HOA dues? 1=None, 2=\$1-5/mo, 3=\$6-10/mo, 4=\$11-15/mo, 5=\$16-20/mo, 6=\$21+/mo

Ken-Caryl Ranch 2017 Community Survey

Area*	Dues**	Age	Reason You Moved to KCR
1	6	49	ameneties
1	6	49	Close to family who also live on Ken-Caryl Ranch
1	6	50	Houses aren't cookie cutter in the Spread
1	6	52	location
1	6	54	access to highway
1	6	55	Greenbelts & parks & amenities (pools, tennis, etc)
1	6	56	Amenities - i.e. pools, trails- tennis courts
1	6	56	Location to work
1	6	57	Location
1	6	57	Open Space
1	6	60	View
1	6	66	Strong covenant-controlled community
1	6	68	Location
1	6	76	Community
1		37	Location
1		51	Home design and view
1		61	Loved the neighborhood
1		61	Schools nearby
1			Affordability
1			Amenities
1			Availability
1			Beautiful open space
1			Better schools
1			Close to the foothills
1			Close to the Foothills
1			Community
1			Community
1			Community - availability of neighborhood pools, parks,
1			Excellent schools
1			Good schools
1			Great house
1			House prices and quality of lifestyle
1			House was for sale by owner.
1			I liked the area
1			it was away from the husle of the city
1			Kid friendly
1			Landscape
1			Liked condo to buy

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**Dues: If the community chooses to pursue new or enhanced amenities, facilities or programs, what would be your tolerance range for additional HOA dues? 1=None, 2=\$1-5/mo, 3=\$6-10/mo, 4=\$11-15/mo, 5=\$16-20/mo, 6=\$21+ /mo

Ken-Caryl Ranch 2017 Community Survey

Area*	Dues**	Age	Reason You Moved to KCR
1			Liked the area
1			Located on the west side of Denver
1			location
1			Location
1			Location
1			Location
1			Location
1			Location
1			Location
1			Location
1			Location
1			Location
1			Location
1			location - backs to greenbelt
1			Location close to work
1			Location is close to work, school and mountains
1			Location-Colorado native
1			Looking for a condo.
1			Lots of kids
1			neighborhood feel
1			Nice Area
1			open access areas - parks and paths...
1			Open space
1			Private Trails
1			property borders school field
1			protective covenant
1			Quiet
1			School
1			School district
1			schools
1			The area was close to the schools my wife wanted for our kids
1			Trees
1			Was raised here, bought the house from parents
2	1	28	Beautiful
2	1	30	Location to highway, RTD and conveniences
2	1	30	Secluded / small population
2	1	33	Beautiful views

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Ken-Caryl Ranch 2017 Community Survey

Area*	Dues**	Age	Reason You Moved to KCR
2	1	34	Open Space
2	1	35	community
2	1	37	Equestrian Center
2	1	37	Good School
2	1	37	Open Space
2	1	38	Trail system
2	1	38	Trails/open space
2	1	39	Community
2	1	39	Schools
2	1	40	Community
2	1	40	Location in Metro Area
2	1	40	Open space
2	1	40	schools
2	1	40	Trails
2	1	41	It's like driving into Shangra-La ... and I don't want to leave - even to go to grocery store
2	1	41	Location
2	1	41	Mountains
2	1	42	My parents have a house in the Valley
2	1	42	School quality
2	1	42	Schools
2	1	42	Trails
2	1	43	Nature
2	1	45	Beautiful setting
2	1	45	location(feels like mtn but close to conveniences)
2	1	45	Trails in our backyard
2	1	46	the trails
2	1	46	trails
2	1	47	Community
2	1	48	Great schools
2	1	48	Sprawling community with beautiful homes
2	1	49	Foothills Location
2	1	49	It was new
2	1	49	Trails
2	1	50	Family in KCR
2	1	50	Jeffco schools
2	1	50	location
2	1	50	Location

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Ken-Caryl Ranch 2017 Community Survey

Area*	Dues**	Age	Reason You Moved to KCR
2	1	50	Location
2	1	50	trials
2	1	51	location
2	1	51	Location
2	1	51	open space
2	1	52	Beauty
2	1	52	Somewhat secluded area, away from loud neighborhoods.
2	1	53	amenities
2	1	53	Open Space
2	1	53	The open space trail system
2	1	53	Trails
2	1	54	proximity to mountains
2	1	54	schools
2	1	54	Tennis
2	1	55	beauty of area
2	1	55	Liked the quiet...being in the mountains without the hassle of being in the mountains.
2	1	55	location away from hecticness of the city
2	1	55	trees
2	1	56	Beautiful
2	1	56	proximity to Bradford K-8
2	1	57	Great community to raise kids
2	1	57	in foothills yet close proximity to city
2	1	57	It's very quiet
2	1	57	neighborhood
2	1	57	Proximity to mountains and skiing
2	1	57	Schools
2	1	57	Tennis
2	1	57	West side of town
2	1	58	Beauty of the area
2	1	58	Proximity to Denver
2	1	58	Schools
2	1	59	beauty
2	1	59	Beauty of being in the mountains
2	1	59	Job moved to Colorado
2	1	59	Kind of living in the mountains without being in the mountains
2	1	59	open space
2	1	59	open space

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Ken-Caryl Ranch 2017 Community Survey

Area*	Dues**	Age	Reason You Moved to KCR
2	1	59	Quiet
2	1	60	Beautiful neighborhood
2	1	60	Isolated
2	1	60	location
2	1	60	Loved the way the area looked- very well maintained
2	1	60	Scenic beauty
2	1	60	Schools
2	1	60	Surrounded by open space (no development)
2	1	61	Close to work
2	1	61	location to work
2	1	62	Covenant controlled community
2	1	62	foothills location
2	1	62	good schools - sense of community
2	1	62	Location
2	1	62	Open Space
2	1	62	Peace and quiet
2	1	62	Trails
2	1	63	Ken Caryl Valley has no businesses or public recreation facilities (with associated non-resident traffic), which add to the ambiance and security
2	1	63	natural beauty
2	1	63	schools
2	1	64	Beauty of community
2	1	64	Location
2	1	64	Location
2	1	64	Own my own home
2	1	64	Quiet location
2	1	64	the natural beauty and quiet of the area
2	1	64	The view of mountains from our home.
2	1	65	Lifestyle
2	1	65	location
2	1	65	Open Space
2	1	65	Proximity to undeveloped open space
2	1	65	Quiet Neighborhood
2	1	65	Setting
2	1	66	Access to trails
2	1	66	Education for children
2	1	66	location
2	1	66	Removed from city

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Ken-Caryl Ranch 2017 Community Survey

Area*	Dues**	Age	Reason You Moved to KCR
2	1	66	The critters, such as deer and fox
2	1	66	very well managed
2	1	67	country style living
2	1	67	open space
2	1	67	open space
2	1	67	The beautiful location
2	1	68	Convenience to work and family
2	1	68	Loved the setting
2	1	69	beautiful setting
2	1	69	Esthetics of surrounding area and foothills, as well as walking trails
2	1	69	Foothills open space
2	1	69	Location
2	1	69	Quiet
2	1	70	Location
2	1	70	Moved to CO
2	1	70	Nice looking boulevards, well-maintained
2	1	70	Open Space
2	1	70	Uniqueness
2	1	70	wife liked the house
2	1	71	location
2	1	71	Location
2	1	71	near place of work
2	1	72	Beautiful valley
2	1	72	Grandchildren in Ken Caryl
2	1	72	planned community with predetermined build out number
2	1	72	Unique environment
2	1	73	Like the Arizona area we were raised in
2	1	73	outdoor lifestyle
2	1	74	Natural environs of KCR
2	1	74	proximity to work
2	1	75	secluded and desirable community
2	1	75	We liked the neighborhood and open space
2	1	76	Live in southwest area
2	1	79	Moving in from out of state, wanted a 'colorado' home.
2	1	79	the Enclave neighborhood
2	1	87	Close to family
2	1		Amenities
2	1		Away from the crowds

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Ken-Caryl Ranch 2017 Community Survey

Area*	Dues**	Age	Reason You Moved to KCR
2	1		Beatiful area
2	1		Beauty
2	1		Beauty of the area
2	1		Beauty of the environment
2	1		Best choice for what we could afford.
2	1		Close to mountains and to city
2	1		family lives here
2	1		geographic location
2	1		it is beautiful here
2	1		It's beautiful!
2	1		job transfer
2	1		Liked the area.
2	1		location
2	1		Location
2	1		Location
2	1		Location
2	1		Location
2	1		Location
2	1		Location in the foothils
2	1		loved the location
2	1		Mountain atmosphere
2	1		nature and open space
2	1		Open space
2	1		open space, wildlife and natural look/feel unlike other suburban areas
2	1		quiet location
2	1		Scenic
2	1		Schools
2	1		Tennis
2	1		The beauty of the area
2	1		trails
2	1		Trails
2	1		valley location
2	1		We liked the area, facilities, amenities
2	2	29	Location
2	2	31	God called us here :)
2	2	32	Community
2	2	33	Beautiful drive in, looks like you are in the mountains
2	2	33	location

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Ken-Caryl Ranch 2017 Community Survey

Area*	Dues**	Age	Reason You Moved to KCR
2	2	34	Location
2	2	35	Location
2	2	36	Community
2	2	36	location
2	2	36	Location
2	2	36	Trails
2	2	37	Bradford Primary School
2	2	37	Job relocation
2	2	37	Open space/trails
2	2	37	Proximity to Foothills
2	2	37	Rural feel
2	2	37	Trail system
2	2	38	Locale
2	2	38	Location
2	2	38	Location
2	2	38	Open Space
2	2	38	Private trail system
2	2	38	Trails
2	2	38	Views
2	2	39	Proximity to nature/trails
2	2	39	trails/pools/amenities
2	2	40	Established family neighborhood with mature trees
2	2	40	Open space
2	2	40	proximity to school
2	2	41	Access to open space
2	2	41	Equestrian center
2	2	41	Schools
2	2	42	Lifestyle
2	2	42	Location
2	2	42	Location
2	2	42	Schools
2	2	42	Schools
2	2	42	The area's natural beauty
2	2	42	Trails
2	2	43	Community
2	2	43	Location
2	2	43	Mountain town with exclusive hiking, biking, community activities and protected beauty

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Ken-Caryl Ranch 2017 Community Survey

