



KEN-CARYL RANCH



## Ken-Caryl Ranch e-News

November 27, 2023

*The Ken-Caryl Ranch e-News is emailed to subscribers every Monday (Tuesday if Monday is a holiday). To submit an item for the e-News, contact Allison Rager at [allisonr@kcranch.org](mailto:allisonr@kcranch.org) or 303-979-1876, ext. 108.*

***Nov. 22 Issue of Life at Ken-Caryl Available Online!***

## NEWS



### MA Board Adopts 2024 Budget with a \$4 Dues Increase

The Ken-Caryl Ranch Master Association Board adopted the 2024 Budget at its Nov. 14 meeting. There will be a \$4 per month dues increase for all residents and businesses next year, effective Jan. 1, 2024. This will bring the total monthly dues amount to \$68 for all Ken-Caryl residents. The increase is needed to account for increased operational expenses, continued fire mitigation efforts, and a continued focus on perimeter fence improvements and asset maintenance. The final budget is posted on our website and can be accessed by clicking on the button below.

## 2024 MA Budget

# Updated Meeting Schedule for Metro District



Following the defeat of Proposition HH at the Nov. 7 election, Governor Polis recalled the state legislature for a special session that started on Nov. 17 and ended on Nov. 20. The purpose of the special session was to develop legislation that would provide property tax relief in the current year but would not significantly undermine the public services of governmental entities that rely on property taxes for their operation. The state legislature subsequently approved Senate Bill 23B-001, which decreases the residential assessment rate from 6.765% to 6.7%, and increases the residential property exempt amount from \$50,000 to \$55,000. Senate Bill 23B-001 also changed the deadlines for approval of budgets and certification of mill levies. For the 2024 budget year only:

- The deadline for the Assessor to provide final certifications of values is extended from Dec. 15 to January 3, 2024;
- The deadline for the District to certify its mill levies is extended from Dec. 15 to January 10, 2024; and
- The deadline to adopt the budget is extended from Dec. 31 to Jan. 10, 2024.

Therefore, the District has revised its calendar to revise the current draft 2024 Budget and meet the new deadlines for submittal to the following:

- The Dec. 5 Board meeting is rescheduled to Dec. 12.
- A Special Board meeting has been added on Monday, Jan. 8 at 6 p.m. to approve the budget and certify the mill levy.

We will have updated information regarding the 2024 Budget at the Dec. 12 meeting and online. We appreciate your ongoing patience with this process and hope to see you at the Dec. 5 or Jan. 8 meeting! If you have questions, please contact District Manager, Traci Wieland at [traciw@kcranch.org](mailto:traciw@kcranch.org) or 303-979-187, ext.136.



## Employment Opportunities: We're Hiring for a Director of Finance

The Master Association is currently looking to hire a Director of Finance. The Director of Finance's primary duty is to create accurate and timely financial records to be used by the Master Association Board of Directors to ensure fiscal responsibility, to ensure a clean audit opinion and to ensure appropriate tax forms are filed in a timely manner. Additionally, the Director of Finance will be responsible for cash flow forecasting and investing excess cash to obtain the maximum rate of return on business. This position will also provide support to the General Manager on high-level operational responsibilities. For additional position details and to apply, please click on the button below.

[Director of Finance - Apply Today!](#)

## Take Our Special Events Survey!

Ken-Caryl Ranch strives to make each one of our Special Events special for our residents! We want to hear from you! Please take a moment to take part in our Special Events Community Survey so that we can continue to provide great experiences for our community. Residents may take the survey more than once to provide feedback on the various events they have attended over the year! To participate in the survey, please click on the button below.



[Take the Survey!](#)

**SPECIAL EVENTS**

**Holiday Happenings at the**



# Ranch House on Dec. 3

Holiday Happenings returns to the Ranch House on Sunday, Dec. 3 from 1-6 p.m.! Embrace the holiday season with a delightful combination of festive activities, including crafting, enchanting horse-drawn carriage rides, delectable holiday treats, joyful Christmas carols, a tempting hot chocolate bar and a thrilling holiday scavenger. ***Registration for Santa photos is full, but residents are still welcome to attend the event and enjoy all the other amazing activities!***

Special thanks to our generous sponsors, including [Platinum Sponsor Susan Schell](#) and Gold Sponsors [Canyon View Dentistry](#), [Gravina's Window Center of Littleton](#) and [Blue Sage Dental!](#)



**303 929 0341**

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**[www.homesofkencaryl.com](http://www.homesofkencaryl.com)**

**Schell Real Estate Group**

## CLASSES & COURSES

**DECEMBER 8TH  
RANCH HOUSE  
5:30-8:30**

# **PARENTS NIGHT OUT KIDS NIGHT IN**



**Ages 3-12**

**Resident-> \$35**

**Non-Resident-> \$46**

**Each additional child:**

**Resident->\$30**

**Non-Resident-> \$39**



Leave your kiddos with our experienced Youth Programs instructors for a fun-filled evening while you enjoy a well-deserved break.

