

Silent Day

Christine Shiller captures the quiet, beautiful tranquility that remains following a recent snowfall in the Ken-Caryl Ranch Plains in late December.

Love life behind the lens? Consider submitting your photos to *Life at Ken-Caryl* Editor Allison Hefner at allisonh@kcranch.org for publishing consideration in an upcoming issue.

ELECTION NEWS	RANGER FIELD NOTES	STAFF SPOTLIGHT	COVENANT CLIPS	DUES NEWS
Take a Seat: Calling All 2023 MD Board Candidates!	Please Keep Your Dog on a Leash – Here’s Why...	Introducing Darci Cross, Ken-Caryl’s New Community Administrator	Holiday Lights and Seasonal Snow	Be Sure to Update Your 2023 Monthly Dues Payments to \$64!
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Fairy Tale Endings: Helping Pets Find Their Fur-ever Homes! Sponsored by CCU



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Next Step in Community Park Master Plan

The community participated in a meeting on Dec. 15 to discuss the Community Park master planning process. Nearly 300 people also provided online feedback regarding the park’s future. All this valuable information will be used to develop several concepts that will be presented back to the community on Jan. 26 from 5–7 p.m. at the Ranch House. This meeting will include an open house starting at 5 p.m., followed by a presentation at 5:45 p.m., then a continuation of the open house until 7 p.m. Come for any, or all, of the components based on your interest. If you can’t make the meeting, there will be a follow up survey, so stay tuned to the Jan. 30 e-news and the dedicated Community Park Master Plan webpage on our website at www.ken-carylranh.org, located under the *Parks & Facilities* tab. Questions? Contact District Manager Traci Wieland at traciw@kcranch.org, 303-979-1876, ext. 136.

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Community Park Master Planning Process

By Traci Wieland, District Manager

Hopefully, you have either heard about, or been involved in, the ongoing process to develop a master plan for Community Park. The first meeting was held on Dec. 15, 2022, and the next meeting will be held on Jan. 26. Both of these meetings, and the future meeting, are part of a higher-level, conceptual process to determine a roadmap for the future of Community Park.

Many people have been asking about the need for this type of a process, so I wanted to take a few moments to further explain why master plans are so important. Community Park was acquired on Dec. 31, 1991. It was subsequently planned and developed in 1992 and 1993, making this year the park’s 30th birthday. While the park has served an immense purpose for the community and neighbors over the years, there are several issues that need to be addressed. For instance, there are no basic restroom facilities, accessibility is very challenging, and there are safety issues with the competing uses. Instead of simply addressing these issues, it makes sense for the community to take a more global approach to the plan and answer several important questions. How do you use the park today, and how do you want to use the park in the future? More importantly, we need to look at how the park will serve the next generation of users, and not just our own uses today. How will your future Ken-Caryl Ranch community members use the park in the next 30 years?

Master planning processes will naturally have competing interests and differing opinions; however, our goal is to ensure that the plan will represent the greatest community benefit. Master plans are also a process, hence the reason we will be asking you to participate repeatedly over the next several weeks and months. Stay tuned to the e-news for updates or feel free to stay up-to-date via our website at www.ken-carylranh.org, under the *Parks & Facilities* tab, then click on Community Park Master Plan. If you have questions, feel free to reach out via email at traciw@kcranch.org, or by calling 303-979-1876, ext. 136.



PARKS & REC

Recycle Your Christmas Tree!

When you’re ready to take down your Christmas tree, the Parks Department is now accepting Christmas trees through Jan. 29 at Brannon Gearhart Park for mulching! Just drop your trees off, stripped of any tinsel, lights or decorations, for repurposing them into mulch.



COMMUNITY CALENDAR

January

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

Sun.	Mon.	Tues.	Wed.	Thurs.	Fri.	Sat.
15	16	17 6 p.m. MA Board Meeting	18 4:30 p.m. Covenant Control Committee Meeting	19 9:30 a.m. Babytime 10:15 a.m. Storytime	20	21
22	23	24 5 p.m. MD Board Meeting	25	26 7:30 a.m. Architectural Committee Meeting 9:30 a.m. Babytime 10:15 a.m. Storytime Community Park 5-7 p.m.	27	28

Information regarding audio and video conferencing options for public meetings will be communicated as it becomes available. See website at www.ken-carylranh.org for details.

STAFF UPDATE

Introducing Darci Cross, Ken-Caryl’s New Community Administrator

By Darci Cross, Community Administrator

Hello, my name is Darci Cross, and I’d like to introduce myself as your new Community Administrator! Ken-Caryl is very special to me, and I plan on keeping it a special place for all of you. My family moved to the Ranch in 1980. I was so fortunate to have had a wonderful childhood here. As a teenager, I worked as a lifeguard and had many different roles at the Ranch House and the Community Center. I am so happy to be coming full circle over 30 years later after retiring from my career in dentistry. I am a widow to a wonderful man. We had our second date on the Ranch House tennis courts, followed by a picnic at the park. We have two amazing adult children and our sweet granddaughter. In my role, I will oversee enforcement of covenants, manage the architectural review process, and perform various other duties. I look forward to serving you, and our community, for years to come.