Area*	Dues**	Age	Reason You Moved to KCR
2	2	43	Outdoor lifestyle and activities
2	2	43	schools- Bradford
2	2	43	Trails
2	2	44	House backs to open space
2	2	44	Recreation
2	2	45	Escape from Denver area
2	2	45	Location
2	2	45	property/lot size
2	2	45	Schools
2	2	46	Access to hiking trails
2	2	46	In Mountains!
2	2	46	location
2	2	46	Location
2	2	46	open space
2	2	46	Trail system
2	2	47	Beautiful scenery
2	2	47	Beauty
2	2	47	Bigger lot size
2	2	47	Bradford Schools
2	2	47	Community center, pool, and parks
2	2	47	Equestrian Center
2	2	47	location
2	2	47	Location
2	2	47	Location
2	2	47	natural beauty
2	2	47	School
2	2	48	Family was located here
2	2	48	Fantastic house
2	2	48	location
2	2	48	Location
2	2	48	No commerce inside the valley
2	2	48	open space
2	2	48	proximity to trails
2	2	48	proximity to trails
2	2	48	Schools
2	2	48	Schools
2	2	48	Tennis, pools and trails
2	2	48	the beauty of the landscape

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Ken-Caryl Ranch 2017 Community Survey

Area*	Dues**	Age	Reason You Moved to KCR
2	2	48	Trails
2	2	48	Views
2	2	49	amazing views of mountains
2	2	49	Family
2	2	49	Mountain bike trails
2	2	49	Natural Beauty
2	2	49	neighborhood
2	2	49	Open space & Parks
2	2	49	Open space and trails
2	2	49	Scenery/peacefulness
2	2	49	Schools
2	2	49	The right home
2	2	49	Trails
2	2	50	Community
2	2	50	Location
2	2	50	location proximity to work
2	2	50	Open Space/potential use
2	2	50	Schools
2	2	51	Community feel
2	2	51	Location
2	2	51	neighborhood
2	2	51	neighborhood
2	2	51	Open space
2	2	51	School
2	2	52	location
2	2	52	Nature (open space)
2	2	52	Open Space
2	2	52	Proximity to job
2	2	53	beautiful scenery
2	2	53	Close to work
2	2	53	Hiking
2	2	53	Location
2	2	53	Location
2	2	53	Open space
2	2	53	Open Space
2	2	53	outdoors
2	2	53	Quiet
2	2	53	Schools

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Ken-Caryl Ranch 2017 Community Survey

Area*	Dues**	Age	Reason You Moved to KCR
2	2	53	Trail system
2	2	54	Access to trails
2	2	54	Location close to the mountains
2	2	54	loved the area
2	2	54	Open space location
2	2	54	Quite
2	2	55	Beautiful environment
2	2	55	Environment/Location to hiking trails
2	2	55	Hiking trails
2	2	55	open space
2	2	55	outdoor activities
2	2	55	School
2	2	55	Unique community
2	2	56	Beautiful Neighborhood and open space
2	2	56	beautiful surroundings, mountains, hogback, open space
2	2	56	beauty of the neighborhood
2	2	56	Close proximity to work
2	2	56	Close to Denver but secluded; no more building back here
2	2	56	Trail System
2	2	56	type of home
2	2	57	Beauty, open space
2	2	57	Excellent Public Schools
2	2	57	location
2	2	57	Open space
2	2	57	outdoor environment
2	2	57	proximity to work
2	2	57	schools
2	2	57	Soil conditions
2	2	57	To be near nature
2	2	57	Trails and open space
2	2	58	Beauty
2	2	58	Location
2	2	58	natural beauty
2	2	58	Natural beauty and trails
2	2	58	Open Space
2	2	58	open space and trails
2	2	58	out of the city
2	2	59	Beautiful area

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Ken-Caryl Ranch 2017 Community Survey

Area*	Dues**	Age	Reason You Moved to KCR
2	2	59	Natural beauty
2	2	59	Open space
2	2	59	Open Space
2	2	59	Open Space
2	2	59	planned community
2	2	59	raise a family
2	2	59	views
2	2	60	Beauty
2	2	60	location
2	2	60	Natural, non-overdevelopment and beauty of location
2	2	60	open space
2	2	60	Sense of Community/Neighborhood
2	2	60	The beautiful setting
2	2	60	Wanted to live by mountains / hogback
2	2	61	Beautiful location
2	2	61	Beauty
2	2	61	Equestrian Center
2	2	61	location
2	2	61	location
2	2	61	Location
2	2	61	Location
2	2	61	open space
2	2	61	Open space
2	2	61	Open Space
2	2	61	Open space / hiking
2	2	61	schools
2	2	61	Secluded
2	2	62	area
2	2	62	Beautiful surroundings nearby metro area
2	2	62	Beauty
2	2	62	Equestrian Center
2	2	62	Location
2	2	62	location to work
2	2	62	Natural beauty of area
2	2	62	Private Trail System
2	2	63	Beauty of open space
2	2	63	Location
2	2	63	Location

*Area of KCR: 1=Plains, 2=Valley

**Dues: If the community chooses to pursue new or enhanced amenities, facilities or programs, what would be your tolerance range for additional HOA dues? 1=None, 2=\$1-5/mo, 3=\$6-10/mo, 4=\$11-15/mo, 5=\$16-20/mo, 6=\$21+/mo

Ken-Caryl Ranch 2017 Community Survey

Area*	Dues**	Age	Reason You Moved to KCR
2	2	63	location in mountains
2	2	63	nicer home
2	2	63	open space
2	2	63	scenery
2	2	64	Community
2	2	64	House itself
2	2	64	Lifestyle
2	2	64	liked the area
2	2	64	Proximity to mountains
2	2	65	Get behind the hogback
2	2	65	location
2	2	65	Location
2	2	65	Nice area
2	2	65	Open space
2	2	65	Open Space
2	2	65	Open space / natural Colorado beauty
2	2	65	Presitge neighborhood
2	2	65	tennis community
2	2	65	Trails and Open Space
2	2	66	Amenities (pools, trails, parks, schools, etc)
2	2	66	Covenants that establish and preserve the character of the community
2	2	66	Driving through the hogback to the openness
2	2	66	Home Value
2	2	66	Natural Surroundings
2	2	66	Open space
2	2	66	Quiet
2	2	66	Up and coming neighborhood
2	2	66	Wanted to live in the hills
2	2	67	amenities
2	2	67	Close to work
2	2	67	It was like being in the mountains without the commute
2	2	67	It's the most desirable location anywhere around Denver, away from the city and close to the mountains.
2	2	67	Location
2	2	67	Look and feel of the community
2	2	67	open space
2	2	67	Open space
2	2	67	Unique Living Experience

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Ken-Caryl Ranch 2017 Community Survey

Area*	Dues**	Age	Reason You Moved to KCR
2	2	67	We found the Enclave for my mother in 1991 and then bought a house for ourselves in the Retreat in 1993
2	2	68	Friends
2	2	68	Open space-all amenities
2	2	68	quiet area
2	2	68	To live near our grandchildren
2	2	69	Beauty
2	2	69	House design
2	2	69	location
2	2	69	Natural beauty of area
2	2	69	schools
2	2	70	beautiful area and location near foothills
2	2	70	It feels like a mountain community without feeling isolated
2	2	70	Jefferson County School District
2	2	70	Life style
2	2	70	Location
2	2	70	Natural country living
2	2	70	open space
2	2	70	Property value
2	2	71	Lived here before
2	2	71	location
2	2	71	location
2	2	71	Location
2	2	71	open space
2	2	71	quiet
2	2	71	Reasonable prices at that time
2	2	72	Beauty of Area
2	2	72	location(off the beaten path)
2	2	73	Beautiful area.
2	2	73	location
2	2	74	Beatiful location/Dark skies
2	2	74	Beauty
2	2	74	location
2	2	74	Open space
2	2	75	location
2	2	75	Trees
2	2	76	location away from the hustle and bustle
2	2	77	to be near family

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Ken-Caryl Ranch 2017 Community Survey

Area*	Dues**	Age	Reason You Moved to KCR
2	2	80	Health issues brought us to lower altitude
2	2	80	location
2	2	81	Location
2	2	82	location
2	2	83	general location
2	2	86	Daughter's family live here.
2	2	86	main floor master bedroom
2	2	93	Location
2	2		amenities
2	2		Beautiful
2	2		Beautiful area
2	2		Beautiful area
2	2		Beauty
2	2		Beauty
2	2		Beauty of area
2	2		Family Living Here
2	2		house
2	2		Liked a Covenant protected community
2	2		Liked the environment
2	2		location
2	2		location
2	2		Location
2	2		Location in the foothills
2	2		location near open space
2	2		Loved the natural environment/wildlife
2	2		Mountains
2	2		Natural Beauty of Landscape
2	2		open space
2	2		Open space
2	2		Open space
2	2		Outdoors
2	2		Peacefullness of area
2	2		Price
2	2		proximity to work
2	2		quality of the community
2	2		Scenery
2	2		School
2	2		schools in valley

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Ken-Caryl Ranch 2017 Community Survey

Area*	Dues**	Age	Reason You Moved to KCR
2	2		security
2	2		The beauty
2	2		The beauty and wildlife
2	2		The Natural beauty of the Valley & Foothills with sensible human access.
2	2		The red rocks
2	3	30	In the foothills but still in town
2	3	33	Trail access
2	3	34	Family Friendly (Parks, lots of families around, cul-de-sac living, etc.)
2	3	34	Quiet
2	3	35	Location
2	3	35	Mountain proximity
2	3	35	open space access
2	3	35	Scenery
2	3	35	Views/Scenery
2	3	36	Good schools
2	3	36	Private open space
2	3	36	Property values
2	3	36	Trails
2	3	37	Beautiful scenery
2	3	37	I grew up here! Family lives close
2	3	37	It's beautiful
2	3	37	Open space
2	3	37	Schools
2	3	37	Trails
2	3	38	Lifestyle
2	3	38	open space
2	3	38	Schools
2	3	38	Trails
2	3	38	Trails
2	3	38	Trails
2	3	38	Unique neighborhood
2	3	39	Amentities
2	3	39	beautiful scenery
2	3	39	Distance from city
2	3	39	Established neighborhood
2	3	39	Natural setting
2	3	39	The surrounding scenery
2	3	40	Ameneties (Trails, access to nature, facilities)

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Ken-Caryl Ranch 2017 Community Survey

