



KEN-CARYL RANCH



Ken-Caryl Ranch e-News

December 4, 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 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 residential, \$56 for apartments and \$52 per acre for commercial properties. 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.



If you have any questions or comments, please contact Ken-Caryl Ranch Master Association General Manager Brian Yowell at briany@kcranch.org.

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 \$15,000 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 Jan. 3, 2024;
- The deadline for the District to certify its mill levies is extended from Dec. 15 to Jan. 10, 2024; and
- The deadline to adopt the budget is extended from Dec. 31 to Jan. 10, 2024.

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

- The Dec. 5 MD Board meeting is rescheduled to Dec. 12.
- A Special MD Board meeting has been added on Monday, Jan. 8, 2024, at 6 p.m. to approve the budget and certify the mill levy.

If you have questions, please contact District Manager, Traci Wieland at traciw@kcranch.org or 303-979-1876, ext.136.

Applications Accepted Until Dec. 6 at 5 p.m.



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. Applications will be accepted until Dec. 6 at 5 p.m.

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

Holiday Hours



Holiday Hours

Please note the following holiday hours for the Ranch House and the Community Center:

* The Community Center will be closed on **Dec. 24**.

* The Ranch House and the Community Center will be closed on **Dec. 25** and **Dec. 26** (Christmas Eve

observed).

* The Community Center will be open on New Year's Eve, **Dec. 31**, from 9 a.m. - 1 p.m.

* The Ranch House and the Community Center will be closed on **Jan. 1, 2024**, for New Year's Day.

Wishing all residents a very happy holiday season!

Connect With Us!

Did you know you can stay connected with us and get news, information, updates and MA/MD Board meeting agendas delivered right to your inbox? Sign up to receive board meeting agendas and committee information with just a few clicks of your mouse! Connect with us using the button below.



[Connect with Us!](#)

CLASSES & COURSES



For the "Love" of Tennis: Winter Adult Tennis Lessons

Mark your calendars! Registration for the winter session of Adult Tennis Lessons opens on Dec. 11 at 8 a.m. for residents and on Dec. 12 for non-residents. The 10-week session runs from Jan. 8 – Mar. 16, 2024. To view the schedule, please click on the button below.

[Adult Tennis Lesson Schedule](#)

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



Next Babysitting Course is on Dec. 9

Is your pre-teen interested in babysitting? Then sign them up for our latest Babysitting Clinic on Dec. 9 from 9 a.m. - 3 p.m. at the Community Center! Students will learn basic childcare responsibilities, including feeding, bathing, and diapering. They will also learn basic child development and be able to provide activities for all developmental stages. Also stressed will be home and fire safety, and the prevention and treatment of common injuries. This course is offered in person. Age: 11 - 14 years. To register, click on the button below

[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

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



Committee/Task Force Meetings Ranch House and Dakota Lodge

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



Babytime/Storytime Ranch House 9:30 a.m. & 10:15 a.m.

Dec. 7
Dec. 14

MD Board Meeting - Dec. 12 @
6 p.m. Ranch House

MA Board Meeting - Dec. 19 @
6 p.m. / Ranch House

Dakota Lodge

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

[Full Calendar](#)

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

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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