

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



# RESPONSE RATES

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

# POSTCARD MAILING

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

To complete your survey, please visit:

**[www.kcrsurvey.org](http://www.kcrsurvey.org)**

and log in with the password below:

**XXXXX**

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

Please submit your survey within 10 days.

Questions? Call 303-979-1876 or email

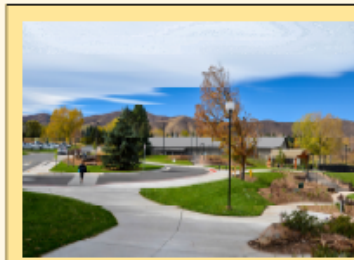
[cpc@kcranch.org](mailto:cpc@kcranch.org).

Responses from all community members are important and anonymous.



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

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



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

◆ See back of postcard for survey instructions ◆

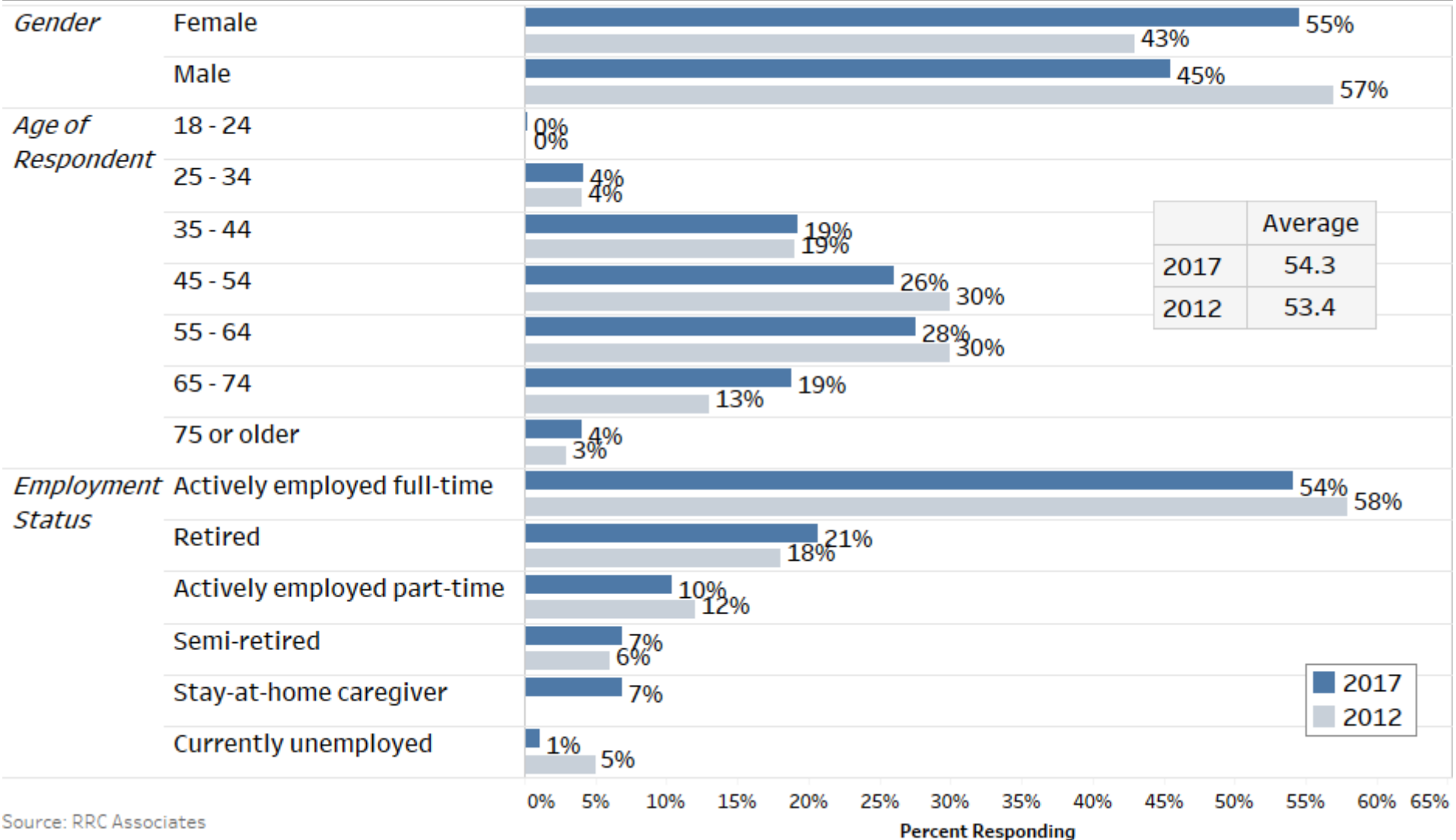


# RESPONDENT AND HOUSEHOLD DEMOGRAPHICS



# RESPONDENT CHARACTERISTICS

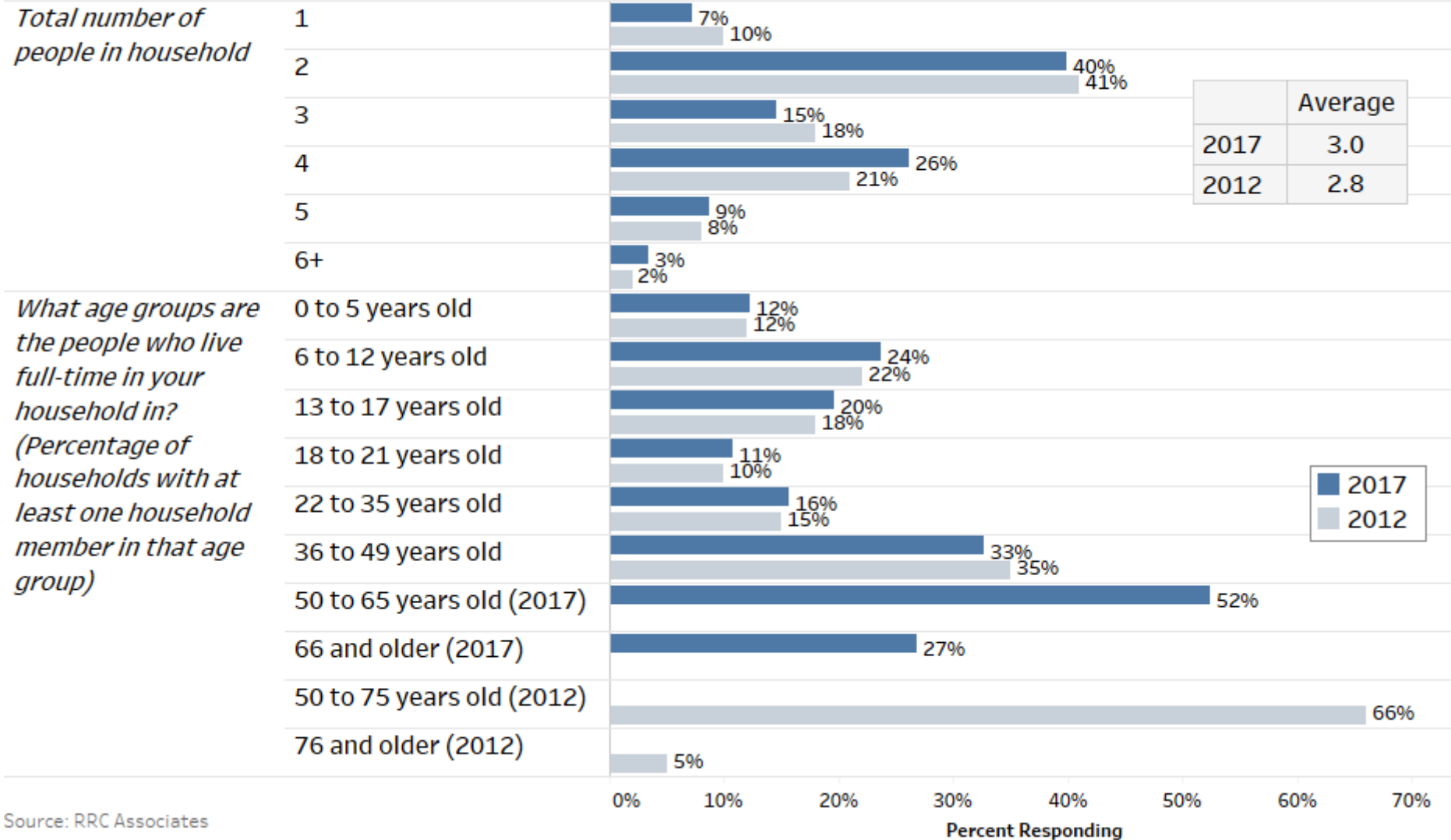
## Ken-Caryl Ranch Community Survey | Respondent Characteristics





