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# Fairy Tale Ending: Helping Pets Find Their Fur-ever Homes! Sponsored by CCU





# Doggie Dip Day at the Ranch House

Mark your calendars and have a doggone good time at this beloved event at the Ranch House pool, Sept. 12 from 10 a.m. - 1:30 p.m. Sessions will be an hour long with 15 minutes in between. This event features contests during each session, which include a Fetch Competition, Diving Contest and a Paddle Race. This event is \$10 for in-District and \$12 for non-District residents. For more information, and to register, please visit our website at www.ken-carylranch.org.

We'd love to give a big 'howl' for our generous event sponsors, Ken-Caryl Pet Spa and Chuck & Don's Pet Food & Supplies!

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> > Ken-Caryl

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### The Ken-Caryl Ranch Master **Association Budgeting Process**

By Philip Varley, MA Board Director

This is the time of year when the Master Association (and separately, the Metro District and Water District) debate and decide their spending priorities for the next year. It is also an ideal time for residents to provide their own ideas on what they believe the Association's financial priorities for the next year should be, as there are three months available before the budget is required to be approved. Note: In some years, budgets have been agreed to in a shorter time frame.



The budget is presented as a consolidated whole, and 2021's can be found on the Ken-Caryl website at https://ken-carylranch.org/download/2021-budget-kcrma/.

In summary, we had about \$3.4 million to spend, which comes predominantly from our monthly dues of \$56 per month for homeowners, \$44 for apartments and \$40 per acre for businesses. Of that total, more than 80 percent represents the recurring expenses of providing services to residents. Open space management was set at \$630k and irrigation of MA owned real estate takes about \$340k, which combined, represents roughly 30 percent of our total budget. For that, we enjoy outdoor recreational opportunities and access to and vistas of about 5,000 acres. To put this extremely valuable resource into perspective, according to "The Trust for Public Land", this is approximately 40 times as much open space per resident as that available to residents within the city of Denver.

The next largest single expense is trash collection of \$700,000. This works out at about \$170 per year per household which, for those who have lived in homes where it is up to the individual to contract privately with a trash collection service, is an exceptionally good value. In fact, many people will find that their monthly dues payment is the same or less than they were paying elsewhere for trash alone, so looked at that way, everything else we receive from the Master Association could be considered a "free bonus".

The rest of the operations expenses are typical of any HOA: liability insurance on public property, administration and maintenance of facilities such as the Ranch House, communication via the newspaper and e-news, graffiti removal, security service and covenant enforcement.

The remainder of our budget for 2021, about one fifth, is earmarked for "one-time" projects such as the pool completion, a drainage project and concreting parts of dirt trails.

We are often asked about the costs of operating the Equestrian Center, especially by nonhorse owners. This facility is owned and operated by the MA on a stand-alone basis, with all daily operating expenses covered by boarding fees and tuition. As with all of our operations, the actual revenues and expenses, which may differ from budget, can be reviewed in the monthly financial reports which are supplied as part of the monthly Board Packets, and can be found on the Ken-Caryl website.

Residents' input is sought for the 2022 budget process, which kicks off at the Joint Study Session on Tuesday, Sept. 7, beginning at 6 p.m. at the Ranch House. It is at this meeting that the Community Planning Committee will be presenting its recommendations for one-

time projects based on the results of the recent Community Survey. The discussions will continue at the Sept. 21 MA Board meeting, and subsequent meetings, if necessary, with a deadline for final approval at the November meeting. The Board strives to provide a balance between competing demands for funds and ensuring that dues increases are not unreasonable. We recognize that not everyone shares the same priorities, and that was a driver behind the Resident Survey.

We welcome your comments through emails (our contact information is on the website), attendance at meetings, and Letters to the Editor.

### August

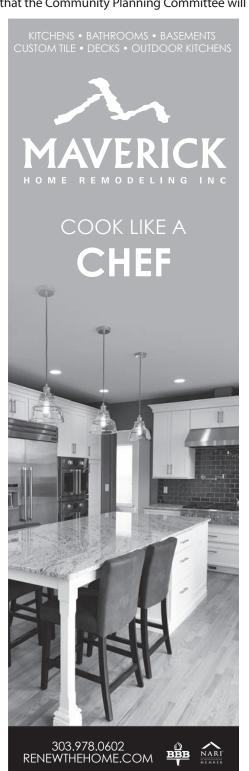
All meetings will be held at the Ranch House unless otherwise noted.

Sun.	Mon.	Tues.	Wed.	Thurs.	Fri.	Sat.
15	16	6 p.m. MA Board Meeting	4:30 p.m. Covenant Committee	19 10:15 a.m. Story Time	20	21
22	6:30 p.m. CPC Meeting	6 p.m. MD Board Meeting	25	7:30 a.m. Architectural Committee 10:15 a.m. Story Time	27	10 a.m. Historical Society Open House Bradford- Perley House
29	30	31				

#### September

Sun.	Mon.	Tues.	Wed.	Thurs.	Fri.	Sat.
			0	10:15 a.m. Story Time	3	4
5	Labor Day, Administrative Offices Closed	6 p.m. MA/MD Joint Study Session	8 1 p.m. Historical Society Meeting	7:30 a.m. Architectural Committee 10:15 a.m. Story Time	10	1 p.m. Barn BrewHa Dakota Lodge/ Equestrian Center
10 a.m. Doggie Dip Day Ranch House Pool	13	6 p.m. Open Space Committee Dakota Lodge *See agenda for details	4:30 p.m. Covenant Committee	10:15 a.m. Story Time	17	18
19	20	6 p.m. MA Board Meeting	22	7:30 a.m. Architectural Committee 10:15 a.m. Story Time	24	25
26	27	6 p.m. MD Board Meeting	29	10:15 a.m. Story Time		

<sup>\*</sup> Information regarding audio and video conferencing options for public meetings will be communicated as it becomes available. See website at www.ken-carylranch.org for details.



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(b) Life at Ken-Caryl August 18, 2021

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Life at Ken-Caryl is a private newspaper published every other week by the Ken-Carvl Ranch Master Association. OUR PURPOSE is to bring timely information to the residents of Ken-Caryl Ranch. Permission to reprint articles is granted, provided that proper credit is given to Life at Ken-Caryl and the editor is notified. The editorial direction of this publication comes ultimately from the Ken-Caryl Ranch Master Association Board of Directors

NOTICE: The views of the authors of the various articles and letters in this newspaper do not necessarily reflect the views of the committees. directors, management, or the community as a

DEADLINE: All articles, advertisements and letters to the editor must be received by 5 p.m. on the published deadline date, which is typically the Monday of the week prior to the edition date. The deadline date is sometimes early due to holiday schedules. Deadline dates are published at www.ken-carylranch.org under Community & News, then Newspaper: Life at Ken-Caryl.