Area*	Dues**	Age	Reason You Moved to KCR
2	3	40	Being situated in the foothills
2	3	40	Bradford School
2	3	40	Location
2	3	40	Open space
2	3	40	Open space & proximity to mountains
2	3	40	Open space and trails
2	3	40	Schools
2	3	41	Community
2	3	41	Good schools
2	3	41	Neighborhood Feel
2	3	41	Open space & trails
2	3	41	Private Trails
2	3	41	Schools
2	3	42	Bradford elementary schools
2	3	42	Natural Beauty
2	3	42	schools
2	3	42	the setting
2	3	42	Trails, open space access
2	3	43	Location
2	3	43	Open space
2	3	43	schools
2	3	43	Schools
2	3	43	Schools
2	3	43	Trails
2	3	43	Trails
2	3	44	location
2	3	44	location, close to everything yet secluded
2	3	44	Open space
2	3	44	open space with trails
2	3	44	Schools
2	3	44	Trails
2	3	44	Trails
2	3	45	attractiveness of neighborhood
2	3	45	Grew up there
2	3	45	Location
2	3	45	Open space
2	3	45	Open Space
2	3	45	Open space/trails

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Ken-Caryl Ranch 2017 Community Survey

Area*	Dues**	Age	Reason You Moved to KCR
2	3	45	Open Space/Trails
2	3	45	Trails
2	3	45	Trails
2	3	46	Bike Trails in opens space
2	3	46	Biking Trails
2	3	46	Extensive open space that will not be developed
2	3	46	Private Trails
2	3	46	property value - open space, schools, parks
2	3	46	Quiet neighborhood, tucked away
2	3	46	schools
2	3	46	trails/pools/amenities
2	3	47	Bradford School
2	3	47	Community
2	3	47	location
2	3	47	Location
2	3	47	Location
2	3	47	Neighborhood
2	3	47	Open Space
2	3	47	Outdoors/Open Space
2	3	47	Proximity
2	3	47	Schools
2	3	47	the sense of community
2	3	47	trail system
2	3	48	location
2	3	48	location
2	3	48	location / beauty & privacy behind hog back & close to mtns
2	3	48	Open Space
2	3	48	safe
2	3	48	Secluded
2	3	49	Foothills location
2	3	49	Neighborhood
2	3	50	beautiful location
2	3	50	Beautiful neighborhood
2	3	50	Beauty of the area
2	3	50	Close to mountains
2	3	50	like area
2	3	50	Location
2	3	50	location in foothills

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Ken-Caryl Ranch 2017 Community Survey

Area*	Dues**	Age	Reason You Moved to KCR
2	3	50	open space
2	3	50	open space
2	3	50	Open Space
2	3	51	Beautiful, private, quiet community.
2	3	51	job transfer
2	3	51	Location
2	3	51	Location
2	3	51	Open Space Trail System
2	3	51	Tennis
2	3	52	Beauty
2	3	52	Beauty
2	3	52	Beauty, trees and mountains
2	3	52	Open space
2	3	52	Proximity to work
2	3	52	Respect for sharing neighborhood with wildlife
2	3	53	Beauty/closer to nature
2	3	53	biking and hiking trails
2	3	53	location
2	3	53	Proximity to open space
2	3	53	Quiet, non-commercial valley residential area
2	3	53	schools
2	3	53	Schools
2	3	53	Trail biking
2	3	54	location
2	3	54	Location in foothills
2	3	54	Location--access to both downtown and mountains
2	3	54	Mountain views
2	3	54	open space
2	3	54	Open space and trails
2	3	54	setting close to but apart from metro area
2	3	55	ambiance of the foothills - trails, open space
2	3	55	Nature
2	3	55	open space
2	3	55	Open Space
2	3	55	The beauty of the area
2	3	56	Beautiful location, Mountain feel while near town
2	3	56	excellent schools
2	3	56	location against the foothills

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Ken-Caryl Ranch 2017 Community Survey

Area*	Dues**	Age	Reason You Moved to KCR
2	3	56	Natural beauty
2	3	56	Natural Beauty
2	3	56	Open space
2	3	56	Open space
2	3	56	Open Space Access
2	3	57	Beautiful neighborhood and setting
2	3	57	Beauty of planted trees and well kept grass
2	3	57	Community Atmosphere and Amenities
2	3	57	love the beauty of the area
2	3	57	Open Space
2	3	57	Open space hiking and biking
2	3	57	Ranger programs
2	3	57	Tennis court availability
2	3	57	the location
2	3	57	The open space
2	3	58	how well landscaping and parks were maintained
2	3	58	Mountain like living in City
2	3	58	Mountains
2	3	58	Open Space
2	3	58	Open Space views and environment
2	3	58	proximity to the mountains
2	3	58	Trails and recreation in hills
2	3	58	Views
2	3	59	Away from denver metro
2	3	59	Location
2	3	59	Location
2	3	59	Open Space
2	3	59	Open Space
2	3	60	Community
2	3	60	family atmosphere
2	3	60	Family oriented
2	3	60	House
2	3	60	Isolation from city
2	3	60	Mountain feel close to town
2	3	60	Open space
2	3	60	Open Space
2	3	61	Amenities
2	3	61	Beauty

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Ken-Caryl Ranch 2017 Community Survey

Area*	Dues**	Age	Reason You Moved to KCR
2	3	61	Location
2	3	61	Location in the foothills
2	3	61	neighborhood
2	3	61	Open Space / Hiking
2	3	61	Open space setting
2	3	62	beautiful setting
2	3	62	Beauty and quiet
2	3	62	Setting
2	3	63	Beautiful
2	3	63	Beautiful area
2	3	63	Beauty/Natural surroundings
2	3	63	Location
2	3	63	Open Space
2	3	63	Open Space
2	3	63	pools
2	3	63	Proximity to Lockheed-Martin
2	3	63	Wildlife
2	3	64	Beauty of the valley
2	3	64	Equestrian Access
2	3	64	Main floor master
2	3	64	Natural environment/open space
2	3	64	open space
2	3	65	Beautiful setting in the foothills.
2	3	65	beauty
2	3	65	Location
2	3	65	Location
2	3	65	Open space
2	3	65	The beauty of the Valley
2	3	65	The covenants - lack of trailers, sheds, dead yards, etc.
2	3	66	Location
2	3	66	Location
2	3	66	Location
2	3	66	Location
2	3	67	At the time, a lot of families with small kids around the same age as mine
2	3	67	Like the red rocks for hiking
2	3	67	location
2	3	67	Location
2	3	67	open space

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Ken-Caryl Ranch 2017 Community Survey

Area*	Dues**	Age	Reason You Moved to KCR
2	3	67	Open space
2	3	67	Open Space / Views
2	3	67	Open space and trails
2	3	68	Equestrian center
2	3	68	Location
2	3	68	neighborhood and amenities
2	3	68	Open Space
2	3	68	Open space and nature access
2	3	69	Beautiful development of the Valley
2	3	69	Children live here
2	3	70	Location
2	3	70	no hurricanes
2	3	70	Peaceful environment
2	3	70	Trails
2	3	71	Access to mountains
2	3	71	Beautiful setting
2	3	71	Beauty
2	3	71	location
2	3	71	Location
2	3	71	Scenic area
2	3	72	beauty of homes
2	3	72	beauty of the area
2	3	72	Good access to work & shopping
2	3	72	Semi-rural setting with open space for hiking, running, biking, etc
2	3	73	located close to husbands employment @ Martin Marietta
2	3	74	Natural Beauty
2	3	75	affordability
2	3	76	Beauty
2	3	76	Open space and trails
2	3	80	Type of housing we desired.
2	3	80	unique development
2	3	82	Beauty
2	3		Beautiful Neighborhood
2	3		beauty
2	3		beauty of the area
2	3		Excellent community for a family
2	3		family friendly neighborhoods
2	3		Geography

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Ken-Caryl Ranch 2017 Community Survey

Area*	Dues**	Age	Reason You Moved to KCR
2	3		Liked being surrounded by open space, trails, etc
2	3		location
2	3		Location
2	3		Location
2	3		Location
2	3		Location
2	3		Location
2	3		mountain scenery
2	3		Natural environment
2	3		open space
2	3		Open space
2	3		Open space
2	3		Open space trails
2	3		Outdoor trails, pools, parks,
2	3		Relatives lived here
2	3		School
2	3		schools
2	3		Setting
2	3		View
2	4	33	Closeness to nature & hiking
2	4	34	Community
2	4	36	beauty of the neighborhood
2	4	37	Mountains
2	4	37	School system
2	4	37	The Community
2	4	38	Mountains
2	4	39	Open space and trail system
2	4	39	Trails / Open space
2	4	40	Community
2	4	40	hiking and biking trails
2	4	40	Location
2	4	40	Quiet
2	4	41	Proximity to outdoor activities
2	4	41	School for kids
2	4	41	Trails
2	4	42	Schools
2	4	43	Beautiful, well-kept neighborhood
2	4	43	Quiet

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Ken-Caryl Ranch 2017 Community Survey

Area*	Dues**	Age	Reason You Moved to KCR
2	4	43	Schools
2	4	44	beauty
2	4	44	Location behind the hogback
2	4	44	parks
2	4	45	Open space
2	4	45	Trail System
2	4	46	Beautiful scenery
2	4	47	Access to Trails
2	4	47	Feels like Colorado and not a common community
2	4	47	Open space
2	4	47	Open space
2	4	47	Open space / hogback setting
2	4	47	Open Space/Trails
2	4	47	Trails
2	4	47	Vacinity
2	4	48	Bradford Schools
2	4	48	scenic beauty
2	4	48	Schools
2	4	48	Trails
2	4	48	Trails / outdoor recreation
2	4	49	Family/Children
2	4	49	Good School District
2	4	49	Open Space
2	4	49	The community feel
2	4	50	the private trail system
2	4	50	Trails
2	4	50	Valley environment
2	4	51	Open space
2	4	51	People, friends
2	4	52	Location
2	4	53	Open Space
2	4	53	Open Space: views, trails, quiet, scenic
2	4	53	Scenic beauty
2	4	54	Family
2	4	54	Trail
2	4	55	Good schools
2	4	56	Beauty of the neighborhood
2	4	56	Beauty of the Valley

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Ken-Caryl Ranch 2017 Community Survey

Area*	Dues**	Age	Reason You Moved to KCR
2	4	56	job transfer
2	4	56	Location
2	4	56	My sister lived here
2	4	56	Neighborhood attractiveness
2	4	56	schools
2	4	56	Schools
2	4	57	open space
2	4	57	Open space
2	4	57	Open Space
2	4	57	Open Space
2	4	58	Mountain bike trails
2	4	59	location
2	4	59	Location
2	4	59	Location
2	4	59	Open space
2	4	59	Proximity to Denver and to the mountains
2	4	59	Proximity to work
2	4	59	The trails in open space
2	4	59	wanted to build custom home
2	4	60	Location
2	4	60	quality home
2	4	61	Beautiful area
2	4	61	it was behind the hogback
2	4	62	Natural beauty
2	4	62	Open Space and Trails
2	4	63	pretty setting
2	4	64	location
2	4	65	Enclave grounds taken care of
2	4	66	Beautiful Location
2	4	66	Beauty of the location
2	4	66	open space
2	4	66	Open Space
2	4	66	quality of life
2	4	67	Open Space - protection of natural resources
2	4	68	Beauty of the surrounding area.
2	4	68	Natural beauty
2	4	69	desirable area in Foothills
2	4	69	Desireable location