# HOUSEHOLD CHARACTERISTICS

## Ken-Caryl Ranch Community Survey | Household Characteristics



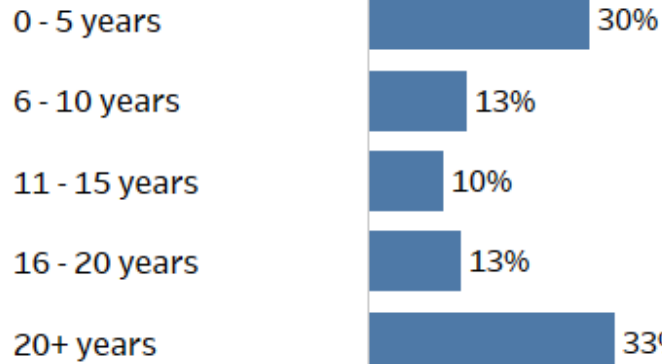
Source: RRC Associates



# HOUSEHOLD CHARACTERISTICS

## Ken-Caryl Ranch Community Survey | Additional Household Characteristics

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

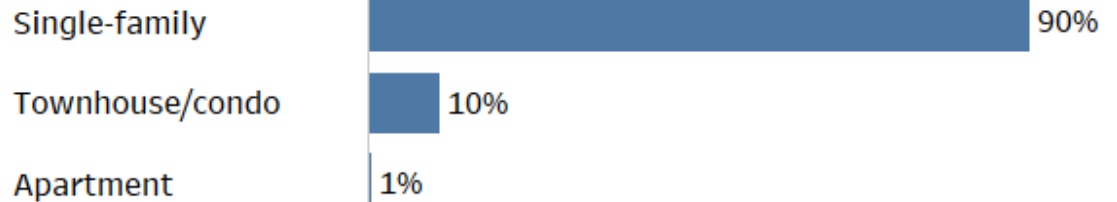


	Average
2017	14.7

*Do you own or rent your home?*



*In what type of home do you live?*



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



■ 2017

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

Source: RRC Associates



# TOP REASONS FOR MOVING TO KCR

## *TOP MENTIONS*

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



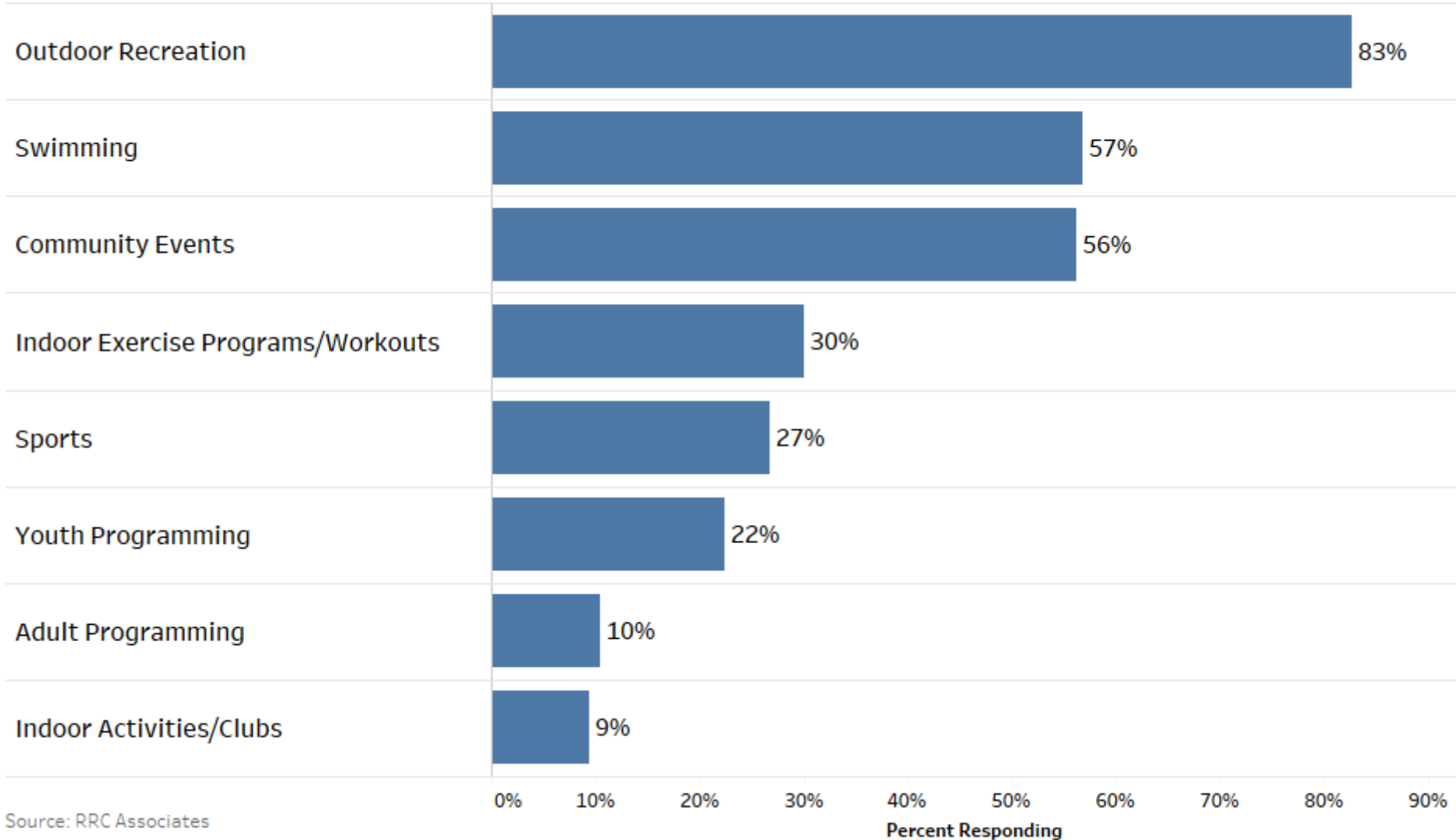


PARTICIPATION IN  
EXISTING KEN-CARYL RANCH  
FACILITIES, AMENITIES, AND SERVICES



# OVERALL PARTICIPATION

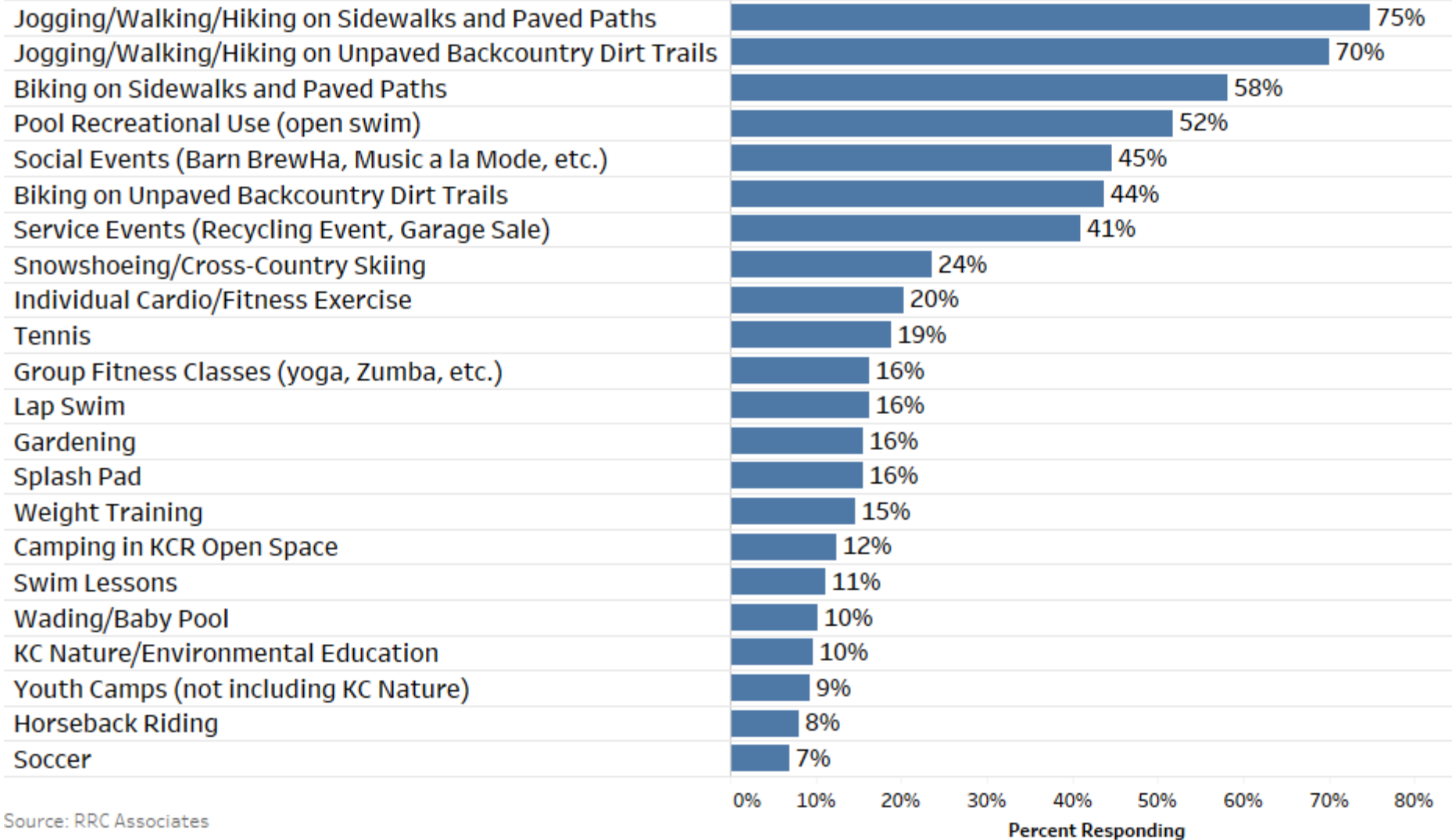
Ken-Caryl Ranch Community Survey | Overall Household Participation in KCR...





# SPECIFIC ACTIVITY PARTICIPATION (PT. 1)

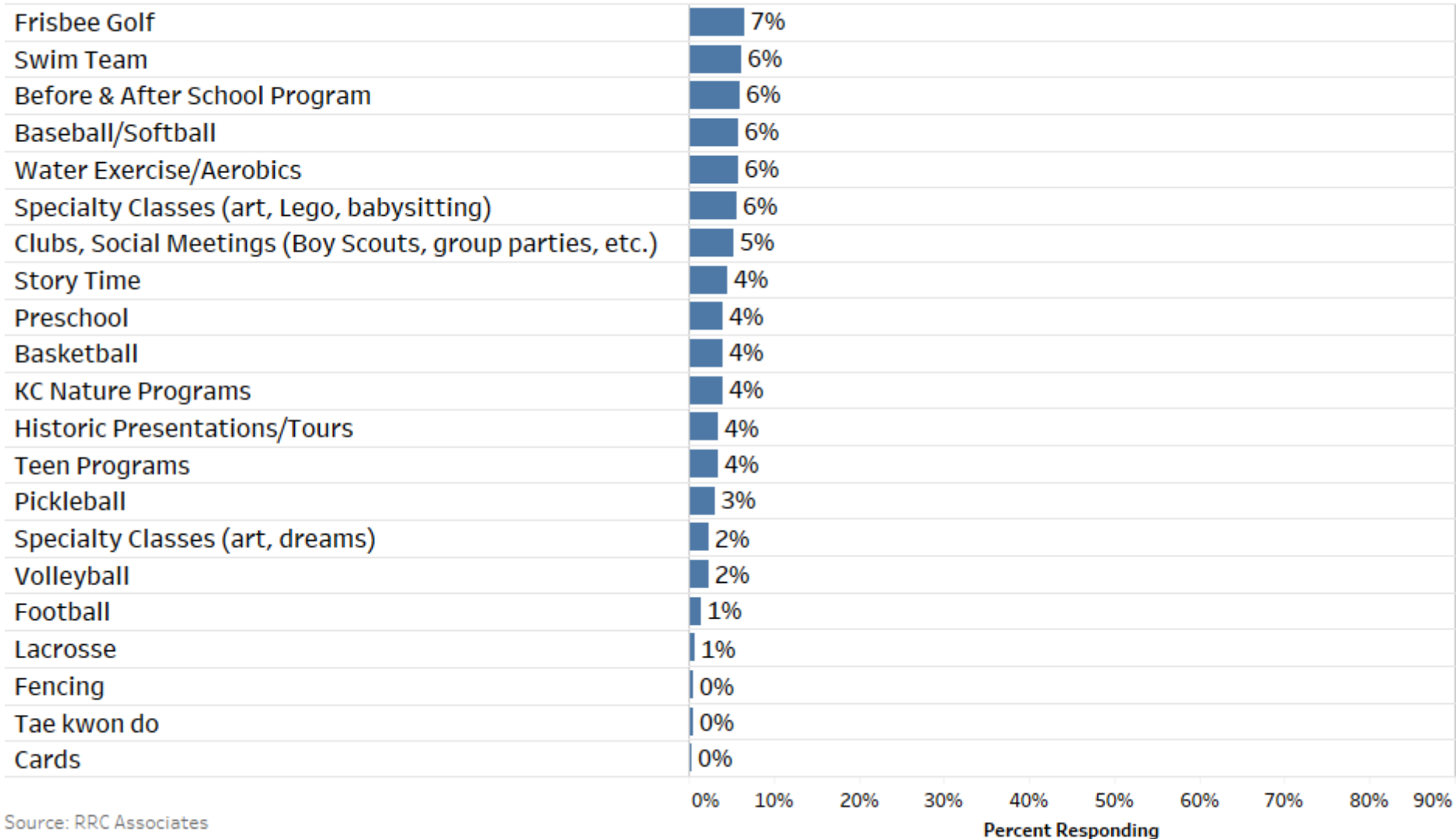
## Ken-Caryl Ranch Community Survey | Household Participation in Specific KCR Activities (Top Half)





# SPECIFIC ACTIVITY PARTICIPATION (PT. 2)

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

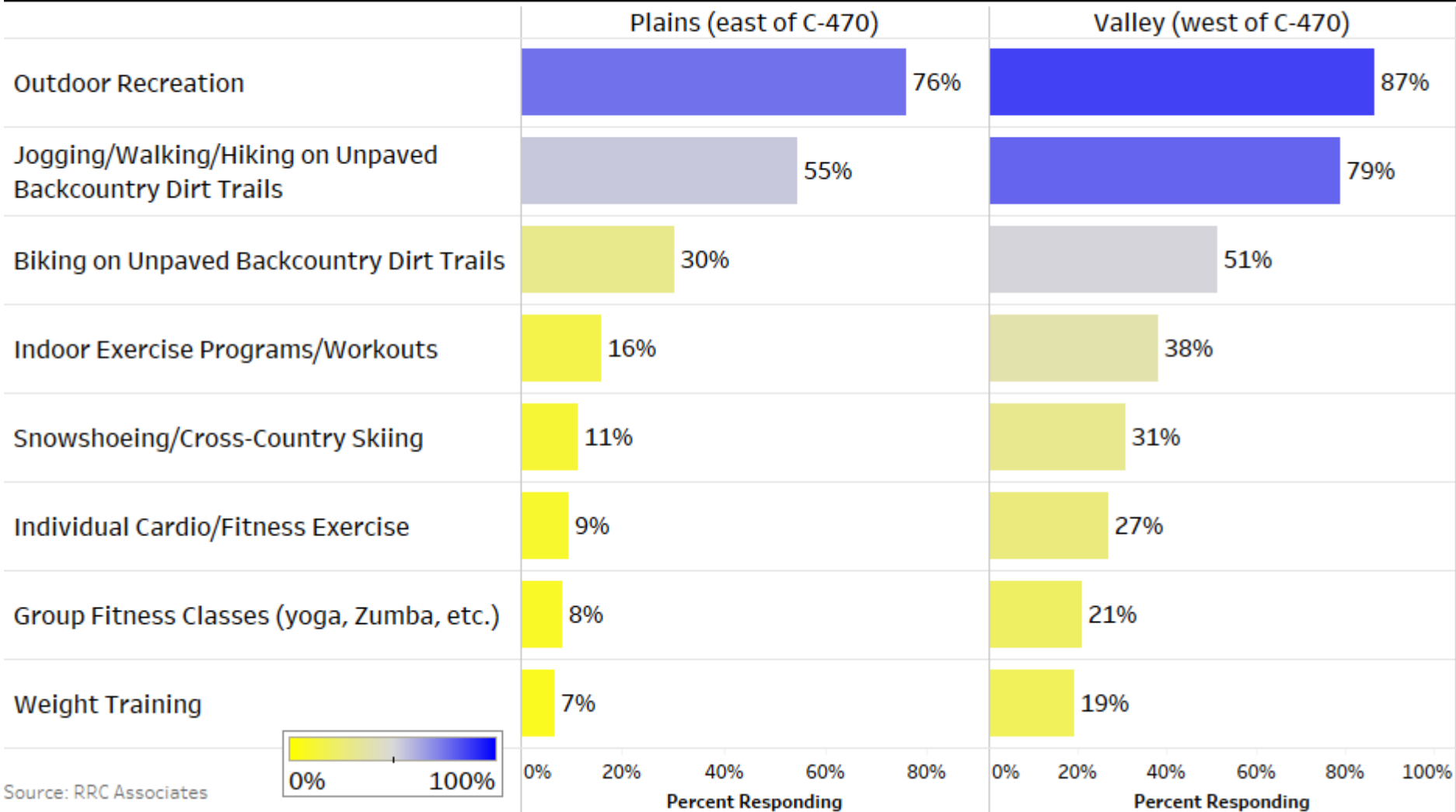




# PARTICIPATION BY LOCATION IN KCR

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

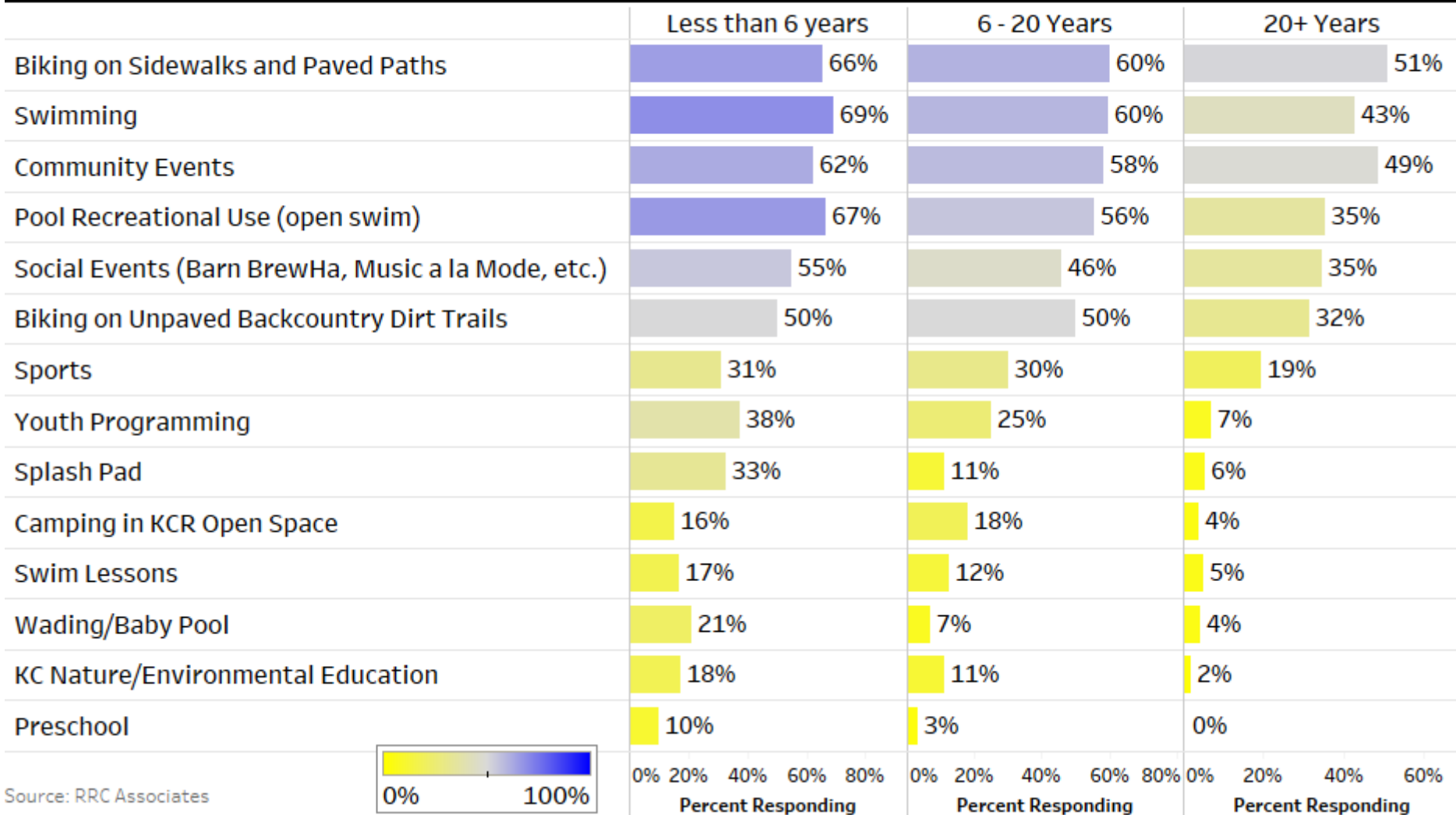
Sorted by overall 2017 participation; Only items with at least 10% difference between groups are shown below