#### **Life at Ken-Caryl Editor**

Allison Hefner allisonh@kcranch.org 303-979-1876, ext. 108

#### **Display Advertisements and Classifieds**

Kristen Peterka kristenp@kcranch.org 303-979-1876, ext. 109

#### **Ken-Caryl Ranch Master Association**

**Board of Directors:** Tom Bratschun, Scotty Martin, Chris Schroeder, Dave Seagraves and Philip Varley

Victoria DeSair MA Executive Director victoriad@kcranch.org 303-979-1876, ext. 122

Anne Husted Finance Manager anneh@kcranch.org 303-979-1876, ext. 115

Sean Warren Open Space Manager seanw@kcranch.org 303-979-1876, ext. 463

**Brian Yowell** Community Administrator briany@kcranch.org 303-979-1876, ext. 113

Park Rangers/Open Space:...303-979-1876,

ext. 170

#### **Ken-Caryl Ranch Metropolitan District**

**Board of Directors:** John Huggins, Kayla Kirkpatrick, Joe Levy, John Ostrom and Bruce Tugman

Lauren Feeney **Finance Director** laurenf@kcranch.org 303-979-1876, ext. 118

Amy Lear Recreation Director amyl@kcranch.org 303-979-1876, ext. 119

Pat Malloy Parks Director patm@kcranch.org 720-599-3280

Traci Wieland District Manager traciw@kcranch.org 303-979-1876, ext. 136

Environmental

Parks, Greenbelts, Sprinklers: .....303-979-1876 (weekdays)..... (after hours, weekends)......303-979-1876,

Recreation: Ranch House. .303-979-1876 Community Center ......303-979-2233

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Contact information for the Master Association and Metropolitan District Board members is

www.ken-carylranch.org under the Administration tab.

www.ken-carylranch.org www.facebook.com/ken-carylranch

### **Lights! Camera! Action!**

By Brian Yowell, Community Administrator

Covenant Clips

I know I've touched base on these items before, however, as I get feedback from the community, and situations arise, I like to incorporate these topics in my communications in the hopes to provide answers to questions, clarify expectations, and to offer guidance.

The Master Association recently updated the rules and regulations as it pertains to exterior lights and lighting. While you don't need Architectural Committee approval for landscape and decorative exterior lighting if it is conservatively

designed, is reasonable in size, is installed to limit light trespass to adjacent properties and is not directed onto adjacent properties, it is requested that wash over and trespass into neighboring properties is taken into consideration and avoided. Exterior lighting that is hardwired into the home - such as whole-home, under-eve installations and exterior fixtures mounted to the home do require Architectural Committee approval prior to installation. A new update to the Lights and Lighting rules and regulations is that decorative lighting (string lights, bistro lights and the like) must be turned off by midnight unless the area in which they are located is being used. Please think about your neighbors with your outdoor lighting and how that light may affect them. Consider using motion sensors and have adjustable lighting aimed down to light your yard and not your neighbor's bedroom.

As I drive around our amazing community, I continue to see that weeds, dry lawns, dead branches and trees, and clutter all seem to be ongoing issues. Let's all do our parts to make our homes picture perfect by spending some time weeding our lawns, flower beds, rocks and mulch. Water your lawns and landscaping appropriately and regularly. Trim your bushes and trees as needed and get rid of any dead or dying branches. Remember to pay close attention to low hanging branches that may be too close to the ground, over your roof, or that could cause problems with your gutters and drainage. And finally, when you're done with your projects, make sure you pick up your debris, tools and equipment and store it out of sight in your garage. Remember, your back yard is just as important as your front yard to maintain, and the same rules and expectations apply.

Another item that seems to come up more often during the summer months is about noise and what actions can be taken on your property. Jefferson County quiet hours are from 7 p.m. to 7 a.m. and noise levels should not exceed 55db otherwise. Any such activity may be deemed a nuisance and is a violation of the Rules and Regulations, as well as Jefferson County ordinance 25-12-103. So once again, please take your neighbors into consideration when you're working in your yard and driveway. Speaking of driveway, this is as good a time as any to remind you that any work on vehicles (cars, monster trucks, grocery getters, motorcycles, 4 wheelers, etc.) - other than emergency repairs - must be done inside your garage or at an off-site facility. This cannot be done on your driveways, in the street and definitely not on your lawn!

If you have any questions as it pertains to the above, please feel free to reach out. I'm happy to shed some light on the subject, help you get your home looking camera-ready,

and offer assistance so you can take the appropriate action!

Thank you, Ken-Caryl! At your service, **Brian Yowell** 

#### Historical Society



### **Historical Society** Hosts Open House at the Bradford-Perley House!

The Ken-Caryl Ranch Historical Society invites all residents to an Open House at the Bradford-Perley House, located in the Valley, adjacent to the Bradford Pool, on Aug. 28 from 10 a.m. – 12 p.m. Come to learn the story of the house and those who have lived there!

#### Interested in Advertising in Life at Ken-Caryl?

Advertising information is available at www.ken-carylranch.org under the Community & News section.

#### **Display Advertising & Classifieds**

Kristen Peterka kristenp@kcranch.org 303-979-1876, ext. 109

### Your Input is Needed for Jeffco Bike Plan!

Jefferson County was awarded a **Transportation Improvement Program** Grant to update the county's bike plan and would like your input. As the Bicycle Plan update progresses, major milestones and opportunities for public engagement will be posted to the Jefferson County Bicycle Plan Update webpage at https://www. jeffco.us/2867/Bicycle-Plan-Update.

Instructions to subscribe to emailed and / or texted Bicycle Plan Update notifications are also available on the website if you are interested. Should you have questions about the plan, please contact Jefferson County Transportation Planner, Christina Lane, at clane@jeffco.us.

#### • We're Hiring!

### **Part-Time Job Opening: Master Association Finance** Manager

The Master Association has an opening for a Finance Manager to join our small, but mighty, team! The Finance Manager maintains financial records of the Master Association, including financial statement preparation, asset accounting, accounts receivable, accounts payable, collections, billing, payroll, and other accounting functions. The Finance Manager is a part-time position, averaging 25-35 hours per week. For more information and to apply, please visit the Employment Opportunities page of our website at www.ken-carylranch.org.

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### **Organized Events and Group** Meetings in Ken-Caryl Ranch

By Matt Öven, Park Ranger Supervisor

One of the KCR rules members do not realize exists is #22, All organized events and groups in open space must be authorized in advance. All parks are open to group use unless permitted or reserved. Park rangers often stop groups, small and large in the open space to determine membership. At the same time, we are counting the number of users, because there is a limit and if the group does not possess a permit, it will be in violation of the Ken-Caryl Ranch Open Space and Parks rules. Park rangers will issue contact notices for the violation.



The purpose of the policy is to provide every user of Ken-Caryl Ranch Open Space an enjoyable experience and to define the process to allow group events on open space managed by the Ken-Caryl Ranch Master Association as set forth by MA staff, the Open Space Committee and the MA Board of Directors. This may include property owned by the Ken-Caryl Ranch Metropolitan District, which is open to the general public.

This policy also provides the MA Staff a means to monitor the number of users of open space, which includes the trail system and the various types of user groups who may be sharing these resources at the same time.

Any group event by Ken-Caryl Ranch members and/or non-members impacting or having the potential to impact open space property and/or interfere with other open space users, must complete and submit a Group Event application form to the MA Staff and may be required to possess a valid permit. Group events shall conform in nature with the intended uses of Ken-Caryl Ranch open space.

The real focus of the policy is the definitions listed below:

- a) Group Event: Any uses of private or public open space by a gathering of fifteen (15) individuals or more or above the member to non-member ratios of equestrian/biker of one to five (1:5) and hikers/runners one to ten (1:10).
- b) Any fundraising events or events advertised/promoted as open to the public, even if the public consists of all KCR members.
- c) MA/MD sponsored programs/events: Classes and special events sponsored by either the MA or the MD will follow the approval procedure outlines in Section 8.
- d) Concession The operation and maintenance of a commercial business for monetary profit, other gain, or consideration on Ken-Caryl Ranch Open Space.
- e) Member: Each MA dues paying membership will constitute one (1) member when considering how many non-members are to be allowed per event and will remain in accordance with the terms of paragraph two above.