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Ken-Caryl Ranch 2017 Community Survey

Area*	Dues**	Age	Reason You Moved to KCR
2	4	69	Location
2	4	70	Scenic beauty, rec options
2	4	71	Family
2	4	72	Quality of Life
2	4	73	Beautiful location
2	4	75	Secluded community atmosphere
2	4	79	VERY nice neighborhood
2	4		natural beauty
2	4		trails
2	5	33	Outdoor trails and amenities
2	5	34	Location
2	5	35	Location
2	5	36	Beautiful location
2	5	36	Schools A
2	5	37	Exclusive but friendly and tight-knit community
2	5	38	Schools
2	5	39	Location
2	5	39	Mountains
2	5	39	Open Space and Trail Network
2	5	39	The Beauty
2	5	40	Schools
2	5	40	trails
2	5	41	Beautiful location
2	5	41	beauty & outdoor space
2	5	41	community
2	5	41	Community
2	5	41	Schools
2	5	43	It looks and feels like we always thought Colorado would be
2	5	43	Schools
2	5	43	Trail System/Open Space
2	5	44	Private trails
2	5	44	Trail system
2	5	45	Oasis from the city
2	5	45	Trails
2	5	45	Uniqueness of the neighborhood
2	5	46	Access to open space
2	5	46	Proximity to trails
2	5	46	Quiet - no highway noise

*Area of KCR: 1=Plains, 2=Valley

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Ken-Caryl Ranch 2017 Community Survey

Area*	Dues**	Age	Reason You Moved to KCR
2	5	47	Location in foothills
2	5	47	the setting
2	5	47	Trail system
2	5	48	Scenery
2	5	48	Trails
2	5	49	HOA amenities
2	5	49	Natural Surroundings
2	5	49	Schools
2	5	50	beauty
2	5	50	Community amenities
2	5	50	Outdoor lifestyle
2	5	50	Trail system
2	5	50	Unique and beautiful landscape
2	5	51	Beautiful area
2	5	51	Mtn Bike Trails
2	5	51	Setting - felt like Colorado
2	5	52	Location
2	5	53	Amenities
2	5	54	Natural Setting-Mountains and Trees
2	5	55	Location - Western suburb
2	5	55	open space
2	5	55	open space
2	5	55	Stunning beauty, mountain town feel
2	5	56	Family friendly
2	5	56	outdoor environment
2	5	56	safety
2	5	57	Open Space
2	5	57	The strong sense of community and family
2	5	57	Trails
2	5	58	Beauty west of C470
2	5	59	Mountain Living
2	5	60	Location
2	5	60	scenic beauty
2	5	61	Beautiful location
2	5	61	Knowing that the area had a cap on the number of homes that would be built
2	5	62	looks like what Colorado should look like to out of staters
2	5	63	BEAUTIFUL AREA
2	5	63	Open Space

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Ken-Caryl Ranch 2017 Community Survey

Area*	Dues**	Age	Reason You Moved to KCR
2	5	63	Open Space
2	5	65	Love the park-like atmosphere
2	5	66	Beauty of area
2	5	67	Lots of children and children's programs
2	5	68	Relocation
2	5	69	away from the city
2	5	70	Moved from S. California
2	5	74	We liked the area
2	5		Community
2	5		Natural Setting
2	6	32	'Colorado Living' - the views, look of the community, feeling of being in the mountains (behind the hogbacks)
2	6	33	Trails
2	6	35	Community
2	6	36	Close to Denver
2	6	37	Trails
2	6	39	Mountain Biking
2	6	39	Trails
2	6	40	School
2	6	40	tennis, swim team, pools, activities, recreation facilities
2	6	41	Access to open space
2	6	41	Opportunities to meet neighbors (new to the State)
2	6	43	amenities
2	6	43	Unique location
2	6	44	Nature/Trails/Natural Beauty
2	6	44	Open Space
2	6	45	Location
2	6	46	Open space, trails
2	6	46	Schools
2	6	47	community of people
2	6	47	Proximity to work
2	6	47	Schools
2	6	47	Trail system
2	6	48	Natural Beauty
2	6	48	schools
2	6	49	community location
2	6	49	open space, trails

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Ken-Caryl Ranch 2017 Community Survey

Area*	Dues**	Age	Reason You Moved to KCR
2	6	50	Beautiful setting behind the Hogback/West of 470; trails and parks, save and lovely community
2	6	50	schools
2	6	51	Access to mountain bike and equestrian trails
2	6	51	closer to elementary schools
2	6	51	location
2	6	51	Near Work
2	6	51	Open space
2	6	51	trails
2	6	52	Trail system
2	6	52	Trails and open space
2	6	53	Open Space access
2	6	54	Picturesque Landscape
2	6	54	Schools - Bradford
2	6	55	Beauty, trails
2	6	56	open space
2	6	56	specific home design
2	6	57	Amenities
2	6	58	Location
2	6	58	Location
2	6	58	open space
2	6	60	Beautiful setting
2	6	60	Community Amenities
2	6	61	Beauty
2	6	61	reminded us of the Boulder area
2	6	64	open space and trails
2	6	66	area
2	6	67	Schools
2	6	68	Natural beauty
2	6	69	Natural beauty
2	6	70	Open Spaces
2	6		Beauty of valley
2	6		Family
2	6		friendly and safe community
2	6		Hiking
2	6		House/property
2	6		Location
2	6		Location

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Ken-Caryl Ranch 2017 Community Survey

Area*	Dues**	Age	Reason You Moved to KCR
2		38	the location-proximity to trails
2		45	outdoor feel
2		51	The beautiful area
2		58	Beauty
2		59	location
2			Beautiful larger house with desired features
2			Beauty
2			beauty of area
2			Beauty of setting
2			beauty of the area, destination not drivethrough
2			Equestrian Center
2			good schools
2			Good schools
2			Great lots to build on
2			Grew up here
2			Highly rated schools
2			in area of high school I wanted for son
2			Land
2			location
2			Location
2			Location
2			Location
2			Location
2			Location
2			Location near mountains
2			location re work
2			Loved the area
2			Loved the house
2			Mountain resort atmosphere
2			neighborhood
2			Neighborhood
2			Neighborhood
2			Neighborhood
2			Open space
2			Open space
2			Open space
2			out of the city
2			Outdoor activity

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Ken-Caryl Ranch 2017 Community Survey

Area*	Dues**	Age	Reason You Moved to KCR
2			Proximity to family
2			Proximity to the mountains
2			Proximity to the mountains and nature
2			Public Schools
2			Rural Feel
2			Schools
2			Schools
2			Schools
2			Schools
2			The beauty here
2			The open space
2			Trails
2			Views
2			Views
	1	67	well planned
	1	85	Location
	2	53	open space
	4		Location near foothills
	5	37	Schools
	6	71	no commercial properties
			location

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Should any facilities, amenities, or services be reduced or discontinued by Ken-Caryl Ranch? Please explain.

Area*	Dues**	Age	Reduce or Discontinue
1	1	40	HOA and community fees
1	1	44	I do not agree with the importance put on Open Space patrols. This does nothing to benefit the average KCR resident
1	1	53	We should not have to pay dues for facilities we do not use. I.e. pools
1	1	54	Daycare
1	1	54	If dues continue to increase then yes
1	1	61	I can't think of any.
1	1	62	Balance property maintenance enforcement with resource support.
1	1	62	Since my husband and I own a company and when we get home are done for the day, we really don't use the hiking trails but it seems that is about all I read about in the KC newspaper. I would like to see less of that and more of getting rid of the cotton wood trees and the russian olive trees and nicer trees put in.
1	1	63	You are asking for bracelets or any other id to use the trails, but you do not provide a legal ground for that. It is a private property and I am a co-owner. The law of the USA is designed so that the safety and the freedom are not in controversy.
1	1	66	Permanently bar any competitive mountain or road bike team training on Ken-Caryl Ranch. These outside organizations have not paid for these grounds nor do they support its maintenance. They also present a risk to the recreational activities of the KCR residents.
1	1	67	all is good
1	1	70	Special programs that are used by only a few people.
1	1	72	Not that I'm aware of. Could be better attention to sidewalks and driveway repairs
1	1		Day care we should not be in the daycare business. The before and after school programs are enough
1	1		Moved here knowing that we would maintain pools, greenbelts and tennis courts, We were assured by HOA that other amenities would self support.
1	1		No one in my neighborhood uses the equestrian center. Please stop spending money there, it should pay for itself.
1	1		Too much tennis and children's outdoor pools. I don't have kids...many people dont...we don't want to pay for that. Charge the kids more.
1	1		Yes, we should offer fewer programs and facilities should be used by residents and their guests only.
1	1		Yes. We need to cut back in general. We have a lot of facilities, especially tennis that are only use my very few. When I use facilities very few people are there. There are more employees than residents

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Ken-Caryl Ranch 2017 Community Survey

Area*	Dues**	Age	Reduce or Discontinue
1	2	29	I don't think anything needs to be discontinued.
1	2	34	Reduce/eliminate fee to fitness facility and HOA fee should pay for that access.
1	2	37	No! Everything is great!
1	2	40	No please do not discontinue any services. I think that the community would not benefit from anything being reduced. I am proud of this community and thankful to be part of it with my family. If something was reduced I bet people would very much miss it and want it back at a later time.
1	2	41	too many tennis courts at Ranch House - would be great to have Pickleball option
1	2	43	No, I've talked to several people who moved to KC specifically for the trails! It seems to be a big draw.
1	2	44	Continued. It's what makes this place special.
1	2	45	1) Discontinue childcare services. This is a huge liability. Children are breaking legs and getting their heads split open, creating huge liability. These things are covered up by KCR managers and staff, parents not informed and so forth. Really terrible stories of negligent supervision coming out of KCR childcare operations. Horrible negligence and unaccountability. Our liability insurer might bankrupt or cancel when the lawsuit settlements start stacking up. 2) Discontinue disc golf--nothing but bad news, detrimental to neighborhood due to unsavory participants, loitering and drug and alcohol abuse. 3) Discontinue subsidized before and after care for union run schools, Shaffer and Bradford. Often buses are sent to pick up only non-residents. KCR should not ally itself with JeffCO public schools, or assist their students in any way. The fate of KCR and its property values are not tied to the local public schools--the world has changed, and most KCR families do NOT send their children to the local union run schools.
1	2	46	I don't think we need any more trails. I think what we have is enough. No need to disrupt any more wildlife areas. Let's just enjoy what we have.
1	2	50	If member usage can keep facilities, amenities and services operating then no, do not discontinue.
1	2	51	I'm ok
1	2	53	No, very happy with all services.
1	2	54	Can't think of any
1	2	55	I feel there are more than enough back country trails.
1	2	57	I know many people use the Frisbee golf area but there is a lot of smoking and drug dealing that happens under the guise of Frisbee golf. I think there needs to be more patrol of that area to ensure the safety of residents and secure the quality of this neighborhood.
1	2	57	Too much time and money is allocated to the hiking trail clan who seem to have great influence on the boards.