# PARTICIPATION BY TENURE IN KCR

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



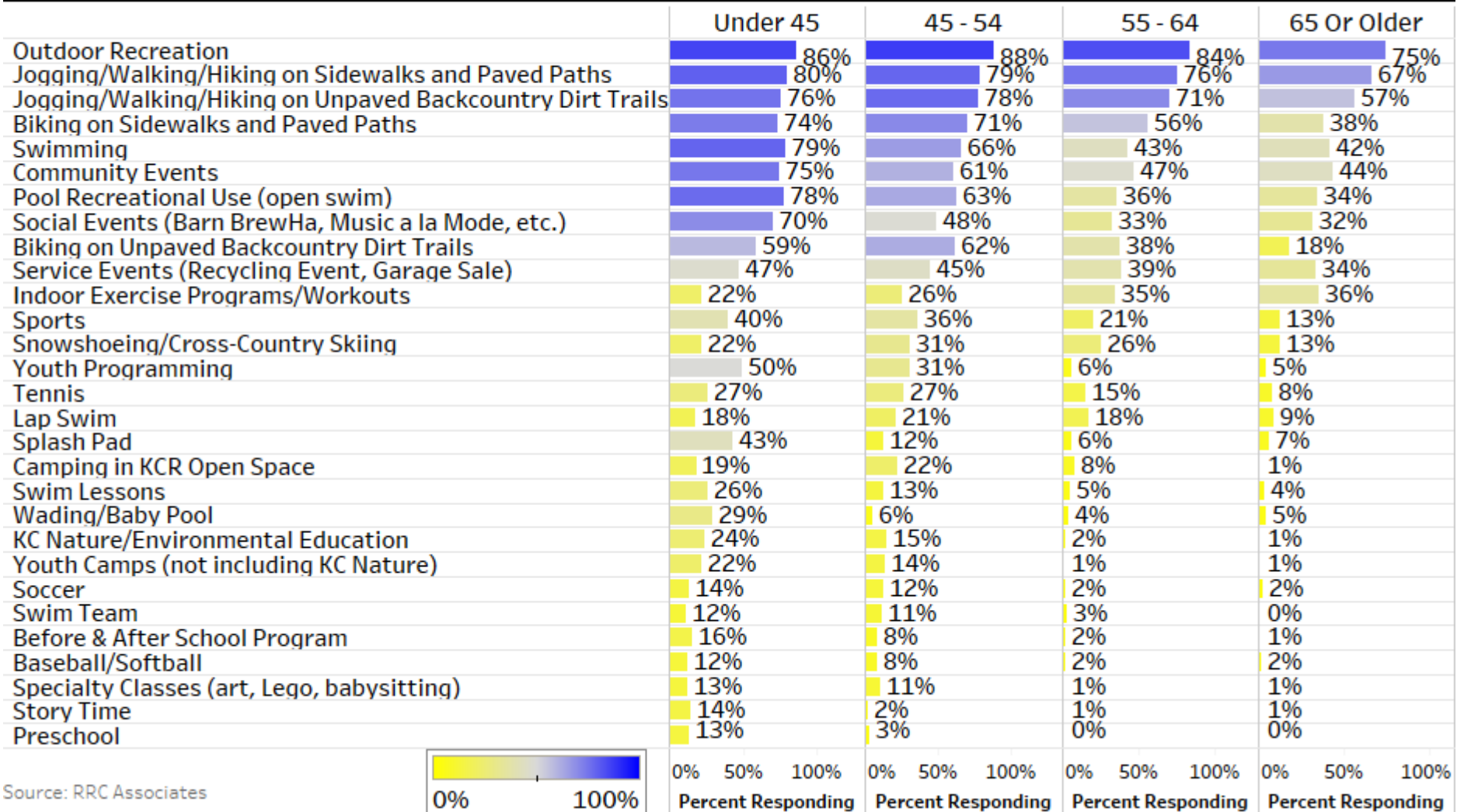
Source: RRC Associates



# PARTICIPATION BY AGE

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

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



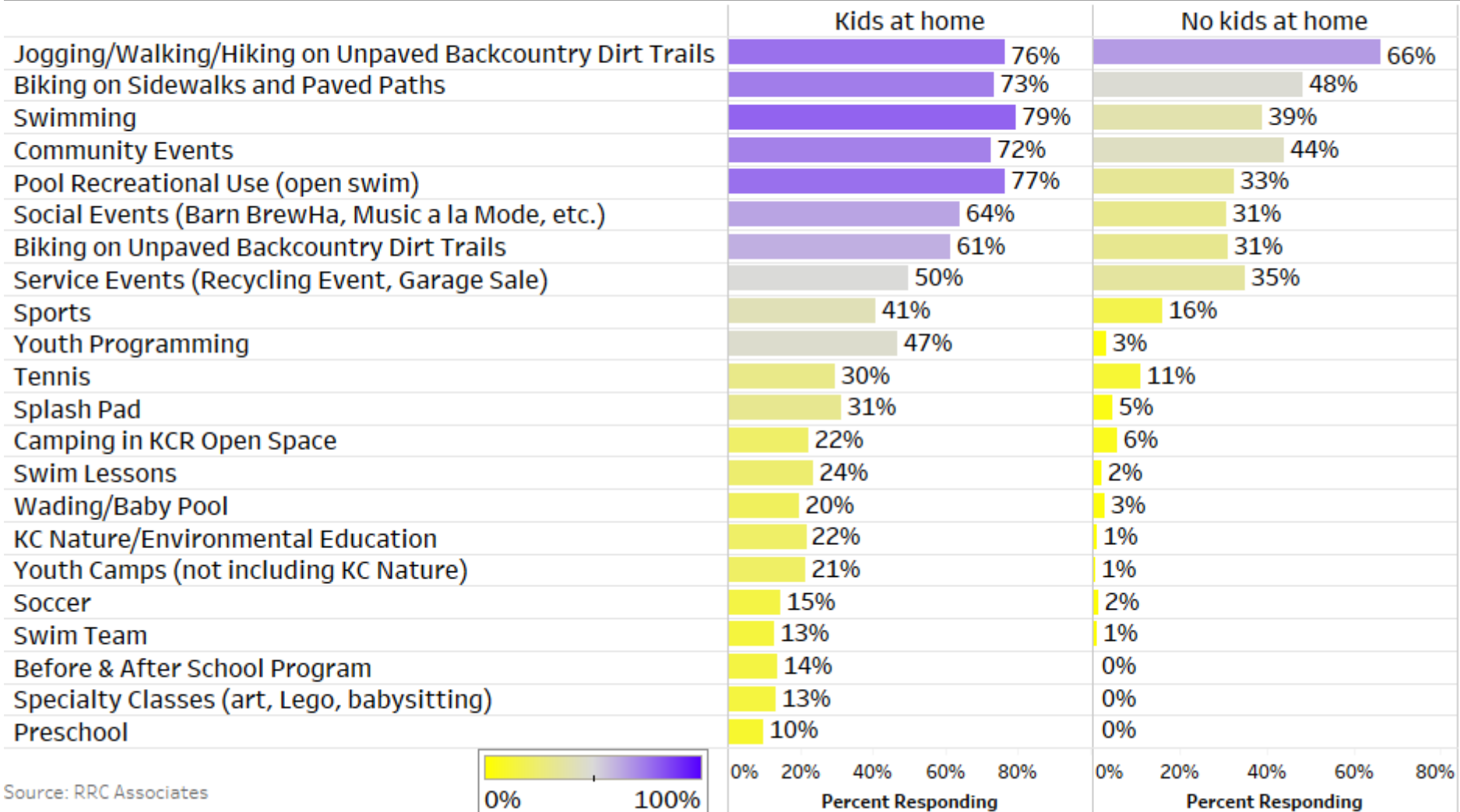
Source: RRC Associates



# PARTICIPATION BY PRESENCE OF KIDS

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

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



Source: RRC Associates

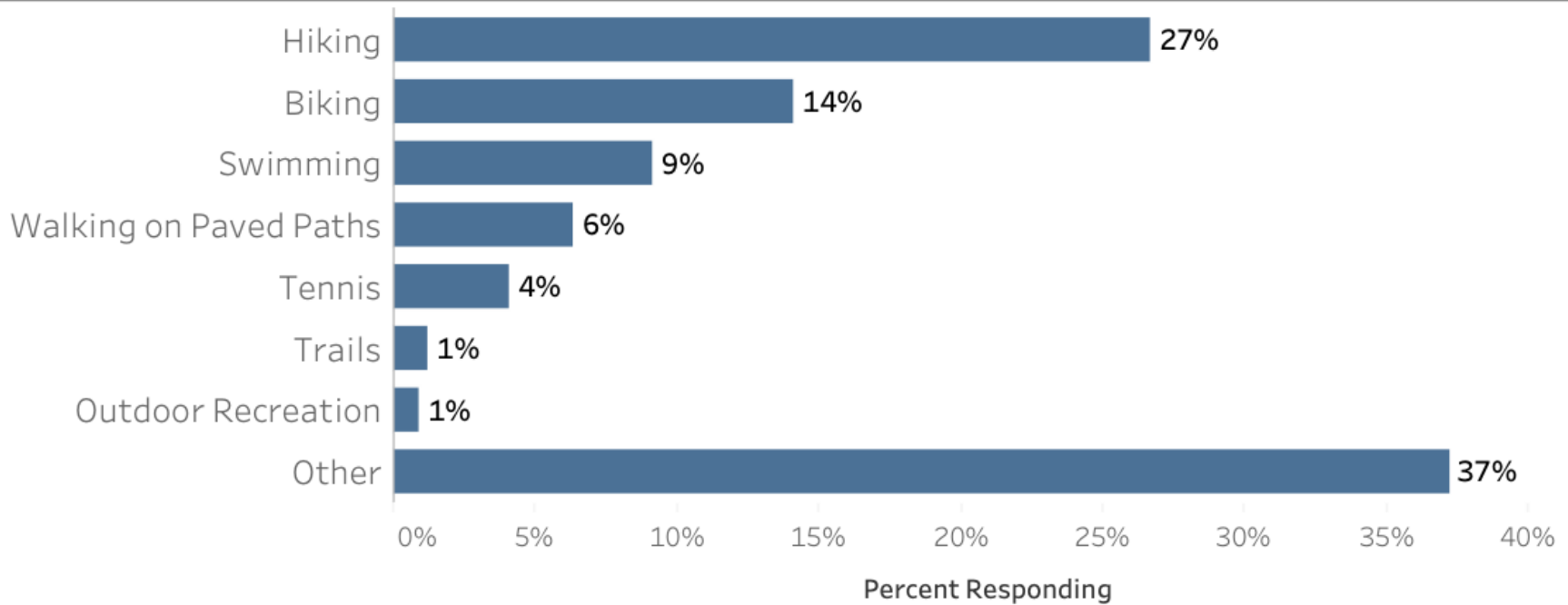




# MOST IMPORTANT ACTIVITIES

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

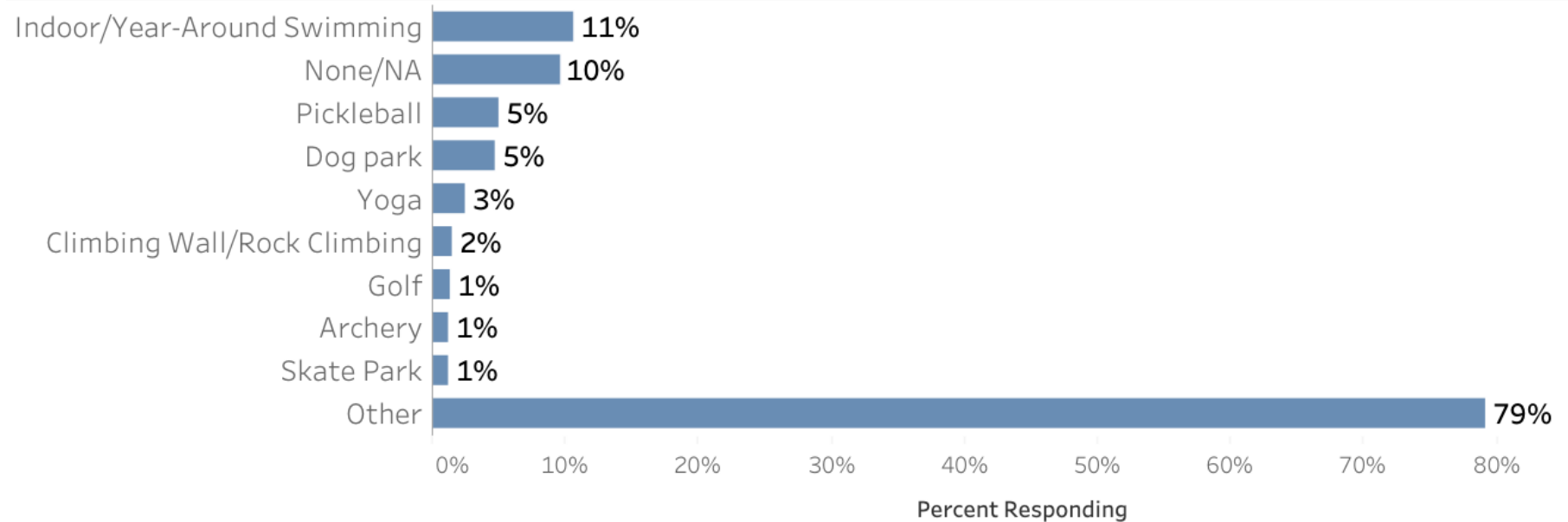
## Most Important





# MISSING ACTIVITIES

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



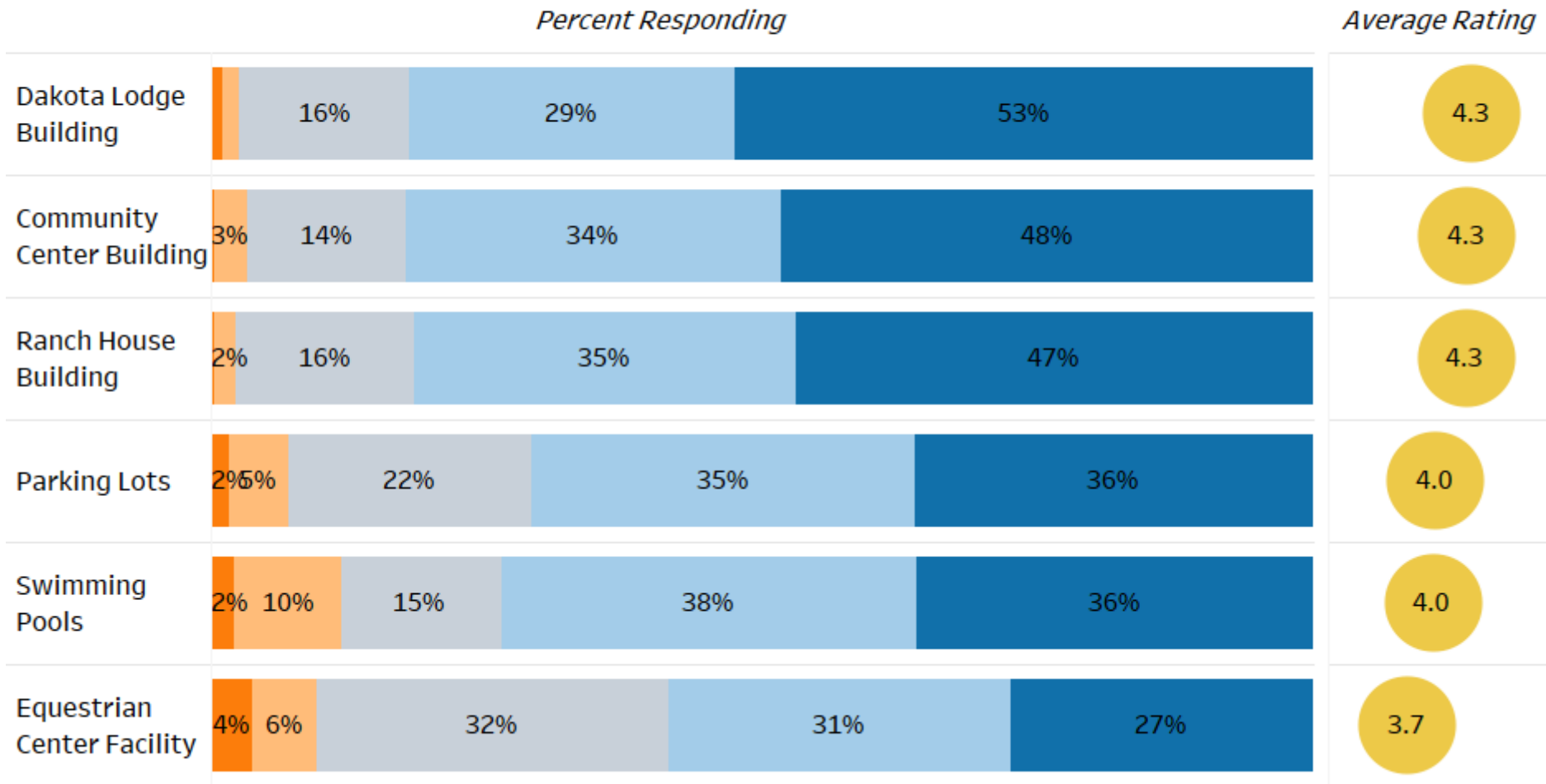