If you are planning a family hike or gathering a group of friends to enjoy the trail system or open space, be sure you are aware of the above definitions and if your group needs a permit, apply for one before your event to save yourself an educational contact with one of the park rangers or volunteer patrollers in the field.

Full text of the group event policy and the application can be found under the open space tab at www.ken-carylranch.org. Please direct questions to the Ken-Caryl Ranch Rangers at 303-979-1876, ext. 170.



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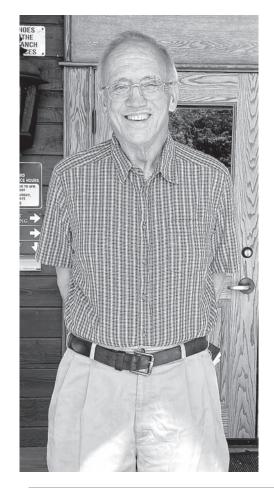
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#### **Running Runs Deep** in the Heart of **Resident Tex Poor**

A love of running runs deeps for longtime resident Fredrick "Tex" Poor. The Plains resident, who has resided in Ken-Caryl Ranch since 1981; moving twice within the neighborhood, now residing in his current Cimmaron home since 1992. He has enjoyed his daily running routine into his 70's, which caught the attention of MD Board Secretary Joe Levy, a fellow runner, who was impressed with Tex's daily dedication and commitment to the activity.

"Tex is one of many people who make Ken-Caryl living special," said Joe. "If you're on a street in Cimmaron between 6:30 and 7 a.m. almost any morning, [chances are] you've seen him out there running in his gray track suit. I'm a runner myself and on days when I didn't feel like getting up early, I know Tex will be out there, so I better get my butt out of bed!"

Tex, who received his nickname as a result of his mother's Texan roots, stuck, along with his love of running, which began in high school. According to Tex, he began running while playing competitive sports in the 12th grade.

"I started playing competitive sports and started running to get ready for the lacrosse season," said the 74-year-old avid runner. "I then developed a love for it and began running year-round."

Tex typically runs in the morning, enjoying a jog down the Plains' greenbelts or around Community Park by Shaffer Elementary school. He averages about 10 miles a week, 30 minutes a day, about four times a week; running to stay in shape, especially to be in peak physical performance for not only his health, but for his passion for skiing, and especially for small dinghy sailing.

"I also run to stay in shape for small dinghy sailing, which requires a lot of physical strength and endurance," said Tex, who enjoys sailing his Laser class sail boat.

Tex resides with his wife Sarah, and together they raised their two boys in Ken-Caryl Ranch, where they attended area schools, including Shaffer Elementary and Deer Creek middle school. In addition

to running, he also loves living in Ken-Caryl and enjoys many of our community's amenities.

"Living in Ken-Caryl, I also enjoy swimming and cycling," said Tex. "However, I love running in the neighborhood because it is fun - you have hills, enjoyment, get to change your workout and sometimes meet people and their dogs, and of course, it's a pretty place to

#### • Minding Our Businesses

#### Resident Diane Watson Invites You to **Create Your Financial Future**

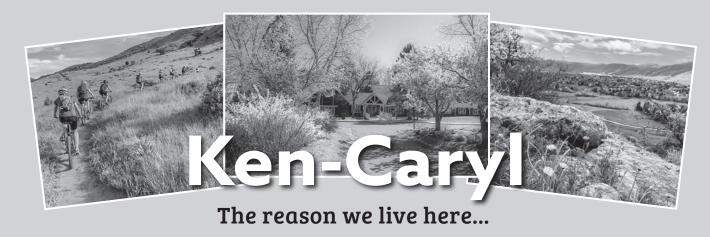
According to resident and Financial Advisor Diane Watson, one of the major reasons people fail to secure themselves financially is because we are unaware of the things that should be done for it. We do what we feel is the right thing to do but that might not always be sufficient. Hence, it is essential to know what are the key components that you need to focus on while creating a road map for your financial wellbeing.

Diane stresses that the key to financial security is to have a better understanding of your finances; the more you know, the less you'll worry. That is why she is teaching her "Create your Financial Future" class in September. Next month, she will host a three-session course on Sept. 9, Sept. 16 and Sept. 23 from 6-7:30 p.m. at Arapahoe Community College in Littleton, to highlight the following

- Budgeting It's about confidence not guilt. Topics include how to look at your income and expenses so that you have confidence making decisions.
- Investing Learn about the different types of investments that fit with the different stages of your life.
- Retirement 401ks, 403bs, IRAs, Roth vs Traditional – What are the options and what do they mean?
- Insurance Term, Whole Life, IUL, VUL, Long-term care – what does it all mean? The course fee is \$49, including a \$25

workbook fee. For more information, and to register, please contact Diane at dwats on @a2w financial.com.

Diane has resided in the Ken-Caryl Valley for the past 24 years. She raised two children who attended Bradford, Deer Creek and then Chatfield High School. Prior to becoming a financial advisor for Avenues to Wealth Financial Advisors, she was formerly a Jeffco teacher. Diane taught math at Deer Creek Middle school for eight years before retiring and beginning her second career as a financial advisor.





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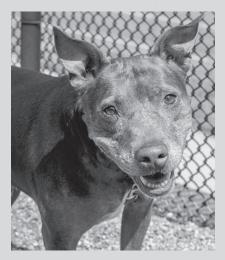
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## Fairy Tale Ending

Every adorable, adoptable resident of Foothills Animal Shelter lacks only one thing: a happy home. Please consider adopting one of this week's featured pets:



#### Bubba (#231795):

Bubba is a 6-year-old, male Labrador Retriever mix. Boasting a handsome chocolate brown coat, this mellow fellow is looking for an equally serene lifestyle - one where he can take his time to adjust and decompress from shelter life, enjoying car rides and daily walks. While Bubba has a history of doing well with other dogs, he will only be rehomed to a single-pet household at this time.



### D'Artagnan (#230103):

D'Artagnan is a 9-year-old, male cat. This handsome tabby, boasting an ivory coat with hints of black, may not be as swashbuckling or adventurous as his moniker would suggest because when it comes to relationships, he's very levelheaded observing from a distance! He doesn't leap in paws first, but given a little time and reassurance, he'll shower you with purrs, head-butts and plenty of lap time. D'Artagnan's history of expressing discomfort with kids and other pets suggests he may be best suited for a single-pet household without the distraction or chaos of small children.

Visit www.FoothillsAnimalShelter.org to find out more about Bubba, D'Artagnan and all of the wonderful pets up for adoption through Foothills Animal Shelter.

#### • Our Rising Generation

### Ken Caryl Graduate Earns High School Diploma in Piano

By Janet Newman Ali, Resident, Red Rocks Piano Studio Teacher Congratulations go out to Harrison Payne, of the Ken-Caryl Valley, concurrently graduating from high school and earning the High School Social Diploma in Piano Music from the American College of Musicians, National Guild of Piano Teachers in May 2021. Harrison memorized seven pieces, played a jazz improvisation, performed all 48 major and minor scales and demonstrated his sight-reading skills to earn this diploma.