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Ken-Caryl Ranch 2017 Community Survey

Area*	Dues**	Age	Reduce or Discontinue
1	2	58	remove split rail fences from around ranch house and other areas in the plains. the fences are just dumb and this would save money in the future
1	2	62	Cannot think of anything--seems like we have a well balanced offering. Would not like to see anything discontinued.
1	2	62	Equestrian center benefits a very few relative to the population of KCR. Do not get rid of but turn it over or sell it to a private entity!!
1	2	63	Equestrian Center should be discontinued. Horses stink, draw flies, liability. I do not want my fees and taxes used to support.
1	2	64	Frisbee golf. The course brings in people from outside the community that loiter in the RH parking area leaving trash. The area is impacted by trammeling with lots of bare ground and looks unattractive.
1	2	64	Get rid of Frisbee golf.
1	2	64	I think developing more open space trails is unnecessary; we should focus on maintaining what we already have.
1	2	64	there are quite a number that I don't use, but I recognize other families have other needs and wants
1	2	65	Splash pad and slide at Community Center makes the pool most useful for children. If the hours for children could be reduced - more adults could use after work.
1	2	66	See above. Also, better to have what we have and have it in great condition that to have more and not have it in best condition.
1	2	66	there all great
1	2	68	often think Valley gets more services/updates/expansions, etc. than Plain; this discourages me.
1	2	68	Trail maintenance is over done.
1	2	69	Stop building dirt trails in the back country.
1	2	70	I live near Ranch House. The tennis facilities are seldom used much. I do not like closing the pool for outside KCR swim events.
1	2	70	We aren't aware of any. We like to live in an :attractive,' well maintained area.
1	2	72	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.
1	2	72	Is the Equestrian Center used enough by Ken Caryl residence to justify its existence?
1	2	72	Prices too high, unaffordable for many
1	2	73	I am perturbed about the condition of several houses in our cul de sac.
1	2	78	It seems like we spend an awful lot of time, effort and expense on the trails upkeep
1	2	83	We have superb facilities. It is more important to keep these at current high standard than to add others that could prevent ,through lack of future funding ,continued high maintenance.

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Ken-Caryl Ranch 2017 Community Survey

Area*	Dues**	Age	Reduce or Discontinue
1	2		far too much money spent on trails - we need to maintain what we have but add no more trails
1	2		I would like to see Ken Caryl Ranch not look like the day care business is it's primary purpose.
1	2		No suggestions at this time
1	3	29	Breed bans should be discontinued
1	3	35	No, I love everything this neighborhood provides and take advantage of most offerings. We moved here because of what an amazing neighborhood this is and haven't been disappointed. We don't want this to change.
1	3	40	None. Strategically expand and thrive, especially with new neighborhoods coming to fruition along c470 corridor
1	3	42	Indoor gym seems expensive for what is offered. More than a \$5 discount for residents for horse riding
1	3	45	None that I am aware of. We don't play tennis or participate in sports/swim team (yet) but I assume all the organized sports bring a lot of revenue to KCR?
1	3	52	Ranch House rooms/adult lounge and rental of picnic area should be free or very minimal to reserve. Especially if it is not booked. Perhaps just a 'cleaning fee' concept.
1	3	58	Irrigation, maintenance and mowing of Sunset Ridge Greenbelt Park (along north side of Sunset Ridge) should be CONTINUED, as affirmed by the KCRMA/MD Boards in June 2016
1	3	60	There is too much emphasis/money spent on the Tennis courts and programs to the detriment of other facilities like the swimming pools.
1	3	60	Those activities that do not pay for themselves should be reduced or done away with; or raise the rates of those using them to cover the costs. The dues we pay monthly should go towards the maintenance and upkeep of our common facilities such as the ranch house, pools, tennis courts, valley facilities, etc. Don't use our dues to subsidize youth and/or adjust programs, etc. These types of amenities and/or services should stand on their own. If members are not willing to pay for the program, then it should be dropped.
1	3	63	We've never been crazy about having to pay for the Equestrian center, but also realize it will likely never go away, as it is a nice amenity for some people.
1	3	64	No please continue all
1	3	67	Disc golf should be discontinued if it cannot be policed and monitored.
1	3	67	the emphasis on tennis should be reduced and pickleball courts added to address the aging population.
1	3	68	I think too much money is being spent on trail maintenance, and new trail construction. The trails are only used a small portion of the populus.
1	3	68	No!
1	3	79	Seems like the number of trails is sufficient and don't see need for expansion
1	4	46	Not that I can think of, but we're really happy here!

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Ken-Caryl Ranch 2017 Community Survey

Area*	Dues**	Age	Reduce or Discontinue
1	4	49	No, absolutely not. Any reduction is a loss to the community and the VALUE of this place for all of us!
1	4	50	Newspaper.
1	4	56	Can't think of any. Even though my kids aren't little anymore, we used all that KenCaryl had to offer and glad they are still available for younger families now.
1	4	58	Definitely NOT! I love everything provided here ESPECIALLY the maintained greenbelt on the Plains!
1	4	62	No, even for amenities we do not personally use, we are glad they are available to others who do use them. Overall, we are very pleased with Ken-Caryl Ranch.
1	4	65	A good question.
1	4	77	No. We came here for the amenities, even if some are no longer used by us.
1	4		Equestrian center. Too expensive to operate/maintain. The average person does not ride a horse.
1	5	43	There is no need to reduce any of the services. Our HOA dues are silly low, we should have better maintained facilities. Don't let people on the board hide behind 'smart management of funds/resources' as an excuse not to act. This enables them to make the neighborhood look cheap and not be even halfway to potential.
1	5	46	Free gym access, or a much lower rate. The current rates are comparable to some of the local gyms but with more limited equipment and classes. Trail wrist bands and monitoring- not sure it serves the intended purpose. Do we really have that many people from out of the neighborhood accessing the trails? We are ok with sharing the trails.
1	5	54	No.. we look forward to using just about all of the services we have heard about.
1	5	54	Too new to know.
1	5	55	Frisbee golf course. Seems to attract unsavory issues that spill into the parking lots at the ranch house. Not sure all who use it are with a resident or required to be when on the course?
1	5	64	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.
1	5	75	Too much emphasis on tennis courts and facilities.
1	5	79	No!
1	6	40	No reduction in services. I am willing to pay more and me, and my young family, are the future of KC - not the old, cheap residents. KC improves/increases offerings and prestige increases, which means property values increase.
1	6	56	Please redo the splashpad back into a baby-toddler pool. Please keep the neighborhood signs. Get our fencing back in order- the Harvest Gold worked well for years- now the entire ranch looks disjointed- the white fencing around the ranch house just seems out of place.

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Ken-Caryl Ranch 2017 Community Survey

Area*	Dues**	Age	Reduce or Discontinue
1	6	66	Reduce the amount of turf grass that needs irrigation and replace with mulch and more native drought-tolerant landscaping where appropriate. More effort and expenditure on this now will save water and money over the longer run. Focus irrigation on high-use and high-visibility areas.
2	1	30	Do not allow sports facilities to be built by the intermediate school. This area and the valley are busy enough without bringing in hundreds of people for sports games. Keep this out of the valley.
2	1	34	Get rid of the Trails Club! They are a self serving group that only promotes their agenda - MORE TRAILS!! Wrong!! We do not need more trails, period!! Before they are disbanded - have them return the trails to their prior condition - WITHOUT SPEEDBUMPS!!! STOP trying to build ball fields in the Valley!!! Twice we have beaten the MA/MD boards when they tried to push ballfields on us!! Read my lips - NO BALLFIELDS IN THE VALLEY!!! No one wants them, the traffic, the noise, the congestion, the trash, the crime, the parking hassles, or any other part of having ball fields built in the Valley. NO BALLFIELDS IN KEN CARYL VALLEY!!!
2	1	40	Only those that are not being actually used. On a positive note: We really like the 'Big garage sale' that you provide in the spring. We were able to get rid of a lot of items that didn't fit into the house from our move here. The kids enjoy the flick and float nights.
2	1	42	If you eliminated tennis or equestrian it would not hurt my feelings but I know some residents like that. So would not eliminate.
2	1	42	Yes, new trail design until security is under control. No camping areas
2	1	43	Reduced or discontinued as noted in the previous question.
2	1	45	Though I enjoy mountain biking, KCR is spending much too much time, effort and money on continuing to expand the mountain biking trails. A relatively small minority of people use those trails, as compared to other areas or facilities.
2	1	45	Too much tennis
2	1	48	Reduce amount of daycare use to balance resident use.
2	1	49	Don't know of any but KCR should look at data to identify under utilized or attended offerings to reduce/eliminate costs.
2	1	49	We have enough trails. Lets try and conserve the wildlife instead of continually encroaching on their living area. We really do have enough for the acreage we own.
2	1	50	1) KCR day-care for children should be discontinued, as ample local convenient alternatives exist. 2) New, properly designed trails are OK, provided some older trails are removed & the original open space restored so the view & experience is improved. 3) Discontinue reciprocal use trails agreement with Willowbrook.
2	1	50	HOA

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Ken-Caryl Ranch 2017 Community Survey

Area*	Dues**	Age	Reduce or Discontinue
2	1	51	Please refrain from building more trails, including improving social trails. It's time to start preserving open space. Consider this as input from residents who are avid users of trails.
2	1	51	The HOA is overboard...the recent push badgering residents about soccer goals, pine needles and driveway markers gives impression to most that the HOA is abusing it's 'power'. Why are pine needles not 'approved' as mulch...they're natural and you can buy them for this purpose at Home Depot. HOA needs to focus in important issues....not soccer goals and driveway markers left out past March.
2	1	53	Get rid of the equestrian center, or at least reduce the number of horses kept there substantially. Those poor horses need a real grassy pasture and not just a dirt/mud pit. Furthermore, it is clearly a major contributor to the high bacteria problem that finds its way into Chatfield reservoir due to the fecal matter being washed downstream during periods of rain.
2	1	53	I question the operation of the Equestrian Center. Is any portion of my dues going towards this facility? I can't imagine any amenity which is used by fewer people than other amenities except for perhaps tennis. We do not use this center and question if we should have to pay for their existence. Only those that use the center should pay for this facility. It would be nice if there were indoor racquetball courts.
2	1	53	Tennis courts and the Equestrian center get a lot of use by a select group. Make sure user fees are appropriately levied for them
2	1	54	No more new trails. They are expensive to build and maintain. Our community needs new fences; the current split rails look old and worn.
2	1	55	I am not really in favor of the explosion of childcare at Dakota Lodge. Liked it better when it was just small nature classes for neighborhood kids and not like the preschool it has become.
2	1	57	Less irrigation, more natural areas.
2	1	57	NO MORE TRAILS - we have so many. And several are overgrown because we can't afford maintenance. And you are just attracting more mountain bikers. AND it may have a negative effect on the mountain lions.
2	1	57	No, though please watch the budget and cut fat before automatically raising dues.
2	1	57	No. All fine.
2	1	58	We scratch our heads trying to figure out what four full time rangers do all day. When they are spending their time policing encroachment in our neighborhood when we 'excessively mow' by literally 2'-what a waste of resources. The architectural committee has sent us erroneous letters to cut down trees and, after the fact, acknowledged that it was a different property they were after. Our enjoyment in living in KC has greatly diminished over the years.