# LEVEL OF SATISFACTION WITH EXISTING KEN-CARYL RANCH FACILITIES, AMENITIES, AND SERVICES



# SATISFACTION WITH FACILITIES

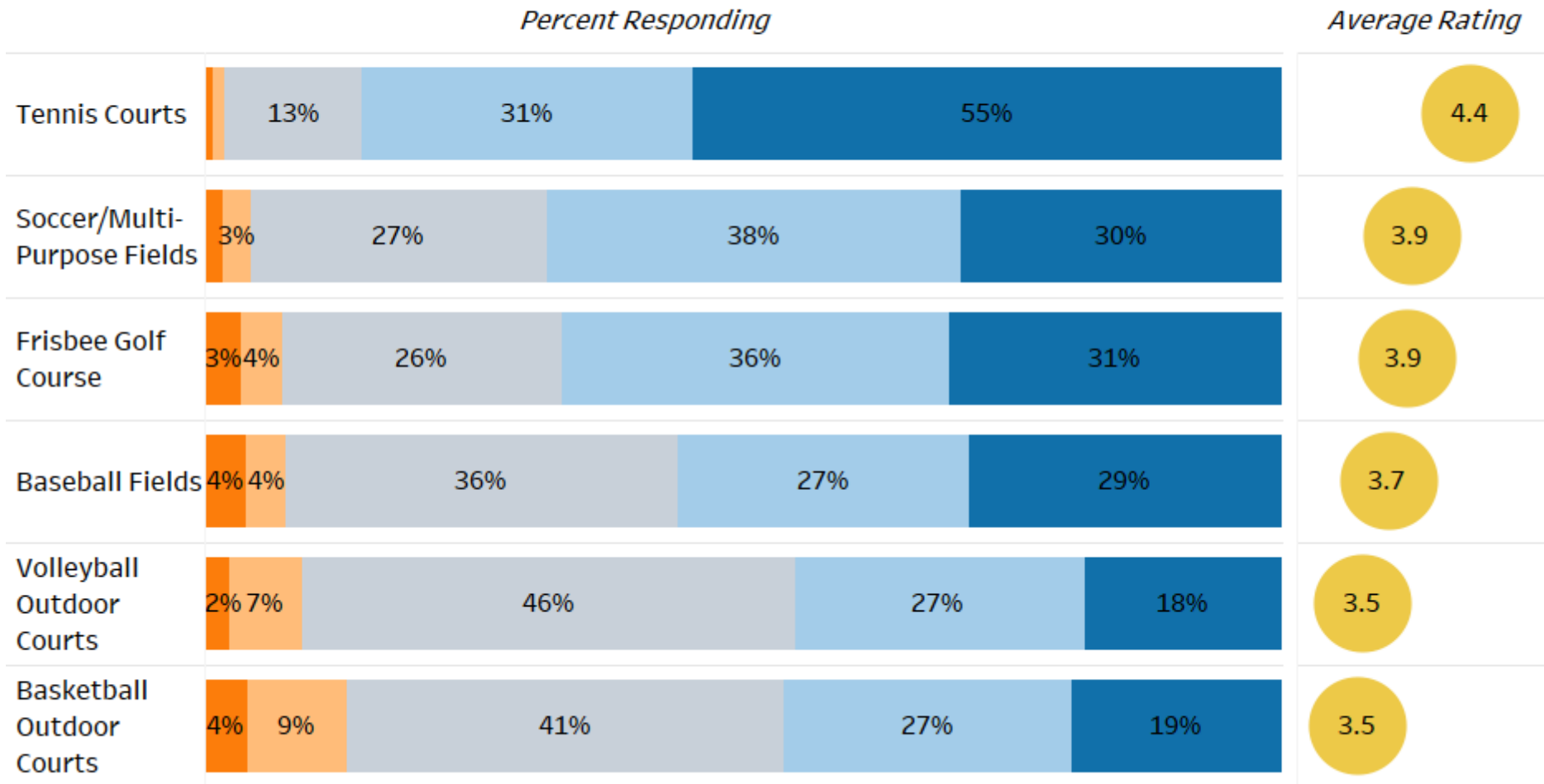
Ken-Caryl Ranch Community Survey | Satisfaction with KCR Facilities  
(1=Not at all satisfied, 2, 3=Neutral, 4, 5=Very satisfied)



Source: RRC Associates

# SATISFACTION WITH SPORTS FIELDS/COURTS

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

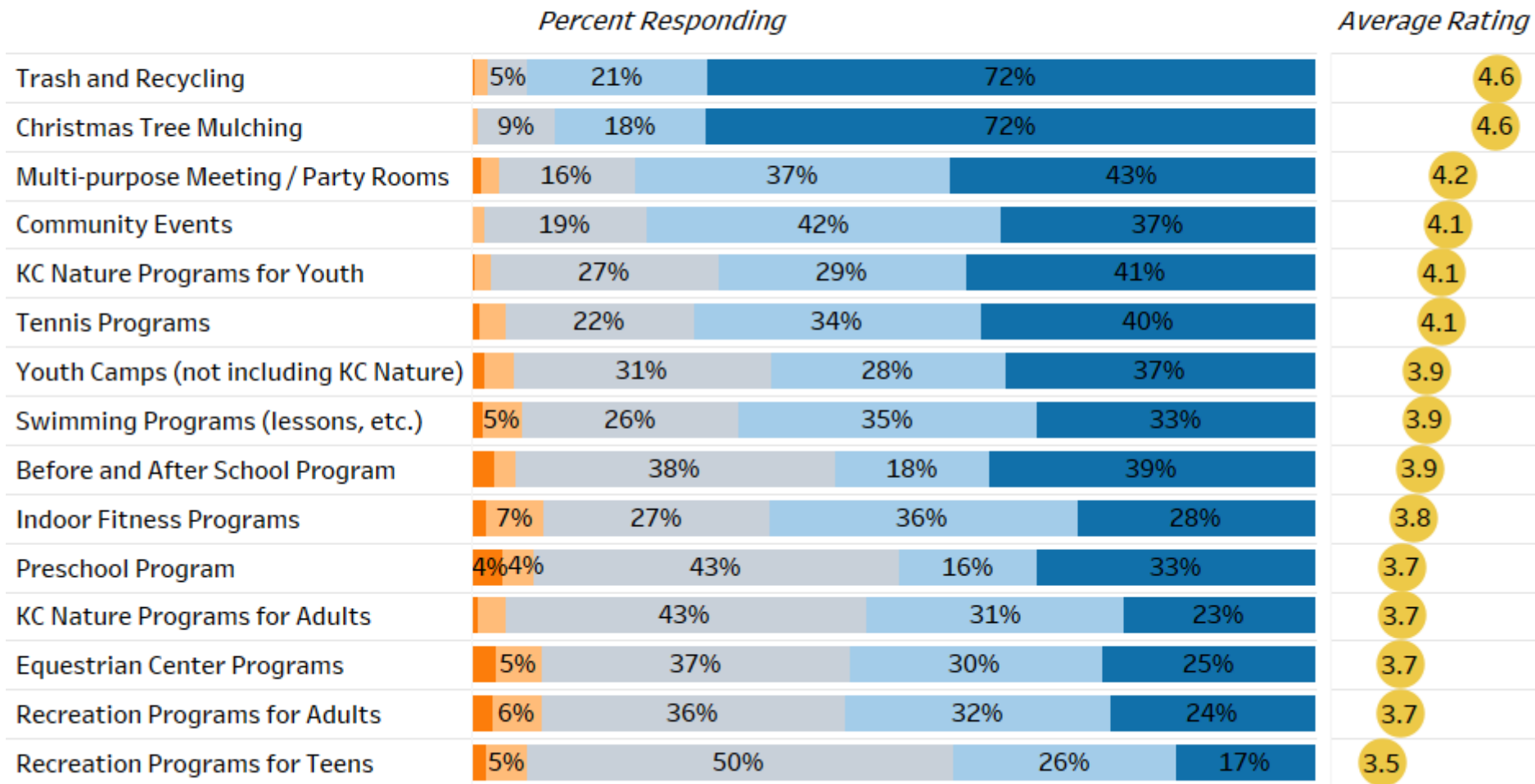


Source: RRC Associates



# SATISFACTION WITH RECREATION PROGRAMMING & COMMUNITY SERVICES

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

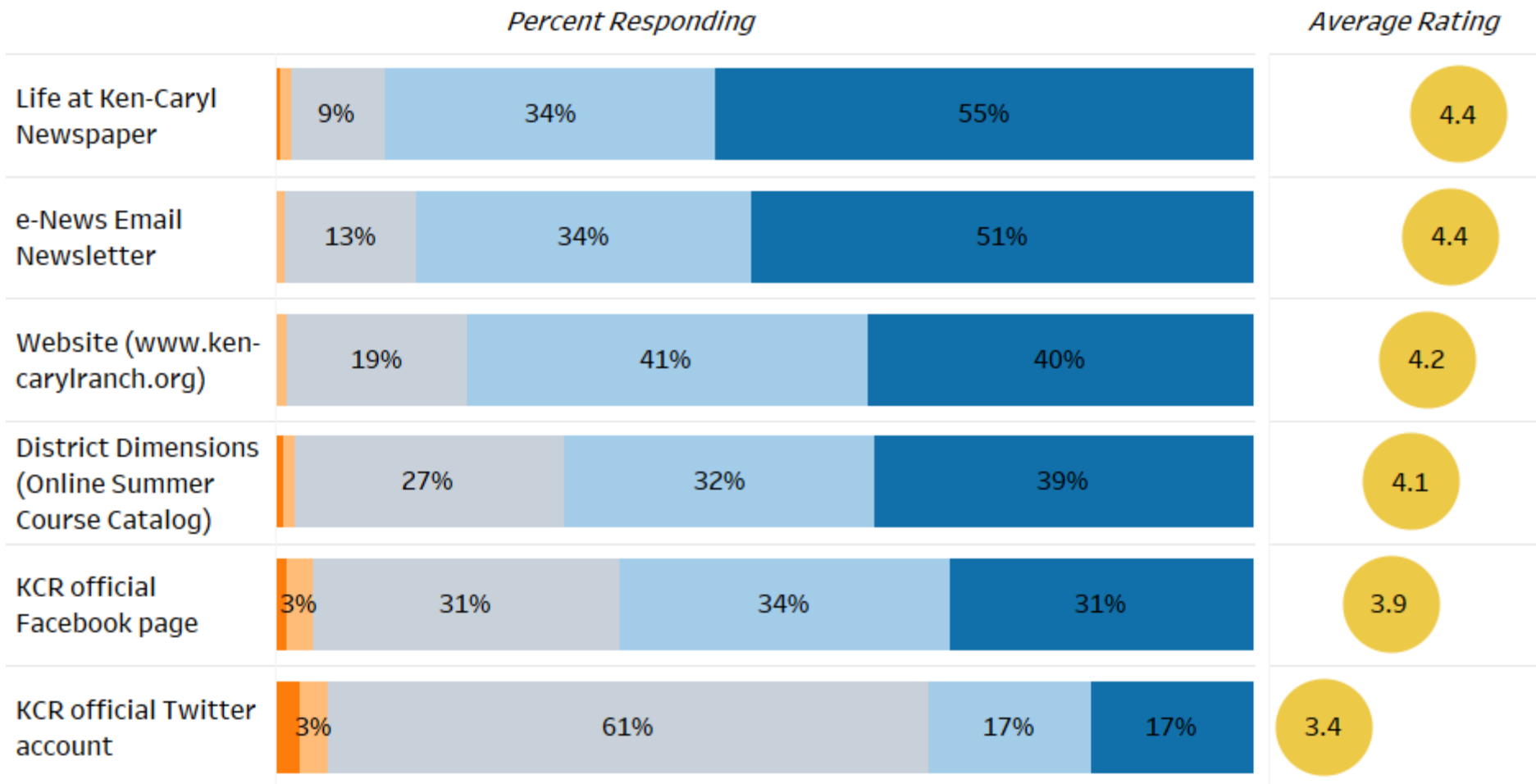


Source: RRC Associates



# SATISFACTION WITH COMMUNICATIONS

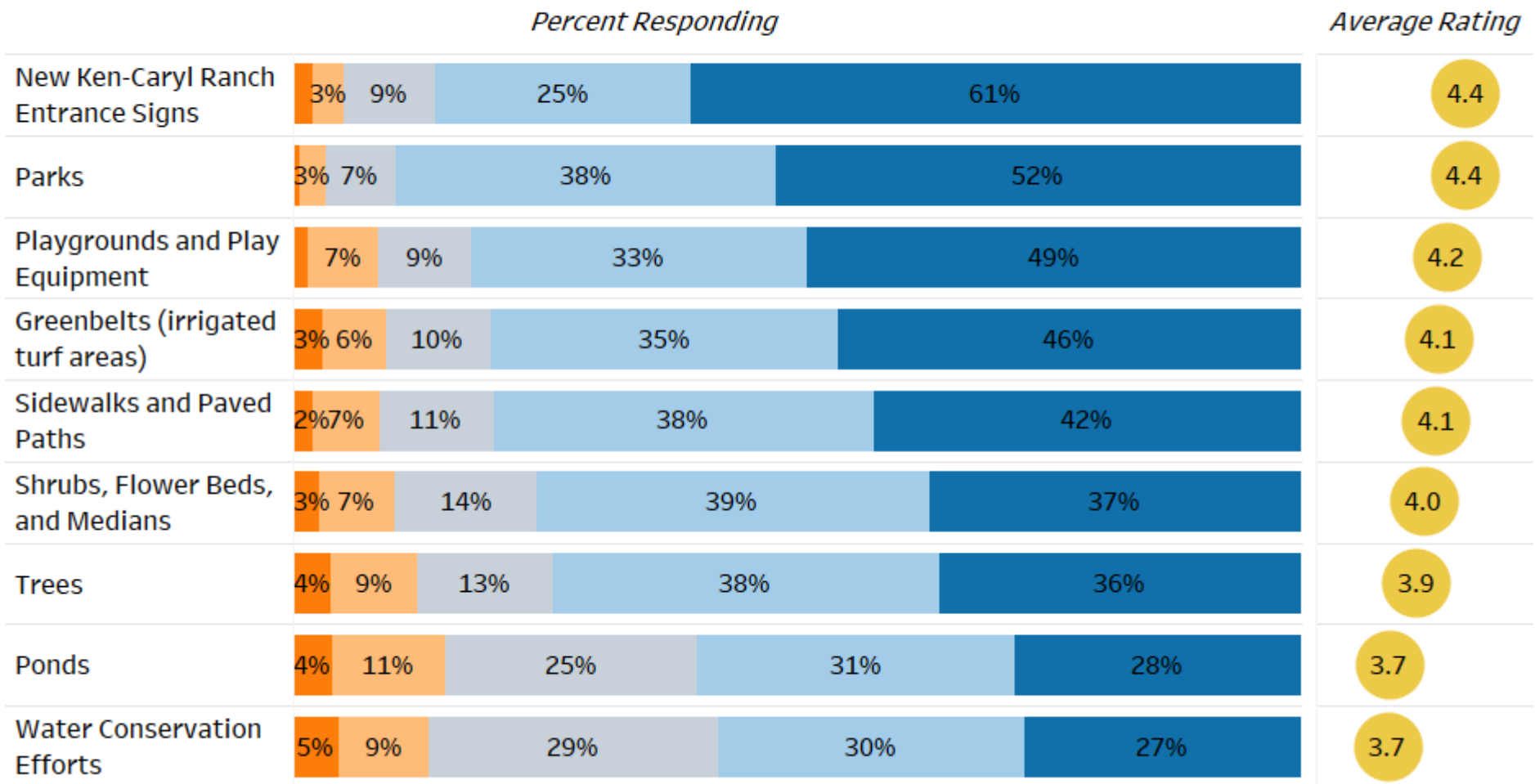
Ken-Caryl Ranch Community Survey | Satisfaction with KCR Communications  
(1=Not at all satisfied, 2, 3=Neutral, 4, 5=Very satisfied)