Includes: pizza dinner, action-packed games, toys, art activities, and watching a G movie! All kiddos welcome to come dressed in fun socks/ mismatched etc.



Register Here



**-Resident Registration  
Opens November 19th  
-Non Resident  
Registration Opens  
November 26th**

**Reminder: Tennis Block**

# Time Application is Now Open



The online application period for Indoor Tennis Block Time in the new year is now open for residents.

Applications will be open through Thursday, Nov. 30. To complete a resident application, please click on the button below. For questions, please contact Tennis Director Robert Campbell at [robertc@kcranch.org](mailto:robertc@kcranch.org).

[Tennis Block Time Info/Application](#)



## Meet You at the Barre: Barre Classes Start Dec. 1

Finish 2023 at the Barre! Join us for a 4-week session that fuses the very best of Pilates, aerobics and strength training that runs Dec. 1 - 29 from 9:15-10:15 a.m. at the Community Center. It's for all bodies and includes modifications for any fitness level. Feel successful while achieving an amazing workout that will lengthen, strengthen and tone your body. Class size is limited to 12, so make sure to secure your spot using the button below.

[Barre Above Registration](#)

## Next Ageless & Unstoppable: White Elephant Gift Exchange on Dec. 5!



Join us for our Ageless and Unstoppable holiday celebration, featuring a White Elephant Gift Exchange on Dec. 5 at 11 a.m. at the Ranch House! In this fun party game, we exchange humorous and quirky gifts, aiming to entertain rather than acquire valuable

items. Let's come together as a community, exchange gifts, savor refreshments and enjoy each other's company. Please bring gifts valued under \$20.

We're excited for more wonderful programming to come in 2024! For more information, please click on the button below. This series is proudly supported by [Platinum Sponsor Kali Hepker, Realtor with Equity Colorado Real Estate](#).

## Ageless & Unstoppable Program Info



## Blood Drive on Jan. 23 at the Dakota Lodge

Looking to make a positive (+) community contribution? Then consider donating blood at Vitalant's Blood Drive on Jan. 23, 2024, from 10 a.m. – 2:30 p.m. at the Dakota Lodge. To register, please click on the button below.

Need help with scheduling? Contact Jen Gonyea at 925-457-2911, or Vitalant at 877-25-VITAL.

[Register!](#)

# December Toddler Time

Wednesday, December 13th  
12:30 - 1:30 @ The Ranch House

Playtime | Socialize  
Stories | Songs | Art

## Winter & Holiday Fun!

Ages 2-3 years old  
\* \$10 in district  
\* \$13 out of district  
*Adult Companion free*

To register, please click on the image.

## Calendar

Meeting agendas are available online for Committees, the MA Board and the MD Board and will be linked in the e-news calendar once posted.



### Upcoming Meetings and Events

[Christmas Tree Sale](#) - Dec. 2 at  
9 a.m. / Dakota Lodge



### Committee/Task Force Meetings Ranch House and Dakota Lodge

Open Space Committee  
Meeting - Dec. 5 at 6 p.m. /



### Babytime/Storytime Ranch House 9:15 a.m. & 10:15 a.m.

Nov. 30  
Dec. 7



[Holiday Happenings](#) - Dec. 3 at  
1 p.m. / Ranch House

[Ageless & Unstoppable](#) - Dec. 5  
at 11 a.m. / Ranch House

Dakota Lodge

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\*Information regarding virtual meetings will be communicated as information becomes available.  
Please see the [Online Calendar](#) for the most current information.

[Full Calendar](#)

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## Helpful Links

[Board Contact Info, Meeting Agendas and Minutes](#)

[Committee & Task Force Agendas & Minutes](#)

[Register for Classes](#)

[Home Improvements](#)

[KC Fitness Center](#)

[Community Park Master Plan](#)

[www.ken-caryl-ranch.org](http://www.ken-caryl-ranch.org)

**Ranch House**, 7676 S. Continental Divide Rd. Littleton, CO 80127, 303-979-1876

**Community Center**, 1 Club Dr. Littleton, CO 80127, 303-979-2233

**Dakota Lodge**, 14422 W. Ken-Caryl Ave. Littleton CO 80127, 303-979-1876

**Equestrian Center**, 303-979-4500

**Park Rangers**, 303-979-1876, ext. 170

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