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Ken-Caryl Ranch 2017 Community Survey

Area*	Dues**	Age	Reduce or Discontinue
2	1	59	Any facility that is not owned by Ken-Caryl wholly should be discontinued. It is just bad business to feed money into facilities that we do not own (i.e.. The Community Center)
2	1	59	No more ballfields as KC Ranch not appropriate for volume of traffic & noise or increased maintenance expenses. Maintain what we have.
2	1	60	Do not like bike dirt trails.
2	1	60	I think we have maxed out on child care services. Let's not expand on these services.
2	1	60	Too much on trails. They are the squeaky wheel. Do we really need to expand our trails? They are not crowded.
2	1	60	Yes – I believe that we should get rid of many special-interest programs.
2	1	61	I don't know if there are plans but I feel like we don't need any more tennis courts or hiking trails. The courts are used by a small percentage of residents. I'm not sure how many people use the trails but I see far less people than I do when I'm on the Jeffco owned trails. When considering adding amenities or services I think it's important to take into account the percentage of residents who actually use them.
2	1	61	I don't think it is appropriate to reduce what is available under current HOA agreements.
2	1	62	Already spoken against pre-school program. But I am OK with other programs being funded at reasonable levels but not at the expense of the reasons I live in KCR.
2	1	62	quantity of backcountry dirt trails is more than enough. please no more. concern for costs long term to maintain and patrol. more trails will decrease the quality of the experience Need some trails to be hiker only to provide a diversity of experience and improve quality
2	1	62	Things that aren't being used should be discontinued.
2	1	62	We don't need more trails in the open space.
2	1	63	It seems like the bike trails are increasing and encroaching into the open space. Biking is great, but too many trails will hurt the natural environment.
2	1	63	No, everything is great
2	1	64	Day care, after school program, gym in community center, They compete with private business in the area.
2	1	65	Once the TMP is completed, we need a moratorium on new trail development/construction/expenditures.
2	1	66	Absolutely!!! The equestrian center for sure. Get rid of it! Do we really need 3 pools...better question, our family hasn't used a pool in 7-8 years...and every year we asked ourselves...'Why are we paying for it?'. Because we are paying for it, via our monthly KC fee. Shouldnt our fees be reduced, if we choose to not use the pools? KC supposedly is VERY into conserving water...yet, the soccer field in the valley (we live next to it), at the elementary school, IS SWIMMING IN

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Ken-Caryl Ranch 2017 Community Survey

Area*	Dues**	Age	Reduce or Discontinue
			TOO MUCH WATER. Water is often, all day long, dripping into the drain that was installed at the south end of the field. WASTED water. But we can't justify watering our trees??? Everyone back here talks about this, BTW!
2	1	66	Don't fix what isn't broken just to spend \$'s. Don't add what isn't needed jsut to spend \$'s and raise rates.
2	1	66	Too much money is spent on dirt bike users
2	1	67	I hated seeing the money spent to move the prairie dogs and hate what they will do to the hogback terrain in future years. Should have been exterminated like all rodent pests.
2	1	67	Irrigated areas should be reduced to conserve water. Dryland grass looks fine along our roads and trails.
2	1	67	reduce the number of trails reduce the 8 foot concrete paths reduce the alteration of the natural beauty of the area reduce the fences/gates reduce the signs
2	1	70	Don't compete with the private sector. We will never be able to satisfy demand for more activities, and shouldn't try to. Maintain our physical structures, groom our grounds well, and let people entertain themselves.
2	1	71	Zero based budgeting on all amenities should find out those need for elimination.
2	1	72	Do not use most of the facilities, but understand / support that the highest demographic at KCR is families with children... Am comfortable support ing programs for those folks...
2	1	72	Trails are nice, but appear to much too high on the priority list. A very vocal, but tiny minority seems to get much more attention than it deserves
2	1	74	no! people moved to ken-caryl for many reasons. services and amenities play a large role in these decisions. not all residents use all services and amenities but all services and amenities are used by some of out residents. we should support everyone.
2	1	75	Annual reviews of the more extensive and expensive programs should be mandatory
2	1	87	We spend too much money paving the dirt trails. They are fine as they are.
2	1		already explained above
2	1		Day care
2	1		Daycare, summer use of facilities for child crafts
2	1		Eliminate any programs that are not widely utilized in favor of maintaining our existing facilities and landscaping.
2	1		No, we are very satisfied!
2	1		reduce administrative employee staff levels- see to many doing nothing
2	1		Reduce hiking trails instead of increasing them. We need to preserve and protect our environment.

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Ken-Caryl Ranch 2017 Community Survey

Area*	Dues**	Age	Reduce or Discontinue
2	1		There is no need for additional ballfields nor public (beyond Ken-Caryl residential) use of ballfields. School aged population is decreasing and our security and privacy are paramount to the safety of our residence and the maintenance of our home and neighborhood values.
2	1		We should not be adding more facilities and programs for children.
2	1		We think that nothing should be increased. The number of homes is NOT increasing so MORE of anything is just not necessary nor justifiable. Some would turn the entire place into a personal amusement park if they could, but that is NOT the character of Ken-Caryl nor should it be. If anything has low participation/utlization, it should be eliminated. Pretty much everything offered is already available by other nearby organizations (nature hikes etc) so it's not like anyone would lose out. Every option on earth cannot be provided by a small HOA, nor should it. Finally, it would be nice to have at least some gravel trails in place of or adjacent to the current concrete trails, which are very hard (harder than macadam) murder on peoples' foot, ankle, knee and hip joints for jogging/walking. The concrete trails are also very bright (kinda blinding they are so white) and visible and quite ugly, compared to the darker more natural materials that would make more sense in this environment. Can they be darkened? And can the current trails in poor condition along the outer roads be fixed, preferably with gravel trails adjacent to them for runners/joggers/walkers? For an example, the Mary Carter Greenway trail in Littleton, but does not need to be that wide. THANK YOU.
2	1		Weigh what is used vs what we as community are paying. If others aren't also using - charge fees!
2	1		What is offered now is plenty. If people want to live in the suburbs let them move there. We do not want to be just another suburb.
2	2	33	Horse barn seems to be a drain on resources without a positive impact on residents who don't board or own a horse there.
2	2	34	Tennis program can be reduced. Open space and trail maintenance should be reviews as we are over paying for what we're getting and could probably transfer cost by taking volunteers like willow springs does.
2	2	36	I hope I'm not subsidizing the equestrian facilities (and if I'm not, then great!). So few actually get to use them.
2	2	37	No, variety allows for diversity of age and season of life in this community. That is a strength.
2	2	37	Residents need improved access to the equestrian center, rather than allowing so many outside boarders in. Prices for non-resident boarders should be increased significantly!
2	2	38	There are things we don't use, but may use in the future as our kids grow up. And just because we don't use them doesn't mean other people shouldn't either so I'm good with the offerings as long as residents are enjoying them.

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Ken-Caryl Ranch 2017 Community Survey

Area*	Dues**	Age	Reduce or Discontinue
2	2	42	I've not lived here long enough to have an opinion.
2	2	43	Equestrian should be discontinued. Facilities should be for residents only - no outside groups or leagues.
2	2	44	As mentioned, the price of 2 family annual fitness memberships should be \$530 for 2 years instead of 1 year for residents. Though the facility got a makeover, group fitness and cardio rooms are too small. If classes have too many people, I skip the classes which defeats the purpose of buying an annual membership.
2	2	46	I am a big hiker and try to get out on all the trails. I love all of the work that has been done so far to build new trails; but I am concerned about the proposed Docmann Trail that may affect our raptor population. I don't think we need more bike trails given the new Willow Springs Connector. That provides bikers with plenty of new trail to enjoy.
2	2	46	Would like HOA to listen to residents
2	2	47	As mentioned earlier, I would like to see the EC use it's own space for the horse trailers.
2	2	47	No. Young kids and families need the preschool programs and even when kids outgrow them more kids come along to take their place - a great benefit to the community
2	2	47	We do not require additional trails within the open space.
2	2	48	Newspaper is becoming redundant?
2	2	48	The nature watching classes. Community garden.
2	2	48	We appreciate the discount for being a resident.
2	2	49	Unless the north ranch park serves a purpose, its extra maintenance space. There is open space all around so this isn't the concern.
2	2	51	yeah that fence along coyote song
2	2	52	Please stop building backcountry trails. It's happening at the expense of other open space values.
2	2	53	Day care children at Dakota are followed by scouts - constant noise to nearby residents. Clearly post park hours (parks close at sunset). Please post signs at Dakota reminding visitors to be respectful of noise - they are in a 'neighborhood park' and the neighbors deserve peace. Currently Dakota Lodge is available 7 days a week. No other amenity is as close to resident homes. It is nearly impossible to give out children a nap when Day Care is in the park due to the screaming and yelling. The voices in the park echo off the water to the nearby homes. Extra consideration and rules need to apply to Dakota Lodge and Dakota Park.
2	2	53	Just be aware that the biking community is taking over Ken Caryl. I think too much emphasis is given to the 'trails' group. Fees shouldn't be raised in order to keep adding trails!
2	2	53	No all reach a targeted audience

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Ken-Caryl Ranch 2017 Community Survey