Source: RRC Associate

# SATISFACTION WITH GREENBELTS, LANDSCAPING, & PARKS

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



Source: RRC Associate

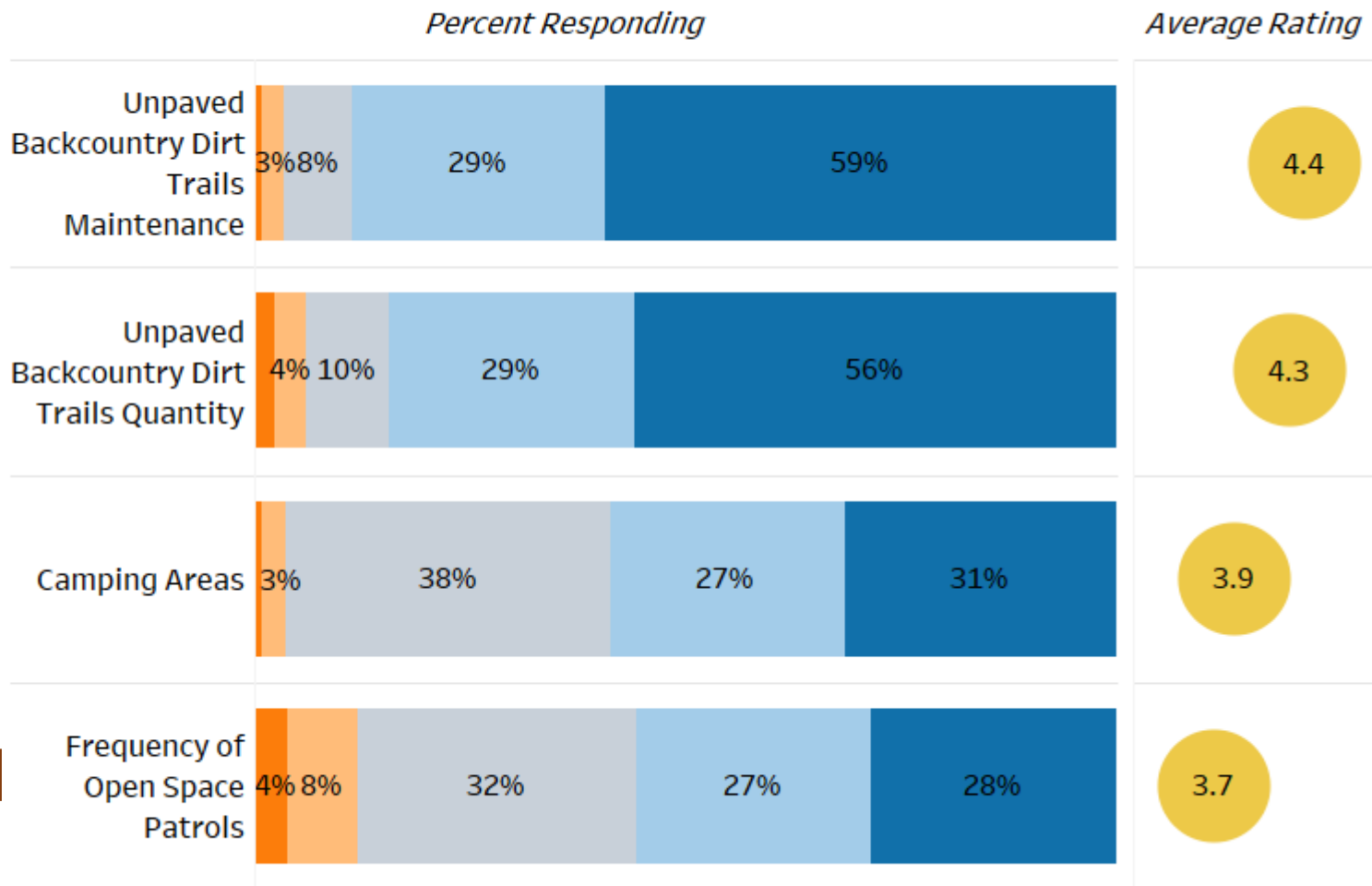
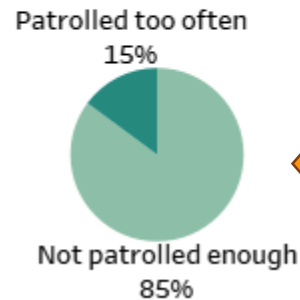
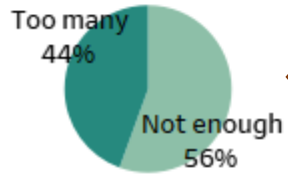