As a Chatfield High School jazz band pianist, trumpet player for the concert band, member of the marching band and drum line throughout high school, Harrison is a diverse and skilled musician. He began piano lessons in first grade and has played in many festivals and competitions over the years, including the United States International Duo Piano Competition, the National Federation of Music Clubs Festivals, Guild Auditions and the Festival for Creative

Harrison has been accepted to Colorado State University where he plans to study Electrical Engineering with a minor

His piano teachers over the years have been Janet Newman Ali of the Ken-Caryl Valley and Karen Greenhalgh of the Ken-Caryl Ranch, working cooperatively.

All the best to Harrison as he begins this new chapter of his life!





# BRIAN LEE

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Trail Club • Open Space Committee • Gone for Good Event • Ken-Caryl Toy Drive Community Garage Sale • Community Recycling Event • Community Planning Committee

# HAS THE MARKET COOLED DOWN?

LET'S LOOK AT **THE FACTS** FOR METRO DENVER **COMPARED WITH 2020 YEAR TO DATE.** 

> Average Price - Up 20% Days On Market - Down 50% New Listings – Flat (Up 2%) **Number Under Contract – Up 12%** Number Sold - Up 8% Inventory - Down 40% Interest Rates – Down Significantly

DON'T BE FOOLED BY THE HEADLINES -Give me a call anytime to talk about what is really happening.

**PREVIOUS KEN-CARYL SALES** 

20 Amaranth Drive 8 Mountain High Ct. 21 Mountain High Ct. 7 Prairie Clover 170 Willowleaf Drive 11063 W Twilight Peak 20 Prairie Clover 3 Periwinkle 7336 S Piney Peak 4 Amberwood Lane 14 Amberwood Lane 2 Mountain Alder 86 Deerwood Drive 8 Paonia 42 Pin Oak Drive 3 Prairie Clover 19 Prairie Clover

#### **What Brian's Clients Are Saying**

Brian was very responsive to our needs in this hot market. He always made himself available if we wanted to tour or talk through things. His knowledge of the home buying process and connections in the industry were critical to our success of buying and selling. Specifically, his property marketing tool kit was incredible and one of the keys to selling over asking and in record time.

#### **Thinking about** buying or selling?

I strive to provide outstanding customer service, exceptional marketing and professional representation in every real estate transaction. Let me put my 40+ years of experience to work for you.

PROUD SPONSOR gone FOR good

**Ken-Caryl Community Event** 

(b) Life at Ken-Caryl August 18, 2021

#### What Determines Wildfire Behavior?

By Daniel Hatlestad, Ken-Caryl Firewise Committee

All of our homes within Ken-Caryl are within the Wildland Urban Interface (WUI), an area of increasing risk for wildfire. Multiple factors interact to determine the behavior of wildland fires. Fire behavior refers to the intensity at which a fire burns, the rate of spread and how it moves. General descriptions of wildfire behavior focus on where the fire occurs in the vegetation: underground, on the surface and in tree crowns.

Ground fires are fires that burn below the surface. With the rocky soils of Ken-Caryl, ground fires are not common. During surface fires, fuels at or near ground level, such as grass, shrubs and/or fallen leaves and branches, carry the fire. Crown fires burn through the tops of trees. In general, the relative intensity (amount of heat released) of the different types of wildfire increases from ground to surface to crown fires. Firebrands, burning embers, which may be carried for a mile or more, may originate from surface fires or crown fires. Structural fires, or burning homes or

buildings, are another type of fire that can produce firebrands.

Three factors interact to determine fire behavior in wildland fires: fuels, weather and topography:

Fuels: The primary fuels in wildland fires are living and dead vegetation. During extended periods of warm and dry conditions, all plants will burn if exposed to enough heat. However, plants differ in how readily they ignite and how hot or long they burn. Flammability depends on arrangements of decks and landscaping, plant size, arrangement of branches and leaves and chemical properties of branches and bark. The gambel oak brush common to the Front Range of Colorado and the Western United States burns hot and fast, even when green.

Weather: Precipitation, humidity, wind and temperature are important weather variables that influence fire behavior. Precipitation and humidity, which are influenced by air temperature, directly influence the flammability of all fuels by affecting the moisture content of living and dead leaves, branches and grasses. Plant materials dry out quicker and ignite easier during hot, dry weather. Windy conditions as are seen during Red Flag

Warnings on hot, dry and windy days, increase the rate of spread of fires and may increase fire intensity.

Topography: Topography significantly affects fire behavior. Fires move faster uphill than downhill. Slope orientation also influences fire behavior. Forests on southern or southwestern slopes generally have lower humidity and higher temperatures than those on north or northeast slopes because of the path of the sun. Look to the foothills west of Ken-Caryl Valley and notice the density of fuels on the northfacing slopes. Consequently, fire hazard is often higher on south and southwest facing hills.

Of the three factors affecting fire behavior, fuels are the easiest to manage by homeowners to lower fire hazard.

#### Strategies to Reduce the Risk of High **Intensity Fires**

Homeowners in high fire hazard areas can reduce the risk of high intensity fires affecting their property. An important concept for homeowners living in hazardous areas is that of defensible space.

Defensible space is defined as an area of modified vegetation between wildland fuels and homes that allows firefighters to protect the home or, in the absence of firefighters, allows the home to better survive on its own. The most extensive modification of vegetation should occur within an area of at least 30 feet around the house. Beyond this area, additional modification of landscaping creates a larger buffer from an approaching wildfire and further decreases the risk of damage, as well as giving your family and neighbors more time to evacuate during an approaching wind-driven wildfire.

Create and maintain a defensible space by removing the lower branches up to 10 feet from the ground on large trees, separating beds of landscape plants, and removing flammable vegetation from within 30 feet from your house. Homeowners living on a steep slope or hillside should maintain a larger primary zone of defensible space on the area below the home.

Landscape your yard with Firewise plants with the following characteristics: slow growth with little accumulation of dead vegetation, high moisture content and low concentrations of oils or other flammable chemicals in the leaves and branches (e.g., succulent plants), and an open and loose branching pattern. If natural areas exist on your lot, you can reduce the intensity of an approaching fire by:

- (1) removing highly flammable shrubs and trees;
- (2) reducing overall tree density by removing small trees (called thinning);
- (3) reducing the continuity of ladder fuels.

#### Now is the Time for Mitigation

When wildfires occur near homes, homeowners often feel powerless to protect their property. An approaching fire may seem unpredictable and difficult for trained firefighters to control. However, with an understanding of the concepts of fire behavior outlined in this paper, you can anticipate the intensity and movement of a fire by considering several key conditions: fuel structure, local weather and topography. Furthermore, by altering the conditions around your house, such as decks and outdoor furniture, you can influence the movement and intensity of fires, and consequently, improve the

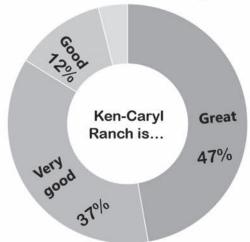
#### Our Community



Community Survey - 2021 Survey invitations sent to every household 2,211 responses; 51% response rate

**HOA Dues** 

# Most Households W KCR



# 77% of households would tolerate a HOA dues increase

17% would tolerate an increase of \$11 or more per month

## Safety

28%

## Recreation



Most valued amenities

Unpaved **Trails** 



**Paved** 

**Open Space** 



Swimming Pools



Improves physical and emotional health



55%

Sense of solitude & feeling of being away

Place to exercise Living close to nature



48%

24%

46%

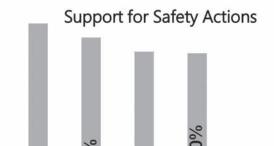
Not concerned Slightly Somewhat at all concerned concerned Very concerned While most households are not seriously

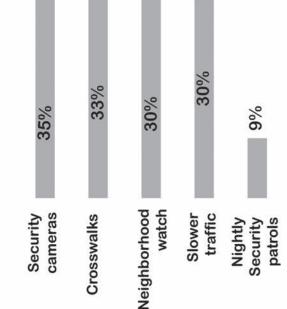
concerned with safety, a majority support

additional security measures.