Area*	Dues**	Age	Reduce or Discontinue
2	2	55	Open space patrolling in the past can be too aggressive - should have more cooperative agreement with Willow Springs - let them use our trails; let us use their trails (same number of people of same number of trails, just wider variety)
2	2	56	Greatly reduce the number of horses at Equestrian Center. Odor is unacceptable.
2	2	56	Less focus on Tennis
2	2	56	Question the value of overdone tennis facilities.
2	2	57	Once you have offered something, I would think it would be extremely difficult to cut it back or discontinue. I would leave that up to the expertise of the KC staff to figure out!
2	2	57	open space trail use by willow springs residents brings way too many cyclists into roads in North Ranch.
2	2	58	Not in favor of the ebikes on the trails...
2	2	58	The guy in the golf cart with his radio who cruises the Valley, often with his off leash dog/small child - what a nuisance and a traffic problem. No idea if he's yours, but he sure thinks he is.
2	2	59	High costs of biking trail development
2	2	59	I do not think you need to reduce or discontinue any services or amenities unless they are not being utilized.
2	2	59	We should stop considering putting in baseball fields once and for all. There is not enough space for this activity in the proposed location that is always targeted. Also, there is an aggressive trail biking group who have commandeered their own trail creation at the 4 - 8 grade school. They cut the grass low and have caused destruction of that space without permission. What if everyone used whatever open space however they wanted without permission??
2	2	60	I think the big, feverish push for more backcountry trails should take a long rest, and maybe just plain stop.
2	2	60	We DO NOT need more ballfields in our beautiful KCR community, especially no more scheduled ballfields, and we need to convert some of these daycare facilities back into areas that can be used by all the community.
2	2	61	Open space patrols
2	2	61	Reduce the number of new unpaved backcountry dirt paths being developed. Fewer gates that horses have to try to go through to enjoy the unpaved backcountry dirt paths
2	2	62	It's time to quit building new trails. Wildlife habitat in our open space is being cut-up by trails that bring humans into areas that have until now been available for wildlife. We have been here long enough to remember when a herd of 100 or more elk used to migrate through the valley in fall and spring. That herd is no longer here. It's time to protect what we have left.

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Area*	Dues**	Age	Reduce or Discontinue
2	2	63	Beautify our entrances in each subdivision and maintain them. This is an incredibly unique neighborhood, I take so much pride in living here, but we need to stay on top of maintenance of landscaped areas! Thank you and tougher Homes Association rules on maintenance of homes!
2	2	63	I think we have enough unpaved backcountry trails. Please leave the rest for open space.
2	2	64	Drop plans to add more trails.
2	2	64	Enough back country trails for the cost.
2	2	65	NO-that is what make this area so desirable!
2	2	65	Our daughter plays on a Ken-Caryl tennis team as a non-resident. So we like the tennis program. However, we still feel that enough resources have been devoted to the tennis programs. We should charge fees adequate to make those programs self-sustaining.
2	2	65	See above... And enough with the nonstop 'weed control'. There are areas along the North Hogback trail that are still bare after several years thanks to the use of pesticides that were designed for killing vegetation along highways (Plateau and Plymouth?). This was to eliminate the cheat grass that was actually enhanced by the ill informed burning program of previous years (which spreads cheatgrass and fescue). I have no issue with spot spraying the weeds, but now the entire are is sprayed - resulting in a lack of diversity (grassland is a misnomer for prairie). We once enjoyed amazing blooms of wildflowers, but now only fraction remain. Our convenance prohibits collecting native plants from the open space, but this spraying program has eliminated a significant number. A neighbor once said this was an 'unintended consequence'. Actually it was an ill informed consequence - someone didn't do their homework. And it's leading to more weed resistance and seriously affecting to soil microbiome (making it harder for the native population). Glyphosate is a nonspecific broad leaf 'weed' killer so it doesn't know the difference between a wildflower and a 'weed'. It's also an antibiotic (affects the soil microbiome), anticorrosive, endocrine disruptor, and is now linked to cancer (although Monsanto continues to muddy the water). And the 2,4-D that is used in conjunction is a definite endocrine disruptor (and gags me for multiple weeks after it's sprayed). The deer and elk prefer these non-grass plants, so between that and the off leash dogs - I believe they frequent the neighborhoods more frequently. When we first moved here deer especially were always visible in the open space - now that seems rare. Once upon a time we tried releasing goats/sheep to trim the weeds (they'll do a great job on cheatgrass too). But someone fell asleep at the wheel and they got into someone's yard. Rather than reworking how they were used - they were banished. We also had a weevil that completely controlled the mullein, but those disappeared years ago. How about going back to some of these natural controls - and I recommend starting with the North Hogback area that has been - in my opinion - devastated by the current program. They may

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Area*	Dues**	Age	Reduce or Discontinue
			cost a bit more upfront, but in the long run they're self sustaining. Even allowing some grazing of the horses would help (they were banished after the pendulum swung because Ranch funds were going to the Equestrian Center). I'd love to see those wildflowers return and the wildlife back on the open space. Current research shows that the prairie and 'critters' co-evolved. We need to respect that...
2	2	65	Too much emphasis for and too many facilities for tennis.
2	2	66	See prior comments on rangers.
2	2	67	Do not push pickleball on the community. We are a tennis loving community.
2	2	67	I am not in favor of using the Community Center for Child Care. I believe the elementary schools should offer this for their students. For pre-school, there are commercial facilities that can provide this. We should not be competing with these commercial facilities. Also cause too much traffic at the Community Center.
2	2	68	We believe that the trail system is overbuilt and the community should insist on not building anymore trails. By building more trails we are destroying wild life and the natural scenic beauty of the community.
2	2	69	Perhaps, depending on cost and resident usage.
2	2	69	trail maintenance and creation of new trails is way overdone.....so much emphasis on trails that are lightly used....rarely see more than a few people or bikes on them....way too much money spent on this!
2	2	70	I think we have enough hiking trails at this point.
2	2	70	No more Trails!! We have plenty!! Would prefer to maintain wildlife habitat
2	2	71	I believe that trails are good, but I also think we have enough now. Lets better maintain the facilities we have vs make more.
2	2	71	No expansion of the bike trails. They need to be better controlled now with the wildlife and people enjoying them.
2	2	73	no. They are all great.
2	2	76	Don't build any more trails and focus on improving and maintaining those that exist.
2	2		At the same time the Rangers complain about trespassers, we are creating connecting trails to non-KC subdivisions such as Willow Springs and another new one approved for the south side.
2	2		Do NOT construct any more trails, and consider closing and revegetating some of those that have been 'loved to death.'
2	2		I question the validity of providing day care using community facilities. This only benefits a very few families and the liability issues are huge. There are many commercial options for day care in the area, even before/after school care. Districts should not be in the business of providing daycare! I'd like to see a detailed cost/benefit analysis of these programs including depreciation of capital assets for their use.

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2	2		Not sure we need any more trails after the recent expansion. No connection to other non KC property. And concern with ongoing maintenance costs of adding more trails. Would rather have the money spent on improving the medians, trees and shrubs/flowers that are visual around our community.
2	2		Reduce swim lessons that take up so much pool time. Keep pools open after school starts for adults, and do not provide lifeguards. The pools close too early. Make the clubhouse more of a gathering place, maybe adding big tvs for sporting events and less office space.
2	2		The patrols.
2	2		This goes back to the comment I just wrote. I absolutely think that those of us who have lived here a long time should be able to have our children or grandchildren over and be able to take them swimming for free. It would be nice if we could also put our grandchildren in tennis lessons for the price of a resident instead out of district. I pay for the tennis court upkeep and used them up until 2 years ago. I would like to be able to sign my grandchildren up for tennis lessons at the rate I would pay myself if I were still playing.
2	2		Too many loop trails in the KCR Foothills Open Space with bicycle access are ruining the environment and reducing the wildlife habitat. They are endangering rare or imperiled birds & flora and the variety and quantity of mammals.
2	2		Water conservation efforts need to consider effect on trees which are valuable asset to our community
2	3	35	I'm a huge sports guy (played football and lacrosse in college) BUT I actually love that our neighborhood is more mountain eccentric than having 'state-of-the-art' fields for traditional sports like baseball, lacrosse, and basketball. It's not a far drive to get to awesome ball fields and I love that our neighborhood is unique and has a different offering of sports. In other words, I'd hate to see too many funds go to these traditional styles of fields when there's plenty of options nearby. Instead, keep focusing on the mountain amenities like hiking, biking, skiing, etc. for the kids/adults. It's something that most other neighborhoods can't match. =)
2	3	35	Too much investment in tennis courts, need to distribute funds to other areas evenly
2	3	36	We would like the mountain biking to be policed better or reduced/ time controlled if necessary. This is solely for our safety concerns.
2	3	39	Gates at trailheads are unnecessary
2	3	39	Love it all. Keep it up! You guys probably don't get much positive feedback, but for someone with a fresh perspective from another neighborhood, you do wonderful work!
2	3	40	I'm happy with the services.

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Area*	Dues**	Age	Reduce or Discontinue
2	3	40	The equestrian center waste water mitigation was an absurd overspending / waste of community funds. The 'waterfalls' were WAY overbuilt - much too expensive of a project. Tennis is fine but the remodel/ cost seemed to go a bit overboard. Please install a sign on Ken Caryl from stoplight to manor house that says NO BIKES on the road.. use the bike path!
2	3	43	enfforce dog poop pick up
2	3	43	money to equestrian center
2	3	44	We just moved here, so don't have an opinion yet.
2	3	45	Ponds need to be cleaned
2	3	45	Very satisfied
2	3	46	I like everything that is currently offered, even if I don't use it right now.
2	3	46	I not sure if there is budget towards the stables but I would rather not see my \$\$\$ go to that. I might be misinformed but it seems like the water mitigation project we spent quite a bit of money towards related to the stables. That is frustrating.
2	3	47	Nope, this is a great community.
2	3	47	Please don't discontinue any of the services. This is an amazing community!
2	3	48	I cannot think of any.
2	3	50	Stop focusing in the bike trails and put money into turf, landscaping, pools, walking paths.
2	3	51	I want the Trail Club to discontinue its selfish and self indulgent supposed 'volunteer service' to this community by not building anymore backcountry trails.
2	3	52	Don't increase traffic with larger sports facilities.
2	3	54	No. If anything we need to improve facilities at the EQC and add more trails
2	3	54	please stop building fences in the open space. It has ruined the look. Stop putting gates at the entrance to trails. Also looks offensive.
2	3	54	there are probably enough trails now. No strong need for more. Good to leave some open areas less visited
2	3	55	I think we should not expand our trail system until we have updated our current facilities
2	3	56	I'm concerned about the expense of the equestrian facilities
2	3	56	I'm not too keen on the before/after school programs for kids, but if the parents are paying adequate use frees to cover costs, I'm fine with them.
2	3	56	no, we love the trails and open space
2	3	56	Open space wrist bands should be eliminated.
2	3	56	Tennis seems to garner a large amount of attention, facilities and expense. But it seems that only a small number of people use the tennis facilities.
2	3	57	Please do NOT build ball fields that brings strangers and traffic into our quiet community.