# SATISFACTION WITH OPEN SPACE

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

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

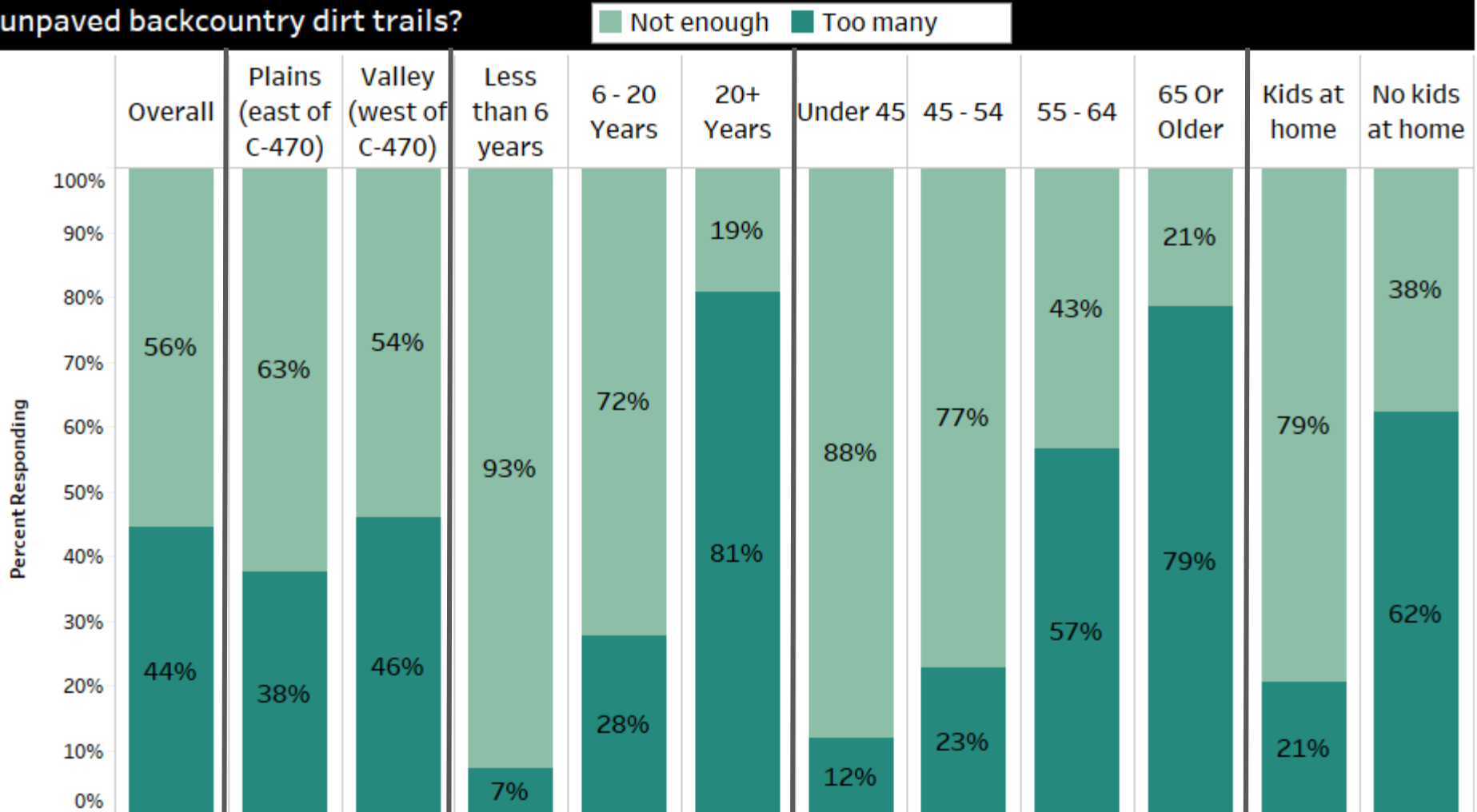


Source: RRC Associate



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

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



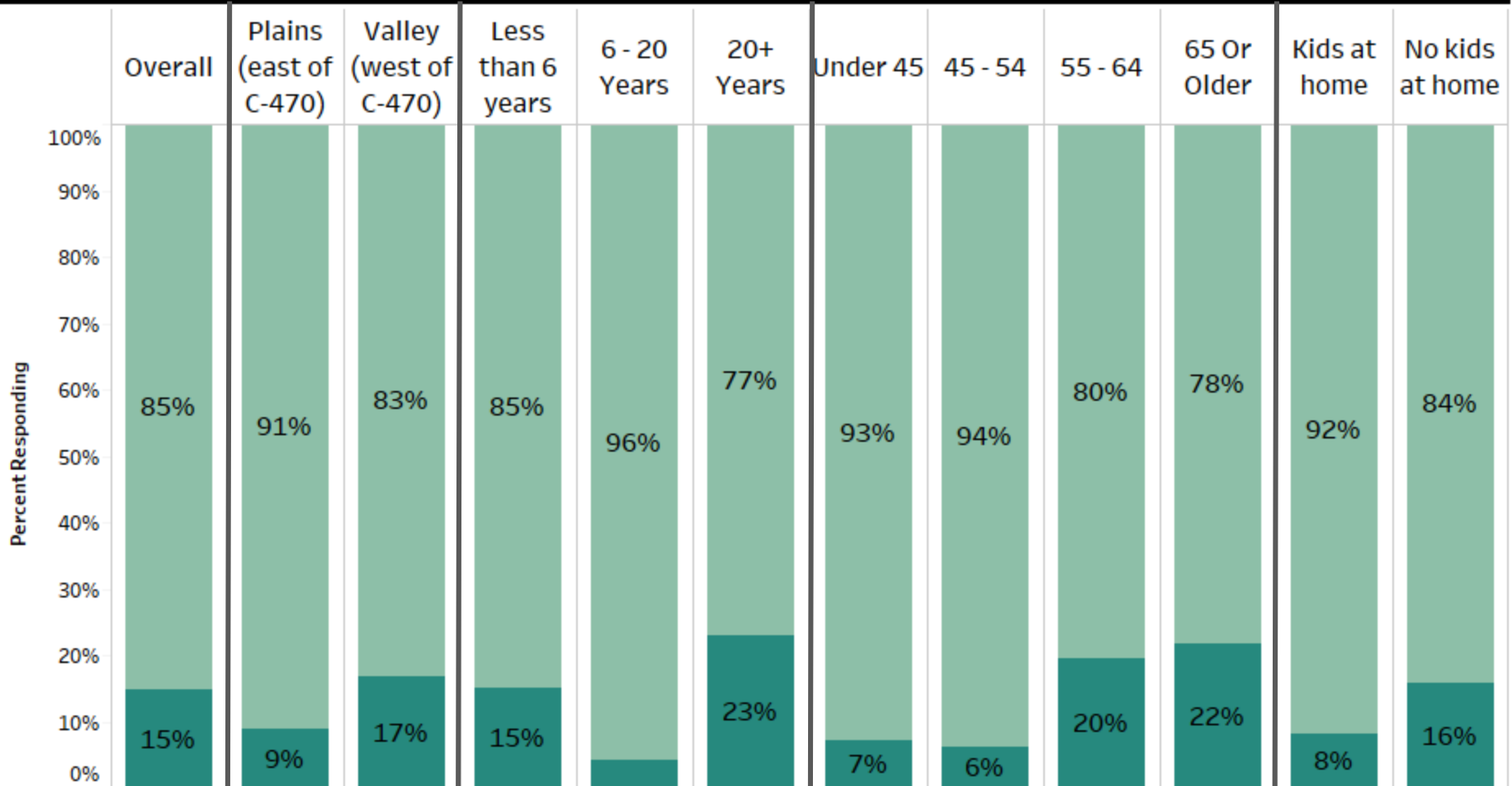
Source: RRC Associates



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

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

Not patrolled enough    Patrolled too often



Source: RRC Associates

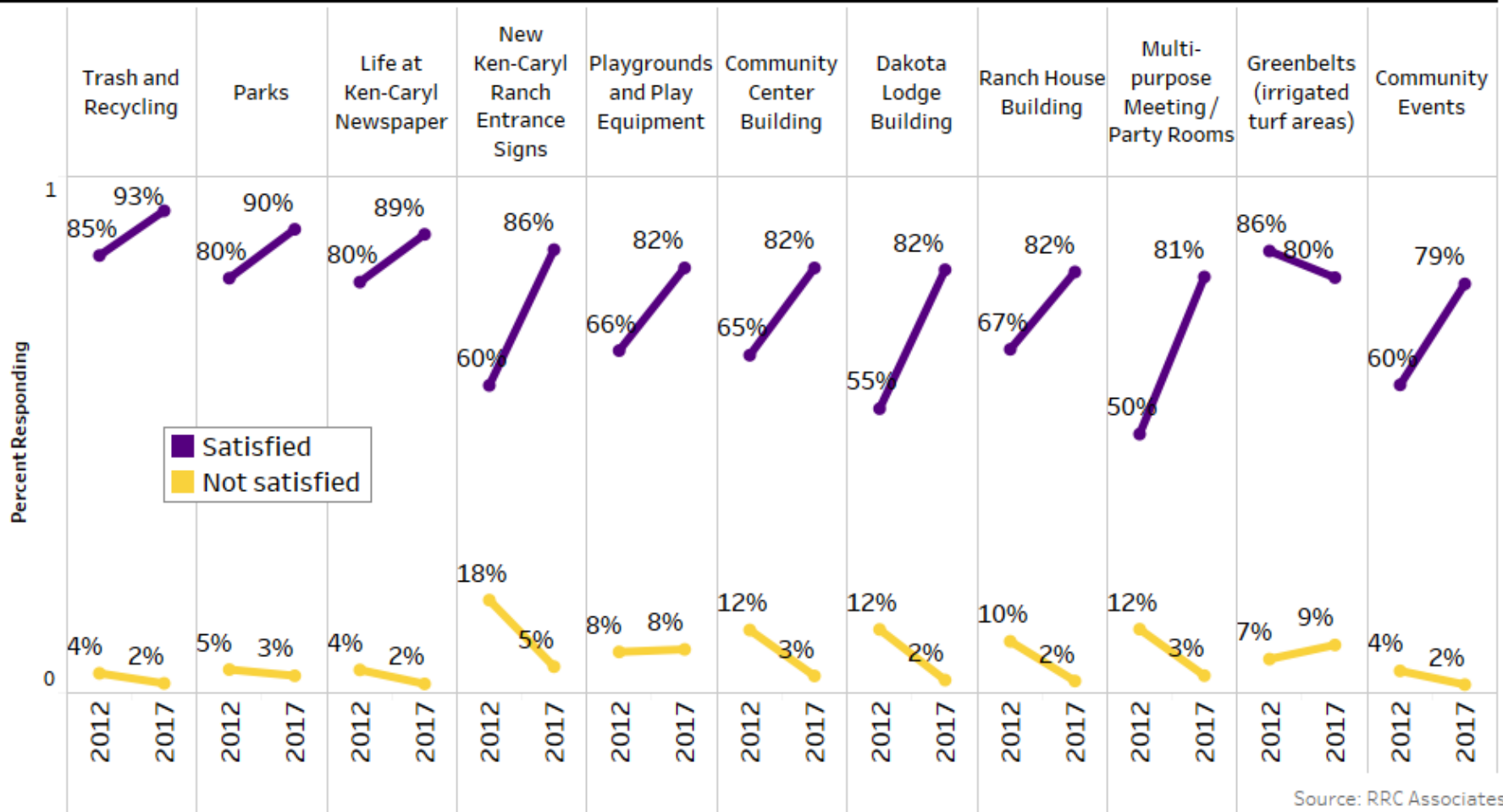


# SATISFACTION OVER TIME (PT. 1)

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

Change in satisfaction in 5-year period

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



Source: RRC Associates

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

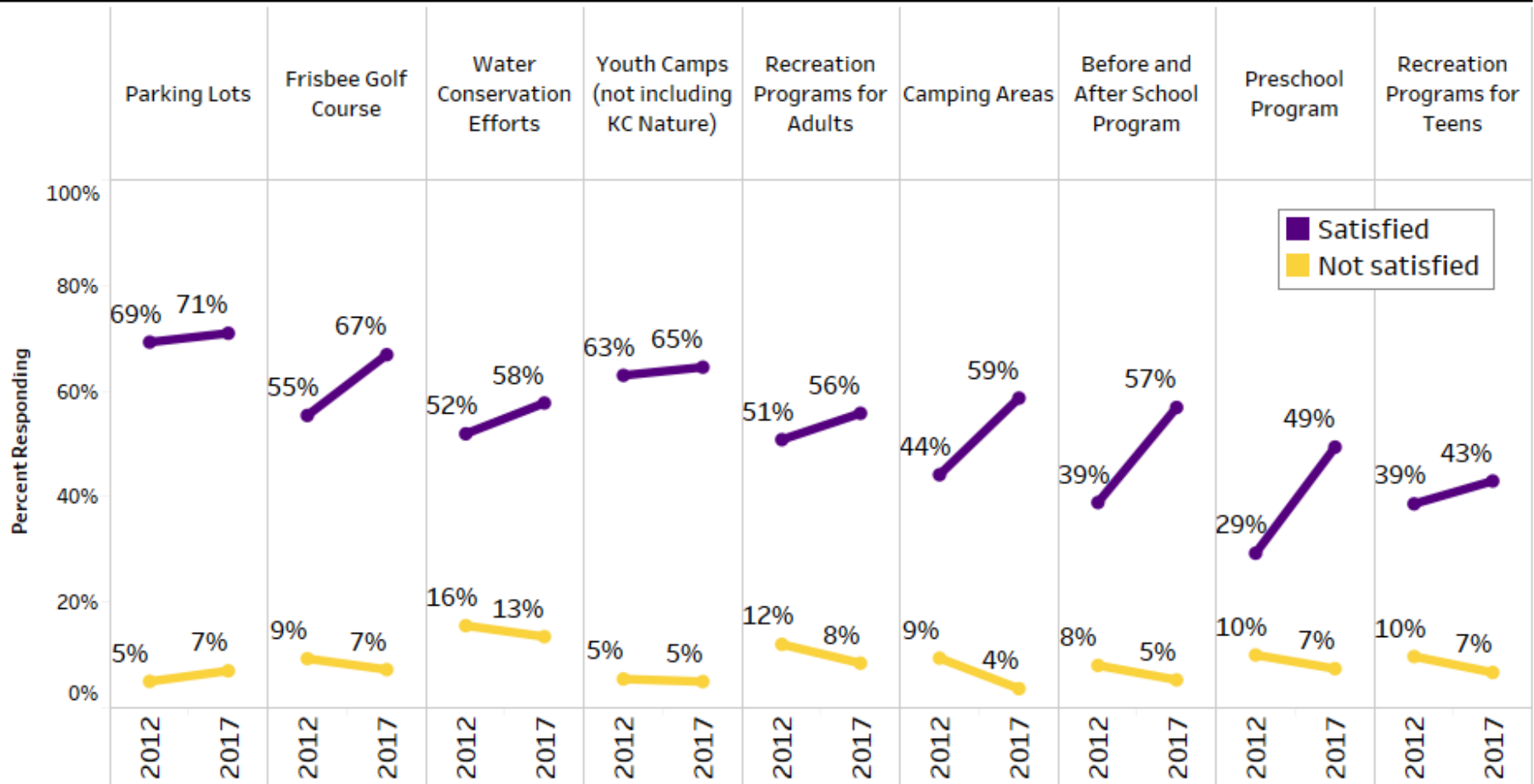


# SATISFACTION OVER TIME (PT. 2)

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

*Change in satisfaction in 5-year period*

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



Source: RRC Associates

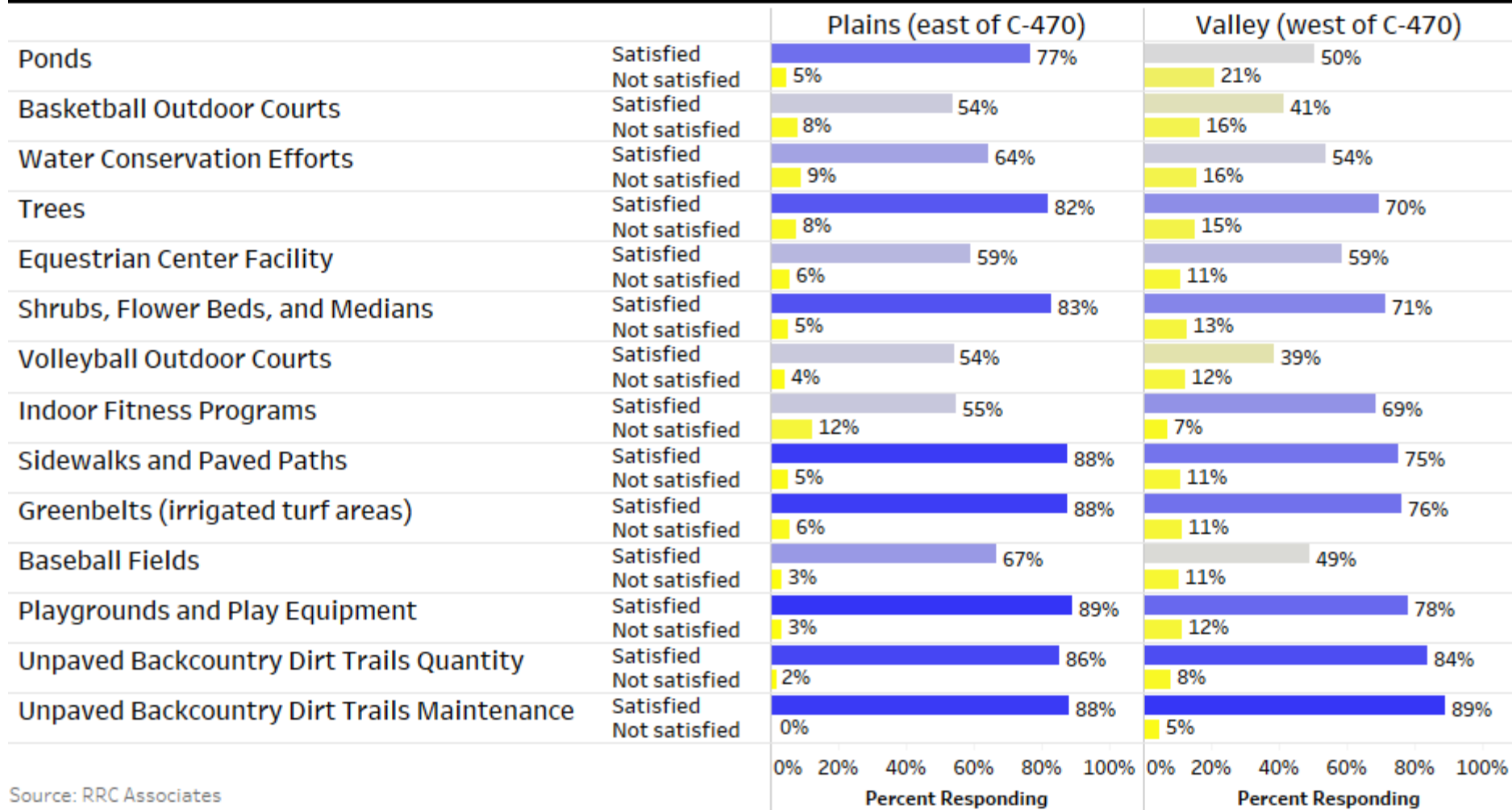
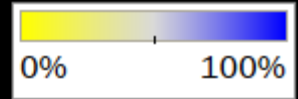
*Note: Answer option wording changed slightly between 2012 and 2017. In 2012, "no opinion/neutral" and "don't use" were provided as response options. In 2017, "neutral" and "no opinion" were provided as separate response options, and respondents were also given a "don't use" response option. Graph above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



# SATISFACTION BY LOCATION

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

Only items with at least a 5% difference in "not satisfied" %s between groups are shown below  
Sorted in descending order by overall % of respondents "not satisfied"