Concerned about safety?

38%





**Follow Ken-Caryl Ranch** on Twitter Staff will post periodic quick reminders and announcements, so make sure to follow the page.

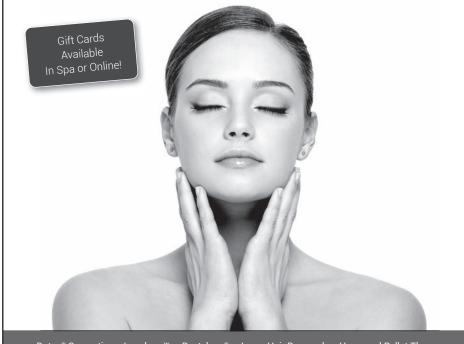
> Check it out at http://twitter.com/ kencarylranch

#### • Picture This!

#### Hey, What's Over Deer?

What's this buck looking at over-deer? Resident Shelly Unger submitted this photo on behalf of her husband Ron, the man behind the lens who took this fantastic shot!





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Jill Sohayda, MD



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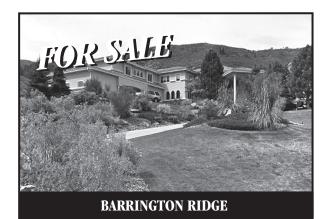
# Eva Stadelmaier



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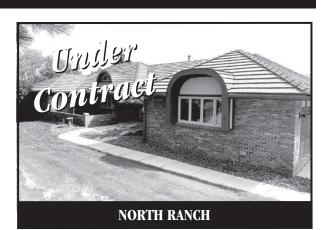
Feel free to reach out to me directly anytime to discuss the real estate market or request a free market analysis. I'm never too busy to assist you with the sale of your bome or to help you find your next dream home.



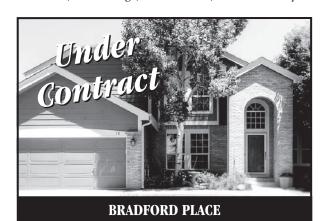
11 Mountain Willow • \$4,000,000 7 Beds, 10 Baths, 1.6 Acre Lot, Mountain and City Views, Elevator, 6-Car Garage, Fabulous Pool, Heated Driveway.



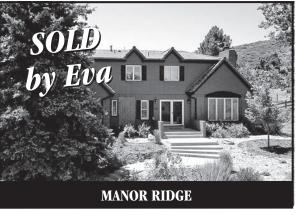
8 Willowleaf • \$850,000 4 Beds, 3 Baths, Updated Kitchen and Bathrooms, Impeccably Maintained!



3 North Ranch Road • \$1,100,000 Open Space with Wonderful Views. Custom Ranch Situated on a Quiet Cul-de-Sac. 4 Bedrooms/4 Baths. 3-Car Garage.



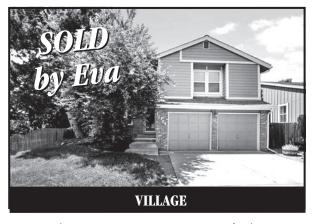
10 White Alder • \$899,000



23 Tamarade • \$1,275,000

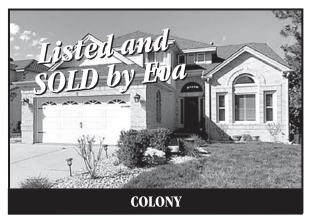


35 Pin Oak Drive • \$885,000



11104 San Juan Range Road • \$549,000

16 Catamount Ln.



8 Paonia • \$1,000,000



29 Honey Locust • \$850,000

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43 Buckthorn 3 Wren 81 Buckthorn 14 Red Locust 15 Red Fox 7642 Sunshine Peak 1 Amaranth 44 Blue Sage

21 Amaranth 21 Prairie Clover 20 Buckthorn 10 Shining Oak 7817 Cathedral Pk 14 Red Locust

16 Red Locust 14 Golden Eagle 61 North Ranch Rd. 1 Summit Cedar 29 Honey Locust 46 Pin Oak 1 White Birch 47 Buckthorn 12 N. Ranch Road 13 Pinyon Pine 1 Photinia 19 Canyon Cedar

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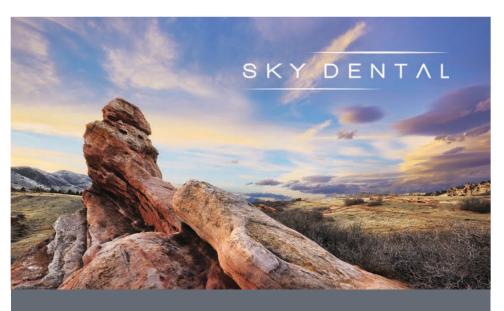
EXPERIENCE MATTERS...I've served both Corporate and Real Estate clients with expertise and integrity for 27 years. That's a direct benefit to you in negotiating your biggest investment!





#### Park Play!

Resident Jim Russell snapped and shared this photo of the basketball court, located in Heirloom Park, that was recently repainted by the Metro District team, where he and his family enjoy time on the court. See for yourself... grab a ball and enjoy a day of play!



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#### Going Back in Time!

Resident Shane Kendrick's photo seems almost reminiscent of days gone by, and a simpler time, with his photo taken in the Ken-Caryl Valley while on a bike ride with his son, William. Shane just loves "how it feels like summer 80 years ago and how nothing has really changed."







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#### Our Community



# Vandalism Causes Damage to Construction Equipment

By Sean Warren, Open Space Manager

Valles Construction has been on site the past few weeks completing several projects in Ken-Caryl's open space. Some time over the weekend (Aug. 6 - Aug. 8), their equipment was vandalized while stored at the Brannon Gearhart Park parking lot. Two windows on their mini excavator were shot out with a pellet gun.

The cost of the damage is estimated at \$1,000. If you have information regarding this incident, please contact Sean Warren, Open Space Manager, at 303-979-1876, ext. 463, or seanw@kcranch.org.



**Sign Up for the e-News!** To sign up for the e-News, go to www.ken-carylranch.org and fill out the e-News sign-up form on the home page or send an email to allisonh@kcranch.org.



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11 & Life at Ken-Caryl August 18, 2021

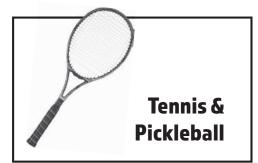
# RECREATION PROGRAMS & ACTIVITIES

Register online at www.ken-carylranch.org today!



**Special Events** 

Kate McDonald Aquatics and Community Coordinator katem@kcranch.org 303-979-1876, ext. 131



Robert Campbell Tennis Program Supervisor robert@kcranch.org 303-979-2233, ext. 202



KC Fitness

Janet Robbins Fitness Coordinator janetr@kcrach.org 303-979-2233, ext. 185



Youth Programs

Lizz Brock Recreation Supervisor-Youth Programs lizzb@kcranch.org 303-979-1876, ext. 132

#### Barn BrewHa

Fun for the entire family! Live music, beer, wine, food trucks, pony rides, petting zoo, kids' activities, Firewise and more! This event is free! Food truck dining, beer and wine will be available for purchase. Bring your chairs and blankets for the best seating for the band.