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2	3	57	Some tennis courts should be used for pickle ball and lessons provided.
2	3	57	Tennis and Equestrian facilities should continue to be self-supporting. Glad that Tennis has been run as a self-supporting activity for years. We don't use some of the programs, but appreciate the breadth of offerings.
2	3	57	We have enough open space trails now. Although I am a frequent user of these trails and love hiking on them it seems as if we are just building more trails to accomodate the bikers!
2	3	58	NO MORE TRAILS. No programs should be offered that isn't self funding.
2	3	58	The Trails cost enough at \$600k a year. Stop! Volunteers haven't done what they said they would.
2	3	59	I am not sure why we are in the child care business. It seems that should be a private company's position.
2	3	59	NO NEW TRAILS. We have more than enough. The land to the west of the valley has been disfigured too much in the last five years. When will enough be enough????? And who does Banning think he is to state, at a joint study session 'that if we caved to the residents five years ago, we would have had no new trails'. Disgrace, Mr. Banning, you are supposed to represent ALL residents, not just the bike club.
2	3	60	I think we have enough back country trails now; let's switch to maintaining what we have.
2	3	60	We have spent enough time and money on new trails, please focus on what we already have to make our community more attractive.
2	3	63	I appreciate the facilities and amenities that we have here. I understand that the water bill is getting very high. I would recommend replacing turf adjacent to roadways and paved community paths with native blue grama grass or buffalo grass. It is important to map and treat noxious weeds during the transition.
2	3	63	No!! Please do not reduce services.
2	3	63	Rangers should be reduced or perhaps eliminated. When we first moved here there weren't rangers, we didn't need them then and I'm not sure we need the now.
2	3	65	I don't think we need to disrupt any more areas for additional trails.
2	3	66	The day care programs are too plentiful. What a disappointment the remodeling of the Dakota Lodge was. The character of the building was taken away.
2	3	66	There are enough dirt trails for hiking biking Etc. to service the entire community. no more are needed. Do not increase the use of ballfields beyond non-scheduled resident use.
2	3	67	Believe it is but if not the Equestrian center should pay for itself. Association funds should not subsidize it.
2	3	67	Tennis courts and equestrian center should be financially self-sufficient.

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2	3	70	WE DO NOT NEED MORE DIRT TRAILS. We have plenty.
2	3	80	eliminate day care facilities including buses for transportation, eliminate motorized bikes on trails, bike clubs should ride on the paved paths not on the streets especially Valley Parkway
2	3	80	Keep what is in place.
2	3	82	No. Although I do not use most of the services because of age, I think they should be available for the young families who live here and future families.
2	3		Enough trails!
2	3		Everything seems fine.
2	3		Get rid of the equestrian center and make a more attractive drive up the valley. At the very least, the fees at the equestrian center should be raised to reduce the waiting list and let this facility cover more/all of it's extensive capital costs.
2	3		I don't think we should subsidize the equestrian facilities.
2	3		No -- emphatically!
2	3		No, that's what makes Ken-Caryl Ranch a great place to live. There is something for everyone to participate in, if you want to.
2	3		Reduce # of tennis courts. Add or swap out for Pickleball courts for aging community.
2	4	37	I think the splash pad running water all summer when it was empty for long periods of time was excessive, maybe a way to turn water off when not in use? Not sure if that's possible, but otherwise we love everything
2	4	39	None that I would recommend. The community events (Halloween, Easter Egg Hunt, Brew Haha, Christmas) and children programming is fantastic!
2	4	40	The \$ spent on the tennis courts seems out of proportion to the number of residents who use them. High cost that benefits few people.
2	4	43	The Equestrian Center should be 100% independent or repurpose or sell the land.
2	4	44	I don't use everything, but I know others who do. I think its amazing you offer what you do. I'm sure as I continue to live here and settle in I will use more of the services. I would have to have more information on what you would be putting the funds to, before saying programs can be discontinued. I think there is too much of emphasis on tennis courts and pickleball.
2	4	46	None that I can think of.
2	4	47	Again, stop it with the trails. We have enough. One of our friends shot a video of a moose. Haven't seen them around here. More bear sightings and people running into snakes along the new trails than usual. Maybe the trails have a big part in that.
2	4	47	I'm neutral on this because I don't have visibility into percentages of use.
2	4	47	Not sure how effectively ve the patrols on the trails are.

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Ken-Caryl Ranch 2017 Community Survey

Area*	Dues**	Age	Reduce or Discontinue
2	4	48	Please do not institute any further water reduction programs -- please do not make our pretty green grass become dead, brown and ugly. Scenic beauty is a crucial part of our enjoyment and resale value.
2	4	49	For water conservation, we suggest deep watering the trees in medians, but don't water the grass.
2	4	49	No!!
2	4	59	I think mowing next to the sidewalks and bike paths is a waste of resources and causes growth of weeds that are not properly managed especially along the sidewalks.
2	4	59	No; keep increasing value through upkeep.
2	4	59	rangers, dont need open space policing
2	4	59	We might consider converting the Dakota Lodge to an adult bar and grill
2	4	65	No suggestions for reduction or discontinuance.
2	4	66	Yes. Discontinue 'passes' for non-residents to use our facilities, amenities & services. Why was this ever approved? And, no more bike trails!!!
2	4	67	Kudos to the snowplowing efforts on our paved trails and sidewalks. We do not want this reduced or ever discontinued.
2	4	69	Suggest looking into more xeriscaping in common areas of The Enclave where grass doesn't grow and water is wasted.
2	4	69	Too many MD vehicles seen with single occupant, share vehicles more. Too much emphasis on day care.
2	4	73	Subject all non open space, greenbelt, landscaping, parks and related core services to a reauthorization Board vote every three years. Such a 'sunset' strategy focuses attention on service provided to special interest sub groups in the community..
2	5	35	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.
2	5	38	Stop the open space patrolling -- who cares if someone is 'trespassing'?
2	5	41	watering of greenbelt areas,
2	5	43	HOA for North Ranch on violations is impersonal and inconsistent. We got a notice the week we moved in for trash cans - It was the day the services dropped them off for us. We also had a brand new trampoline that didn't have pads on it yet and were 99% out of view from any angle. We got a notice even though many in the neighborhood looked way way worse. Also our basketball goal which is 99% out of view and looked 1 year old got flagged even though many others looked way way way worse. Make us feel at home - all of that happened in our first month in the house.
2	5	44	Equestrian
2	5	45	No, the neighborhood is well maintained and provides a broad range of services for the community. Even though there are some that we don't use, we believe they add value to our community.

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Area*	Dues**	Age	Reduce or Discontinue
2	5	50	Programs that are low in attendance should be considered for discontinuation.
2	5	55	Do we need all the snow removal from the paved paths?
2	5	55	The opposite - the pool hours should be extended - to sunset on at least one night per week. Also, I'd extend the season for the swimming pools. Closing because your lifeguards are going back to school is an HR problem that could be resolved.
2	5	55	Trails are great - now focus on what everyone sees when they drive into the neighborhoods. Drive to other communities similar to ours with the same home values and see what they are doing to draw home buyers into their neighborhood.
2	5	62	NO MORE TRAILS BUILT
2	5	63	PLEASE do not build the trails in the south section of the valley. PLEASE leave some areas to the wildlife of the area!
2	5	65	No more expansion bike trails in the back country (enough already)
2	5	67	stop spending money on prairie dog relocation
2	5	68	Not that I can think of, and I would hate to pick on something I don't use when others might use it a lot.
2	5	70	School Age Day Care, Before and After Care, Preschool and bus service/supervisory staff for these programs. We asked them to be discontinued (2012 Community Survey) and instead you used our Bond Funds to expand all these programs and turned one of our three Community Centers into a free standing licensed School Age Day Care Center.
2	6	32	not that I can think of right now.
2	6	39	No, I like everything that is offered.
2	6	39	While no one uses all of our amenities, the sum of them all is one of the things that makes our community great. There is something for everyone! So while I don't play tennis or ride a horse, I don't think we should reduce or discontinue those services, for example.
2	6	40	No, it is amazing to provide many different services and amenities and that is one of the reasons we moved here and continue to live here.... And keeps our property values high... keep the neighborhood great! And fix it up! Thanks!
2	6	43	I feel the addition of new trails should be undertaken with increased, extreme vetting regarding their potential affects on native wildlife. We don't want to drive out the wildlife that we do have, which I feel is one of the things that makes KCR so unique.
2	6	48	There may be many services that are offered that I don't know about... if I had a list, I may be better able to vote individually? I am in agreement with everything that I know of being offered.
2	6	48	watering
2	6	50	tennis courts, we do not need 24 tennis courts that cost 150K each

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Area*	Dues**	Age	Reduce or Discontinue
2	6	51	We not allow any organized sports programs (e.g. soccer, lacrosse, baseball) to use our facilities
2	6	53	Yes - see above
2	6	54	No. Because we don't use Tennis or Equestrian, we don't care if these are scaled back. But we would like a Park with Soccer/All-Purpose field built in the Valley.
2	6	54	No. I want to especially say any kids programs should be protected against what I call grumpy neighbors that used to have kids but now are older and don't want to support kids programs. It is hypocritical and sad. My kids are older so this doesn't apply to me but things like no baseball fields, no use of playgrounds after a certain like 4pm (Really) at Dakota lodge. Sorry for the rant. We are getting a reputation of not being a friendly place.
2	6	60	The Equestrian Center caters to only a small percentage of residents and should be reduced or discontinued if its cost is disproportionate to the benefit it provides to the residents in general.
2	6	64	We have enough trails. Please, no more. Leave Dochman Gulch for the wildlife. Let's stop and use/maintain what we have.
2	6	66	Quit adding more wide trails!!
2	6		The pool should be discounted for extended family and friends
2	6		the wednesday nights at the manor house is a nice way for the community to convene weekly but the music is quite loud. It can be heard very clearly and loudly across the whole valley (we're on the far opposite side of the valley) until 10pm. Many neighbors would benefit if the music was turned down or if it ended earlier.
2		45	While the widening of some backcountry dirt trails might be great for mountain bikers, it ruined the undisturbed natural look and feel for hikers. Lots of wildflowers and other vegetation got destroyed. It was very sad to see.
	1	67	Equestrian Center what purpose does it serve and are our dues being used to pay for its upkeep

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