Source: RRC Associates



# ITEMS TO BE PROVIDED MORE EFFECTIVELY

## *VERBATIM EXAMPLE COMMENTS*

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

*Dead trees need to be removed.*

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

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

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

# ITEMS TO BE REDUCED/DISCONTINUED *VERBATIM EXAMPLE COMMENTS*

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

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

*If 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.*

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

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



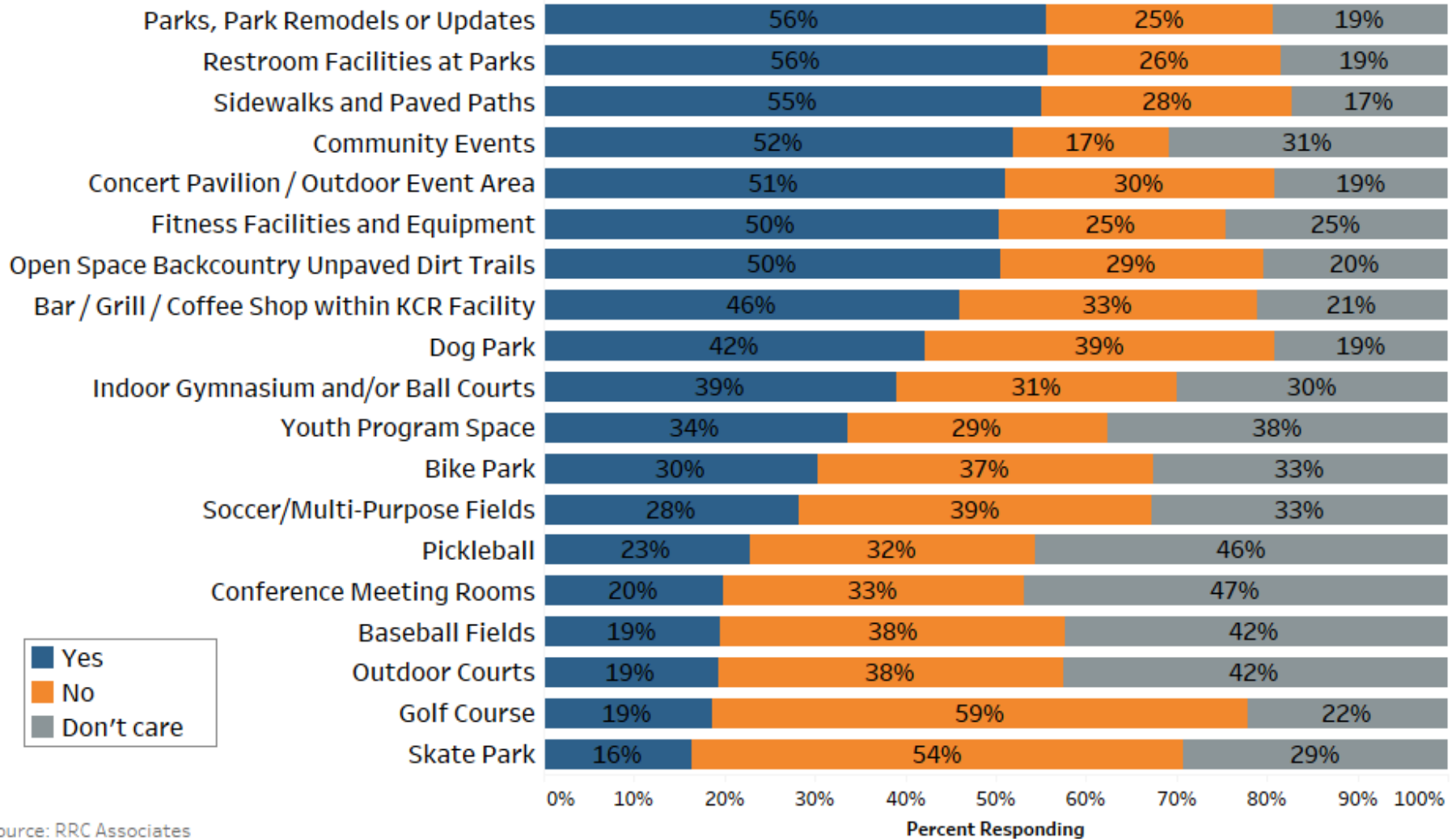


# FUTURE FACILITIES, AMENITIES, AND SERVICE IDEAS



# INTEREST IN FUTURE AMENITIES

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



Source: RRC Associates



# COMMENTS ON FUTURE INTERESTS

## *VERBATIM EXAMPLE COMMENTS*

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

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

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

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

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

# BIGGEST THREATS TO QUALITY OF LIFE *VERBATIM EXAMPLE COMMENTS*

*Crime - Police do not patrol nearly enough*

*Increase in traffic on C-470*

*Degradation of the amenities of the community via aging*

*Too many unauthorized users of trail systems*

*The constant speeding through the neighborhoods*

*Poor or lack of lawn, tree and wall maintenance.*

*Fire danger*

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

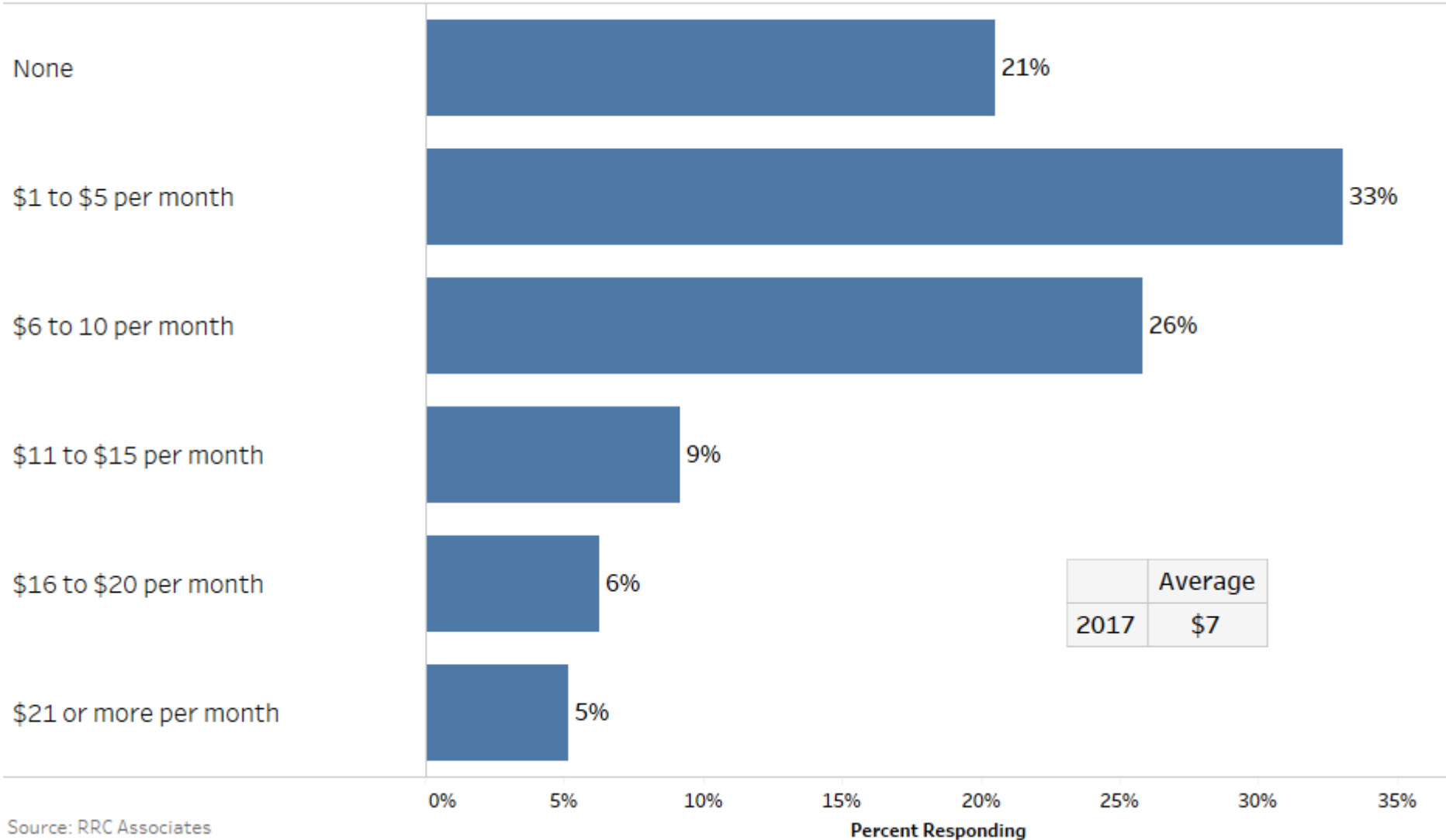


# FUNDING IMPROVEMENTS



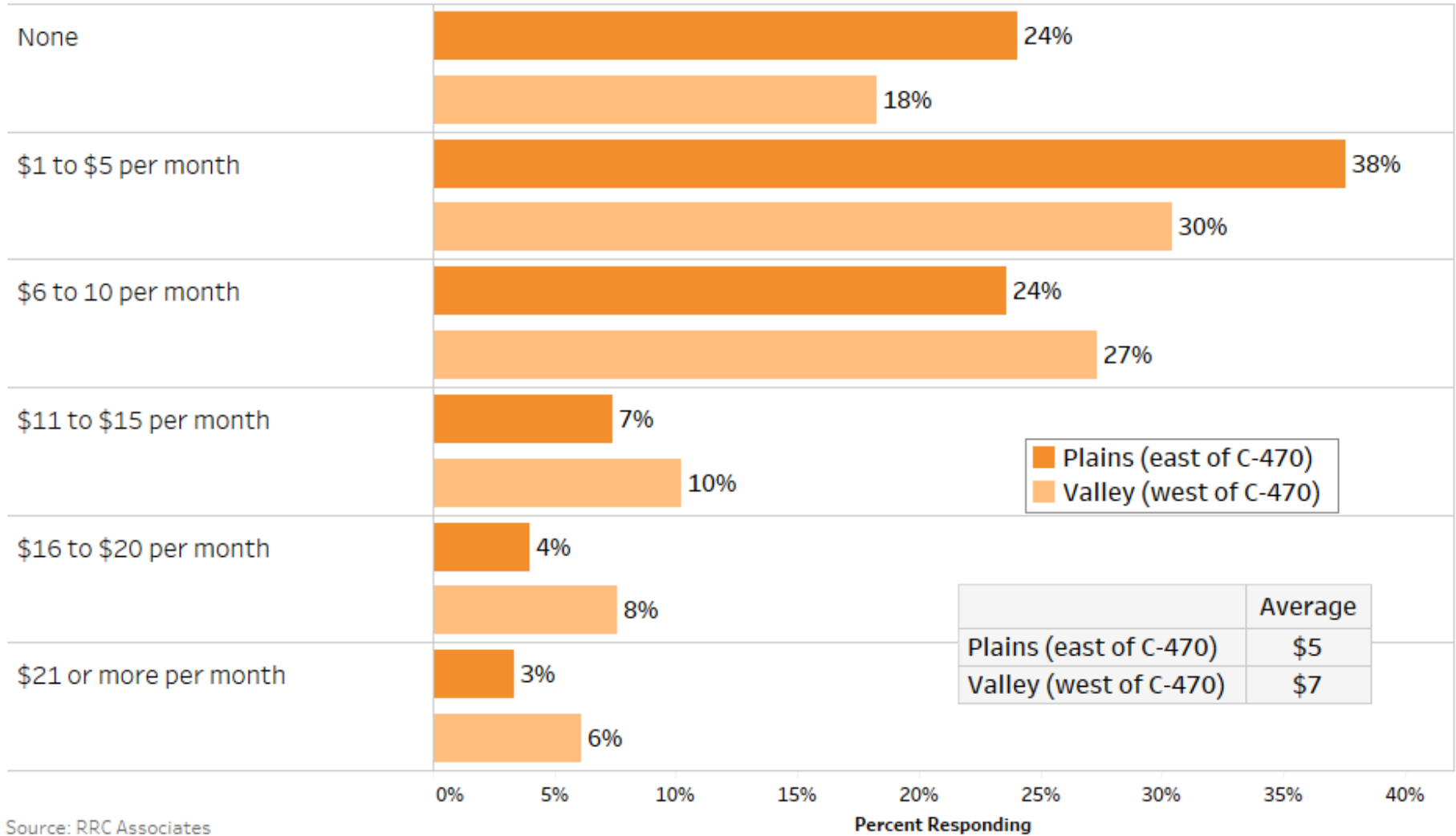
# TOLERANCE FOR INCREASE IN DUES

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



# TOLERANCE FOR INCREASE IN DUES BY LOCATION

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



Source: RRC Associates

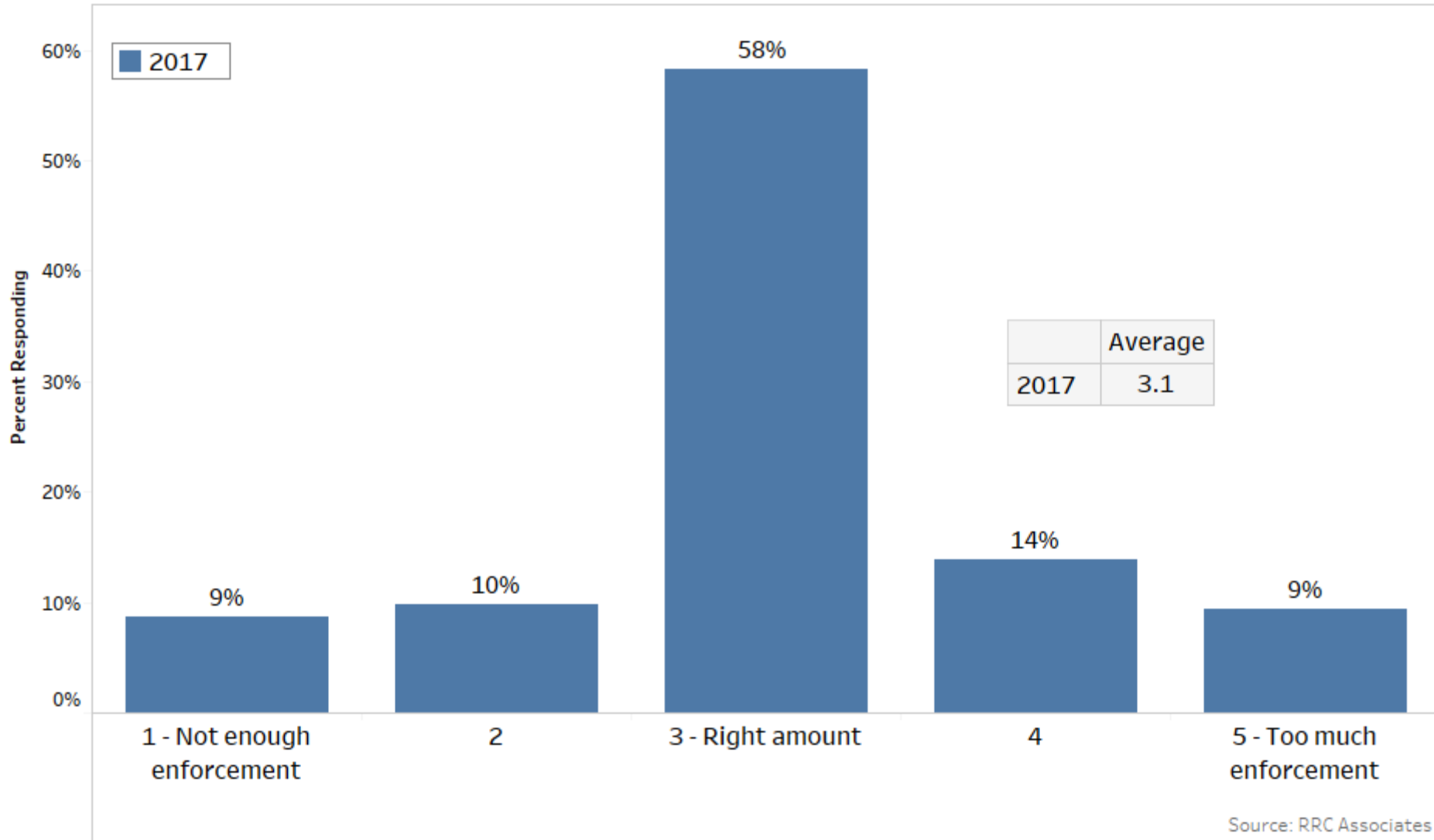


COVENANT CONTROL



# OPINION OF COVENANT ENFORCEMENT

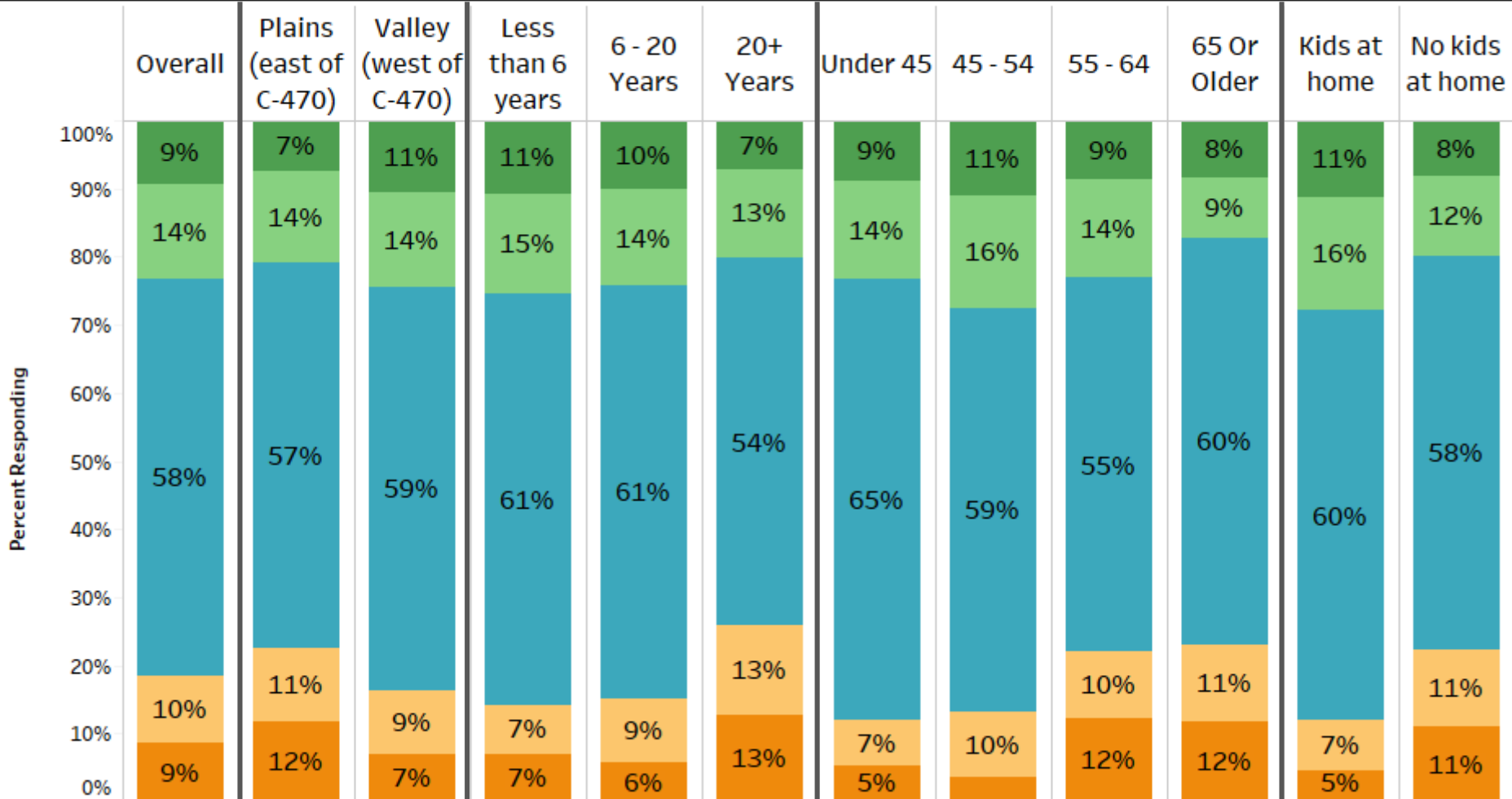
## Ken-Caryl Ranch Community Survey | Covenant Enforcement