Saturday, Sept. 11 1-5 p.m. Dakota Lodge

#### **Doggie Dip Day!**

This beloved end of the summer event is back! Mark your calendars for Doggie Dip Day at the Ranch House pool, Sept. 12 from 10 a.m. - 1:30 p.m. Sessions will be an hour long with 15 minutes in between. This event features contests during each session, which include a Fetch Competition, Diving Contest and Paddle Race. \$10 for in-District and \$12 for non-District residents. Register online at www.kencarylranch.org. We'd love to give a big 'howl' for our generous event sponsors, Ken-Caryl Pet Spa and Chuck & Don's Pet Food & Supplies!

### **Ball Machine Available to Rent Outdoors!**

Ken-Caryl Tennis now has a ball machine available to rent outdoors at the Community Center and is an option for players when you reserve court #2 online. The cost of the ball machine rental is \$15. The ball machine is in the shed next to court #2. Please return the ball machine to the shed when finished.



Kate McDonald Aquatics and Community Coordinator katem@kcranch.org 303-979-1876, ext. 131

With school starting in just a few weeks, we have updated our website regarding pool closures and end-of summer pool hours for the 2021 summer season. For more information, please visit the Aquatics page on our website at www.ken-carylranch.org for details.

#### **Fitness Classes & Personal Training**

Due to COVID-19, please visit our website for the most up-to-date information on classes, hours and fitness sessions at www.ken-carylranch.org.

#### **New Hours!**

Hey fitness fans! The Ken-Caryl Ranch Fitness Center has new hours of operation! For more information, including class offerings and new hours of operation, visit us online at www.ken-carylranch.org.

From Boomer Fitness to H.I.T.T. it Hard to Zumba, we've got fitness classes that appeal to all skill and interest levels! For the latest fitness class information, class descriptions, schedules and to register, please visit our website at www.ken-carylranch.org!

#### **Aqua Aerobics Classes**

Aqua Aerobics classes will be held on the weekends. Pre-registration is required. Please visit us online at www.ken-carylranch.org for additional cost information and scheduled time of classes.

COVID restriction levels have changed. The use of the weight room and cardio areas at the Fitness Facility no longer require pre-registration. All fitness classes still require pre-registration. If you have any questions, please contact the front desk at the Community Center at 303-979-2233.

#### **Babysitting Clinic**

This course is designed for pre-teens to help prepare them for those first babysitting opportunities. Students will learn to identify their own responsibilities and personal safety. Basic child care, including feeding, bathing and diapering will be covered. Participants will also learn basic child development and be able to provide activities for the many developmental stages. Home and fire safety and prevention and treatment of common injuries will also be covered. Ages: 11 - 14 years. Register at www.ken-carylranch.org.

#### Ken-Caryl Ranch B&A Care Program

The KCRMD Before and After Care **Programs serve Shaffer Elementary** and Bradford Schools. We strive to promote healthy development through experiential, explorative and fun opportunities! This program not only offers before and after care, we also offer full-day care during no school days and school breaks. This program follows the Jeffco Public School District's calendar and will continue to follow their policies in relation to COVID-19. Contact Lizz Brock for inquiries and to schedule a tour, LizzB@kcranch.org, or 303-979-1876, ext. 132.

\*Registration is open for the 2021-2022 school year, solidify your family's Before and After Care spots for next school year! Find this registration online and get enrolled now!

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12 & Life at Ken-Caryl August 18, 2021

# RECREATION PROGRAMS & ACTIVITIES

Register online at www.ken-carylranch.org today!



Youth Programs

#### Story Time at the Ranch House is Moving to a New Date and Time!

Join us for Story Time at the Ranch House, in partnership with Jeffco Public Library, each Thursday in the Bradford room from 10:15-10:45 a.m.

#### **Enroll Your Child in our Nature Enrichment Programs!**

Now enrolling for our fall Preschool Nature Enrichment Programs! These programs take place at the Dakota Lodge and are for children ages 3-6 and potty trained. This program is ideal for preschoolers, part-time kindergartners or students attending home school. Each week has a new and engaging topic to look forward to!

**Outdoor Discovery meets Mondays** and Wednesdays from 12:10-3 p.m. This program allows your budding explorer to experience nature with experiments, hikes and opportunities to view wildlife in the community.

Art Ventures meets Fridays from 12:10-3p.m. This program brings opportunities for students to explore and connect to nature in new ways through artistic learning and outdoor exploration! For more information and to register, please visit our website at www.ken-

carylranch.org.

Sports & **Athletics** 

**Kate McDonald Aquatics and Community Coordinator** katem@kcranch.org 303-979-1876, ext. 131

#### **Soccer Shots for your tots!**

Soccer Shots returns to Ken-Caryl Ranch! This program is an engaging children's soccer program designed to introduce young players ages 2 - 8 to the joy and fun of team sports. Soccer Shots focuses on skill and character development under the guidance of best-in-class coaching. For more information, and to register your child, visit www.soccershots.org/den/.



**Kate McDonald Aquatics and Community Coordinator** katem@kcranch.org 303-979-1876, ext. 131

#### Paint the Landscape in Acrylics

Now enrolling for our Paint the Landscape in Acrylics class! Channel your inner artist with our latest art class offering! Each class includes stepby-step demonstrations so students can follow along and build their skills over time. The class atmosphere is warm, supportive, and light hearted - students report having a lot of fun while learning. Materials list available upon registration. This class is designed for beginning painters. For class details, and to register, visit our website at www.ken-carylranch.org.



#### **Knitting for Everyone**

Have you always wanted to learn how to knit? Has it been a while since you've knit, and you want to start up again? Knitting for Everyone is an introductory level knitting course where you'll learn all of the basic skills you need to complete several fun and stylish projects. From casting on to weaving in ends, you'll learn how to make up to four of the following projects: A headband, bunny, ruck sack, tote bag, ribbed hat, cable headband and a cable hat.

#### **Holiday Knitting**

Leaves will be falling soon and it's time to think about holiday gifts. This beginner+ knitting class is designed for knitters at the beginner level that want to take a step forward and make fun holiday patterns.

Patterns include: Pumpkins, plaid placemat, Christmas stockings and holiday ornaments.

Participants must have basic knitting techniques of casting on, knit stitch, purl stitch and casting off.

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Advertising information is available at www.ken-carylranch.org under the Community & News section.

#### **Display Advertising & Classifieds**

Kristen Peterka kristenp@kcranch.org 303-979-1876, ext. 109 Selected for the 13<sup>th</sup> consecutive year in 5280 Magazine as one of the **TOP DENTISTS** 



# KenCaryl DentalCenter

Alan C. Goral, DDS

lason Rand, DDS

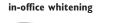
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 Life at Ken-Caryl 13 August 18, 2021



TEAM HARDER

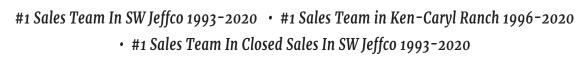
Brokers/Owner, G.R.I.

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# View ALL Current Listings at: DDHarderProperties.com

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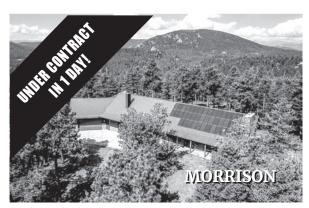
If you are thinking of selling ... we have one qualified, non-

contingent buyer for the Valley and North Ranch! Call us today!