Source: RRC Associates

# OPINION OF COVENANT ENFORCEMENT

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



Source: RRC Associates

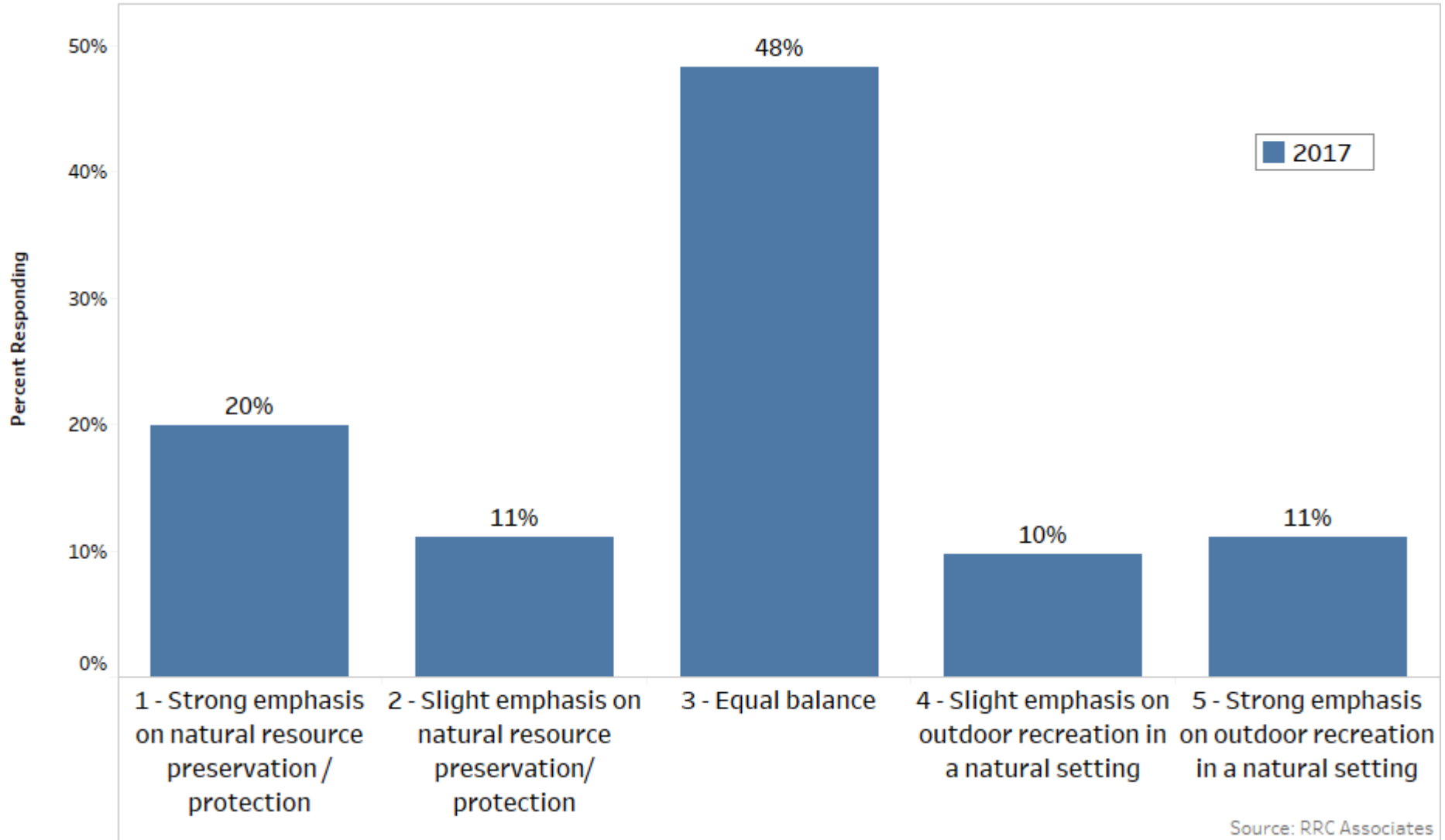


OPEN SPACE



# OPEN SPACE PREFERENCES

## Ken-Caryl Ranch Community Survey | Open Space Preferences

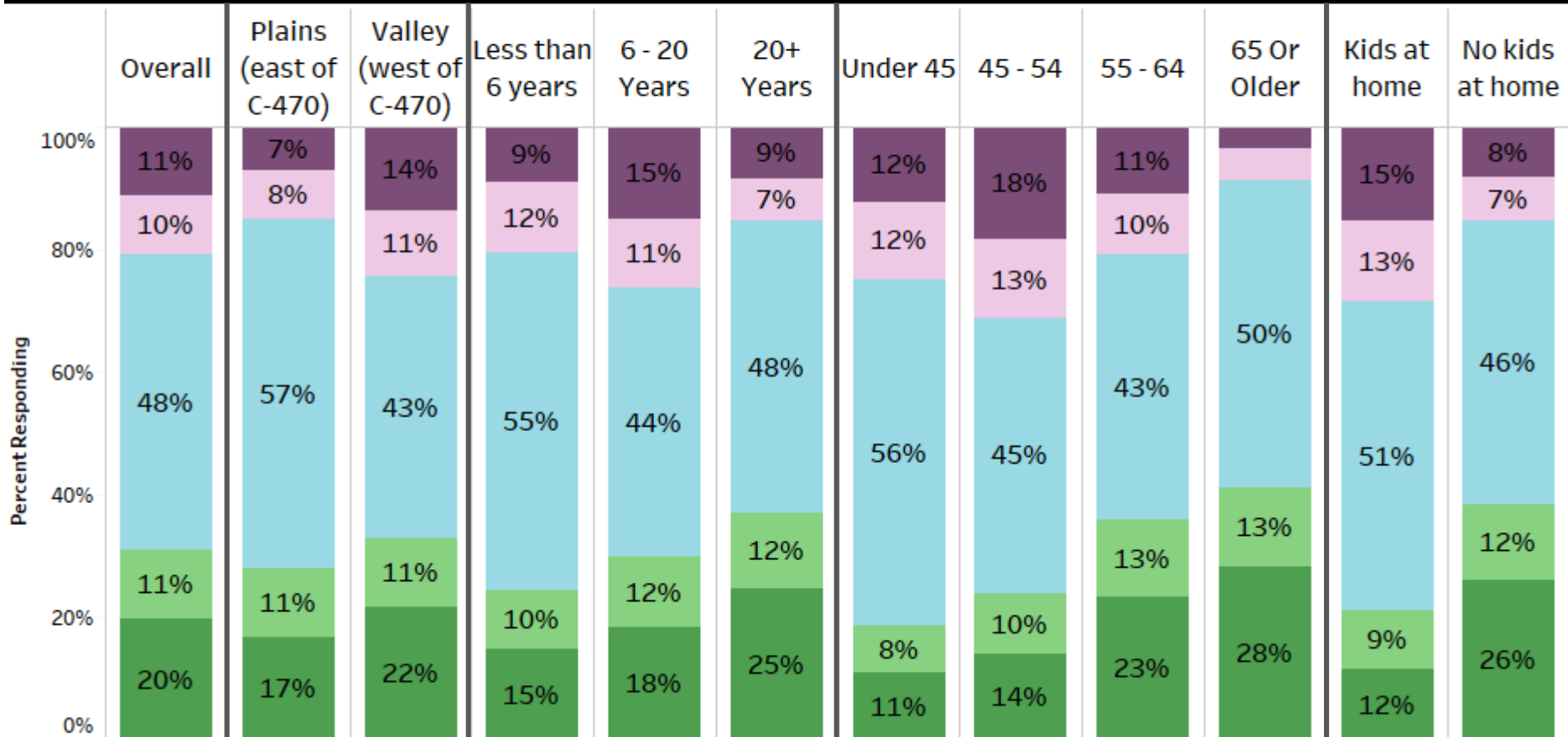


Source: RRC Associates



# OPEN SPACE PREFERENCES

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



Source: RRC Associates

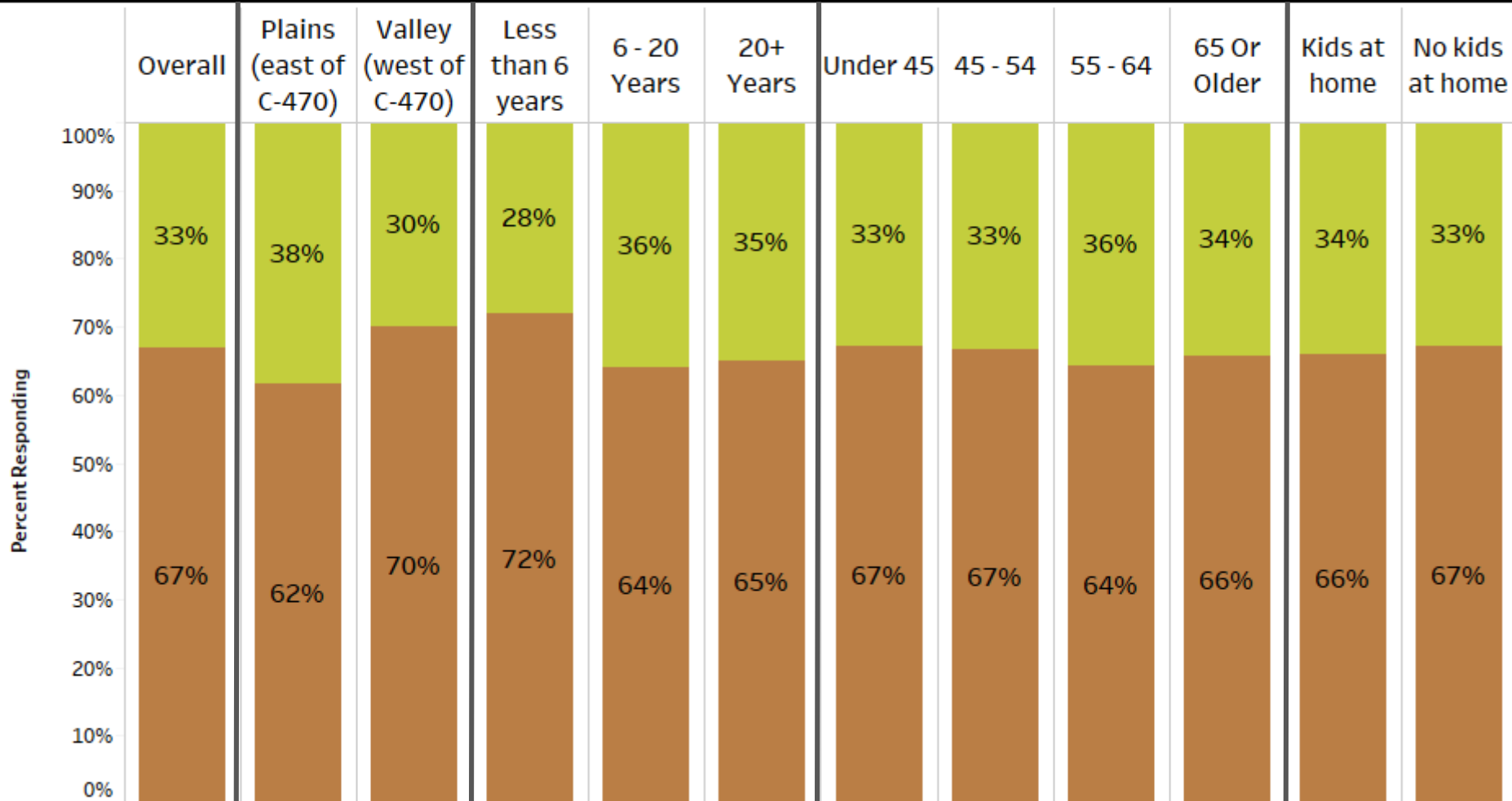


# RESIDENT-OWNED PERIMETER FENCES



# PERIMETER FENCES PREFERENCES

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



Source: RRC Associates



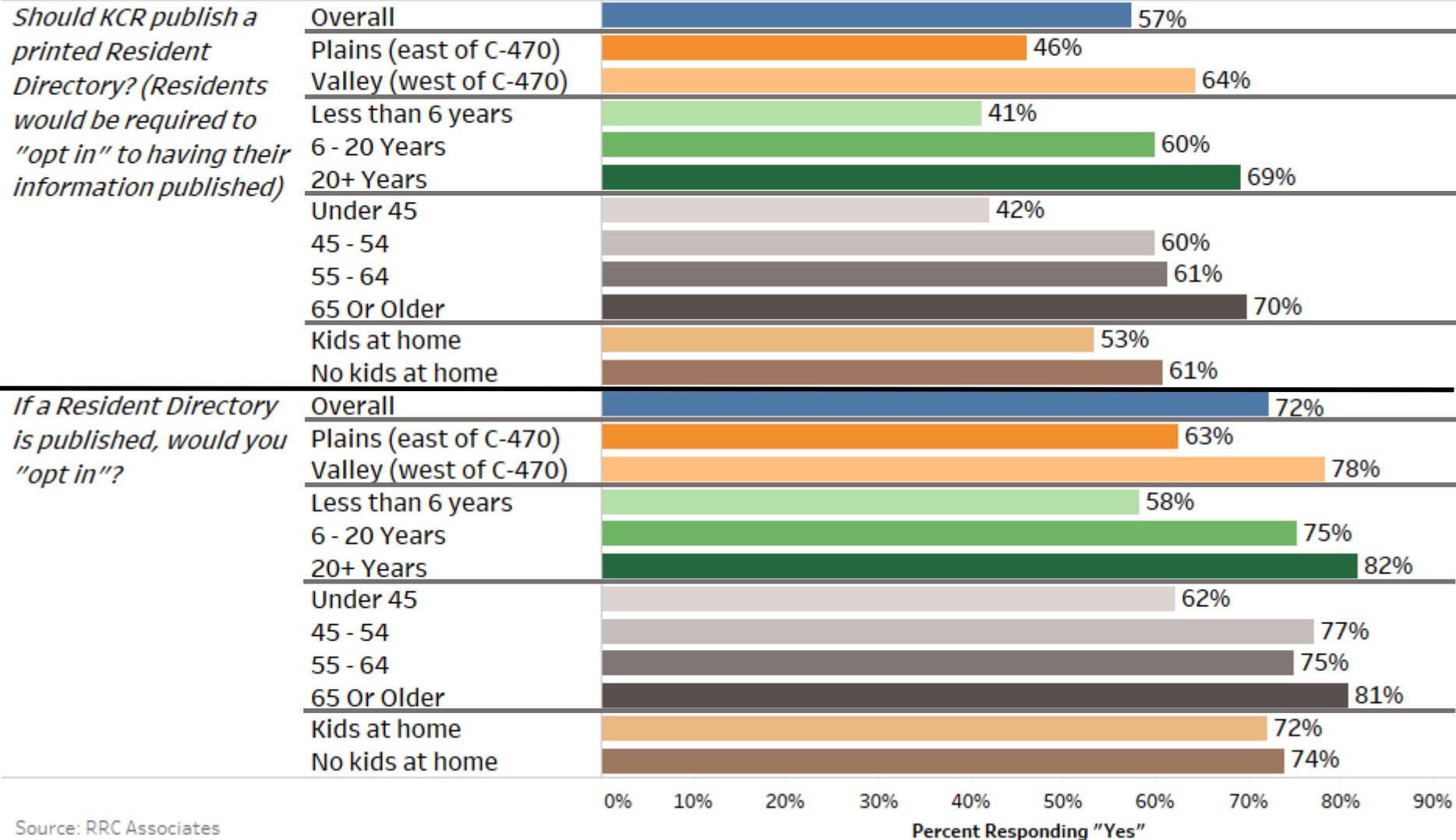
# RESIDENT DIRECTORY





# INTEREST IN RESIDENT DIRECTORY

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



Source: RRC Associates