**5 WOODFERN** 

Remodeled 2-Story with 4 Bedrooms and 4 Baths! Private Lot at End of Cul-de-sac! Newer Kitchen, Master Bath, Furnace, Deck, Windows and Blinds! Finished Basement!



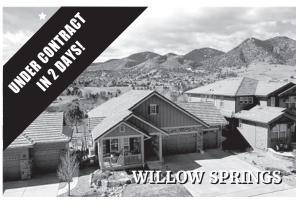
8845 S. FAIRALL ROAD



10417 WEST RED MOUNTAIN



11882 ELKHEAD RANGE ROAD



15636 RED DEER DRIVE



**7285 SHEEPHORN MOUNTAIN** 



10667 CHAUTAUGA MOUNTAIN



9 WHITE BIRCH



8 FOOTHILL ASH

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- · Coldwell Banker Chairman's Circle
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14

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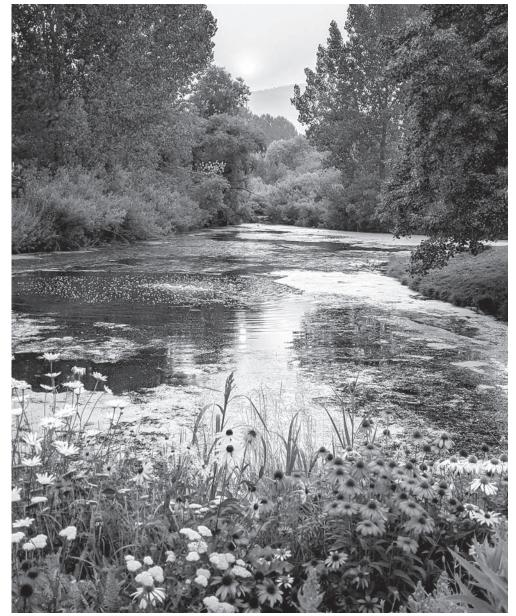
Please keep our troops and America in your thoughts and prayers.



(b) Life at Ken-Caryl August 18, 2021

#### The Wild-Life!

Resident Adriana Wiserma captures nature at its finest during a recent photo session in the Ken-Caryl Ranch Valley, including an eaglet about to take flight, and the wildflowers that adorn the landscape.









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(b) Life at Ken-Caryl August 18, 2021

#### Life at Ken-Caryl Ranch - 200 AD

By Jack C. Warner, Resident and Ken-Caryl Ranch Historical Society Member/Archaeology

It is a nice, warm evening in the extended family group seasonal camp near the outlet of Massey Draw Canyon, as the stream emerges from the foothills. This is a pleasant camp in the warmer months as shade, water, and wood for fires, tools and building shelters are close. Near the camp is an area that provides a fine lookout toward the direction of the rising sun to look for game and possible human raiders. It is also close to the site, where bison meat is processed near where the stream has cut through the hogback and enters the plains. The



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Call Elaine at 303-515-0117 or email rileyrosie1@gmail.com pleasant smell of meat roasting with sego lily bulbs and wild onion fills the air. It is being prepared in the rock filled-earth oven. The oven is about 28 inches in diameter and it was constructed and lined with rock collected nearby some days ago. Juniper wood from the nearby hills was used as the fuel to heat the rocks prior to inserting the food and covering it for the baking

"luau style". The baking takes several hours. This has been a good year for the group so far. The heavy spring snow followed by frequent rains has made the grasses grow well on the plains as well as on the foothills. The spring bison hunt was successful and foothills deer are plentiful. Nearby, a young man chips stone tools from local tool stone rock types. He is making scrapers for food

and hide processing and bifaces, which will become hunting points and knives. Nearby, four mano-grinding stones are resting for future work processing hides for cloths and shelter, plants, nuts and meat.

This scene occurred in what our modern world dates as between AD 133-323, about 1,800 years ago. This is in the time period that archaeologists in Colorado



The Massey Draw Foothills Site Excavation Team upon completion, October 2020. Left to Right: Kate Mayo-ERO, Bernie Holien-CAS, (Jim Antes, Jack Warner, Mary Antes, Lois Claggett, Marilyn Elrod), KCRHS, Kris Holien-CAS. Excavation team members not shown: Jon Hedlund-ERO, Lori Kraft-KCRHS, Scotty Martin- KCRMA, KCRHS. Photo courtesy of Jack C. Warner.





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Happy boys greet the successful hunters. Public domain artist interpretation.



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#### Historical Society (continued)

refer to as the Late Archaic to Early Ceramic transition. Ancient residents used most KCR archaeological sites during this time period.

It is often hard for us to understand the meaning of long-ago time. Around 200 AD, Romans still ruled the Mediterranean world and other parts of Europe. The Christian New Testament Canon had yet to be formed. Islam was still hundreds of

years in the future. The Classic Maya were just getting going in Mesoamerica. The largest city in all of the Americas was the now abandoned Teotihuacan, northeast of today's Mexico City. In Colorado, the Anasazi of the Four Corners area were still living in pit houses and most of the other people were hunter-gatherers living without permanent homes.

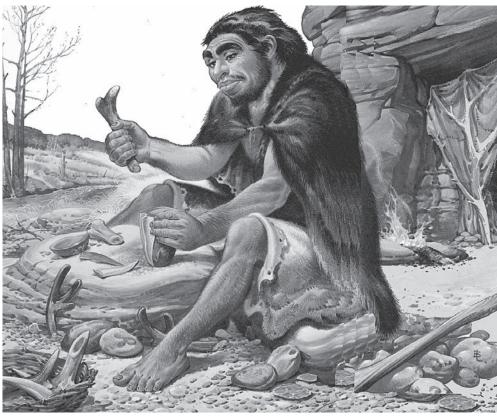
We know about this scenario because of previous artifact finds along the Massey Draw Trail by Ken-Caryl Ranch Historical Society (KCRHS) members, the KCRHS Artifact Day results, and the excavations done by KCRHS and Colorado Archaeological Society (CAS) volunteers and their contractor, ERO Resources Corporation, in October, 2020. The Ken-

Caryl Ranch Foundation provided funding. Previous archaeological digs on KCR land by the Colorado Archaeological Society and the Colorado Department of Transportation have provided a rich context of KCR prehistory.

Many enjoy living in Ken-Caryl Ranch today. The results of archaeological research on KCR indicate that ancient people did also.



Good lookout view from the Massey Draw Foothills site to the east. Photo courtesy of Jack C. Warner.



A skilled stone tool maker makes stone blades. Public domain artist interpretation.



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Using grinding stones (manos) to prepare a hide for clothing. Public domain artist interpretation.

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### LETTERS TO THE EDITOR ARE WELCOME AND ENCOURAGED from

any Ken-Caryl resident in good standing or from any elected official or political candidate. Letters should be concise — no letters over 350 words—and must be received by 5 p.m. on the published deadline date, which is typically the Monday of the week prior to the edition date, but the day can vary due to holidays. Deadline dates can be found at www.ken-carylranch.org.

At present, the method for submitting letters to the editor is by email to Allison Hefner at Allisonh@kcranch.org. A response will be sent via email when a letter or article is received. If you do not receive a response, call 303-979-1876, ext. 108, to confirm receipt.

We do not print anonymous letters. Letters must include name, address and phone number (daytime), but only the author's name and "Ken-Caryl Resident" or applicable government office will be printed in the paper. Residents may submit up to eight letters to the editor per calendar year. More than one letter per resident may be published in a single issue of the paper provided that the letters are not about the same subject. Letters will be printed on a space available basis and may be edited. Editor retains right to appropriateness and content. Letters will be published with plain text; use of all caps, italics, bold or excessive exclamation points will not be allowed.

Published letters to the editor do not necessarily reflect the views or opinions of the Master Association, its directors, officers, employees, agents, staff, *Life at Ken-Caryl* or its editor. Neither the editor nor the Master Association accepts any responsibility for the content of these letters. Writers accept full responsibility for their written word.

Email to allisonh@kcranch.org. Deadline for September 1, 2021 issue: August 23, at 5 p.m.

#### Dear Editor,

I would like to address the topic of pools in the Valley closing earlier than the Ranch House pool. There has been significant pushback on this issue and I would like to propose an all-win solution that appeases residents and also allows the district to reopen these pools. Residents have spoken and those without jobs demand that pools remain open so they can sit in a poolside chair rather than an Adirondack chair in

their professionally manicured backyard. If you're unaware, kids have returned to school, which depletes the lifeguard staffing, hence the reason two-thirds of the district pools have closed. Did you know, based on the last bond passage funds were allocated for "enhanced lifequards". If you go back and read the fine print that means robot lifeguards. Science has proven that robot lifeguards are more reliable, take fewer breaks, cost 19 percent less than teenagers, are far less entitled, and are stronger than human lifeguards because they're made of metal. The facts show that robot lifeguards can also perform other jobs simultaneously. They can ensure pool patrons keep their volume at a reasonable level so nearby residents don't hear the annoying sounds of joy and laughter. Can you imagine hearing the laughter of children splashing water around? That water is cold! If you agree that the district should finally put this bond money to use and buy robots, please voice your opinion at the next district meeting so both interested residents can begin re-using pools immediately.

Chad Spring, Resident

#### Dear Editor.

When Judy and I retired here in 2011, we had no idea of our good fortune. It was a surprise and a gift that Ken-Caryl living was so special. We were surrounded by a beautifully managed environment and wonderful neighbors. Our appreciation for Ken-Caryl has grown over the years.

The quality of Ken-Caryl living is no accident. Ken-Caryl is a self-managed HOA and we have been fortunate in the quality of our elected leadership, volunteers and staff. To quote the cliche "the proof of the pudding is in the eating," and the eating here has been gourmet quality as evidenced by the residents' 96 percent satisfaction rate in the recent survey--an

unheard-of high percentage.

We are living the American dream. My thanks to the elected leadership, volunteers and staff who have sustained and continue to sustain the specialness that is Ken-Caryl.

David Wray, Resident

#### Dear Editor,

For decades, KCR staff, contractors and volunteers have worked to control noxious and invasive weeds in our open space. The Audubon Society's Rocky Mountain habitat specialist, Jamie Weiss, says that's important, because invasive species such as mullein and Russian olives can impact wildlife. "To survive, native birds need native plants and the insects that have co-evolved with them," says the Audubon website.

Colorado passed the Noxious Weed Act in 1990 to control "alien" plants, which were introduced intentionally or accidentally. The Commissioner of Agriculture has the authority to fine offending landowners \$1000 for a violation. "It is possible that they could fine per plant/tree per day," says Jeffco's Alicia Doran; however, the Commissioner has never imposed such a fine in Jeffco.

Instead, Colorado's counties resort to local "enforcement actions" several times a year. They send two warning letters to an offending landowner, and if that doesn't work, they send staff or contractors to eradicate the noxious plants. Then, the landowner is billed for the service, plus a penalty. If the owner still fails to pay, the county tacks the fee onto the property tax or imposes a lien.

The KCRMA is in no danger of enforcement action, so long as it stays the course and works to control all listed noxious plants. The problem might arise if we decide to maintain certain invasive plants simply because we like the way

they look or because we imagine that they are better for wildlife than our native trees and shrubs. In the end, the noxious weed program is not about beauty, whether in the eye of the beholder or anywhere else. It's about the science of preserving our open space. And scientists seem to agree on the importance of noxious weed control.

John Fosholt, Resident



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You can download a contract and view deadline dates at www.ken-carylranch. org under Community & News, then Newspaper: Life at Ken-Caryl. The deadline for placement of classified advertising is 5 p.m. on the published deadline date, which is typically the Monday of the week prior to the edition date. The deadline date is sometimes early due to holiday schedules. Cost is \$.25 per word for residents or \$.75 per word for non-residents. Payment for ALL classified advertisements MUST be made in full for the duration of the ad at placement. No refunds will be made for cancellations. No custom services are available for classifieds. A maximum of 80 words will be accepted. Please call 303-979-1876 ext. 109 or email kristenp@kcranch.org for more information.

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Abby Szabo	720-745-1339	B, P, S	15	Aspen Meadows
Ben Szabo	720-413-3072 720-768-5452	L, P, S	17 15	Aspen Meadows
Maddy Szabo Cole Torgerson	720-768-5452 720-291-9022	B, P B, L, P	15 19	Aspen Meadows Legacy
Jack Torgerson	303-981-7617	В, L, Р В, Р	16	Legacy
Zane Tweedie	720-688-9440	L, P, S	15	Deerwood Vista
Aiden Tyler	720-448-7638	P, S	15	Cimarron
Catie Watkins	720-705-1656	B, P	14	Manor Ridge
Charlotte Webster	703-655-4428	B,P	16	The Spread
Judah Webster Ella Widmann	703-655-4428 720-318-7927	B,L,P,S	13 17	The Spread Territory
Ava Yaley	970-946-8955	B, P B, P	17	Carriage Hill

The Ken-Caryl Ranch Master Association has not screened or run background checks on these teens and makes no representations, guarantees or warranties on their appropriateness, fitness or ability to perform the work for which they are advertising. In addition, the Master Association has not examined any of the tools or machinery they may use to perform the work for which they are advertising and makes no representations, guarantees or warranties on the safety or soundness of the equipment or the ability of the teens to utilize the equipment in a safe and appropriate manner. It is the sole responsibility of the individuals contracting with these teens to make these determinations.



# Barn BrewHa



Saturday, Sept. 11, 1-5 p.m.

Dakota Lodge & Equestrian Center 14422 W. Ken-Caryl Ave.

Live music by KDog and the Howlers, Beer Garden, Petting Zoo, Pony Rides & Food Trucks!

Park at Bradford North and ride the shuttle. Handicap parking only at the Dakota Lodge.

Free Event! Bring your lawn chairs for best seating for the band.

A rootin', tootin' thanks to our generous event sponsors:





Rob Stewart, Agent

Support the Jeffco Action Center! Fusion Financial will give one drink ticket per adult per donation of 4 nonperishable items.



# DOGGIE DIP DAY!

Sunday September 12 10 A.M. - 1:30 P.M.

REGISTER AT WWW.KEN-CARYLRANCH.ORG

Activities include:
Fetch Competition
Diving Contest
Doggie Paddle Race

Price Per Dog: Resident: \$10 Non-Resident: \$12

Session Schedule:

11:15 a.m. - 12:15 p.m. 12:30-1:30 p.m.

30 Minutes of open swim & 30 minutes of games and activities!

All dogs must be well socialized and be fully vaccinated. Owners are responsible for cleaning up after their dog.

PRIZES WILL BE PROVIDED BY OUR GENEROUS