Please don’t hesitate to reach out to me at darciw@kcranch.org, or at 303-979-1876, ext. 109.



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MA BOARD

Last Call! Two Master Association Board Seats Open for Election in 2023

Looking for a way to help make a difference in our community? There’s still time to throw your hat into the ring for one of the two seats currently open and on the ballot for the upcoming MA Board election in March 2023!

The Master Association Board affairs are managed by a five-member Board of Directors along with a professional staff. The MA Board meets in the evening on the first and third Tuesdays of each month. Board members also are expected to attend other meetings on an as-needed basis. Serving three-year staggered terms, a portion of the MA Board is elected each year.

Interested candidates can conveniently fill out an application online via our website at www.ken-carylranh.org, located under the *About Us* tab on the Board of Directors page. All applications are due by Jan. 26.

The Master Association will introduce the declared candidates to the community in this publication, on social media and at www.ken-carylranh.org in February.

Are you thinking about running for the Board, but you have questions or concerns? Contact Brian Yowell at briany@kcranch.org or 303-979-1876, ext. 113.

Holiday Lights and Seasonal Snow

By Darci Cross, Community Administrator

Happy New Year, Ken-Caryl!

We hope your holidays were amazing!

Let's start off this year right and stay on Santa's good list. Make sure all of your holiday decorations are taken down and put away by Feb. 1. This includes all lights on your house - bushes, clips on your gutters, etc... Thank you for keeping our community looking great!

With all the snow we've had recently, as a courtesy to your neighbors, guests, postal service workers and your favorite Amazon package carriers, please make sure the sidewalks adjacent to your home are cleaned up to keep yourself and your neighbors safe.

Just a quick reminder that Jefferson County is responsible for the snow removal on all our neighborhood streets. Our Parks and Recreation team have been working diligently to keep our facilities, parks and greenbelts cleaned up and safe.

This time of year, with the limited daylight and freezing temperatures, it can make it hard to get your exercise in. Don't forget to take advantage of all the programs and exercise classes available at the Ranch House and Community Center. For more information on Ken-Caryl's fitness programs and classes, visit <https://ken-carylranh.org> and click on the *Programs* tab, then Fitness.

Until next time, Ken-Caryl Ranch!



Take a Seat: Calling All 2023 MD Board Candidates!

It's election season in Ken-Caryl Ranch! Want to make a difference in our community? Then consider throwing your hat in to the ring for this year's upcoming Metropolitan District Board election. This year, there will be three, four-year seats available on the Metropolitan District Board. As this is a government election, all registered voters within the Ken-Caryl Ranch Metropolitan District will have the opportunity to cast their ballot. Voter registration can be found via the state of Colorado website at <https://www.sos.state.co.us/pubs/elections/>. If you are interested in running for one of the open board seats, the deadline for filing your Self Nomination and Acceptance Form with the Designated Election Official (DEO) is Feb. 24, no later than 5 p.m.

The deadline to file affidavit of intent to be a write-in candidate with the DEO is Feb. 27, no later than 5 p.m. This year's MD Board election will take place on May 2. Please stay tuned to this publication for more information to come.

How to Submit a Self-Nomination Form

All nomination forms must be acquired from and returned to the District's Designated Election Official (DEO) listed here: Sue Blair, CEO, Community Resource Services of Colorado, LLC 7995 East Prentice Avenue, Suite 103E Greenwood Village, CO 80111. Contact Sue Blair at 303-381-4977, at sblair@crsosc Colorado.com, or elections@crsosc Colorado.com.

Self-nomination forms are thoroughly reviewed by the DEO to confirm eligibility and are then confirmed with the Secretary of State. Once this is complete, an official candidate list will be published.

For questions regarding the Metropolitan District Board or upcoming election, please feel free to contact Metropolitan District Manager Traci Wieland at 303-979-1876, ext. 136, or via email at traciw@kcranch.org. For questions regarding eligibility or how to file your self-nomination form, please contact the Designated Election Official, Sue Blair, CEO, Community Resource Services of Colorado, LLC 7995 East Prentice Avenue, Suite 103E Greenwood Village, CO 80111 at (303) 381-4977, at sblair@crsosc Colorado.com, or elections@crsosc Colorado.com.



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About us

For over 20 years, the Ken Caryl Ranch Trail Club has been committed to serving our community. The Trail Club promotes stewardship, volunteerism, and community involvement.

Who we are

We are an engaged and inclusive group of 600+ neighbors—hikers, runners, cyclists, and equestrians. The Trail Club is open to all residents and we support all trail users—everyone is welcome.

What we do

We partner with Ken Caryl Ranch staff, park rangers, and committees to support HOA/MA board approved and carefully managed projects for the benefit of the community and open space. Projects and events include:

- Trail Maintenance and Volunteer Patrol
- Fire Mitigation and Invasive Weed Removal
- Adopt-A-Road, Walking & Wheeling, Tree Harvest and Christmas Tree Sale

Financial Impact

- The Trail Club reduces costs incurred by the MA, and Ken Caryl residents, by donating over 50% of the labor to maintain our trails.
- The Trail Club contributes resources that include over 1500 volunteer hours per year.
- The MA spends \$25K annually for backcountry trail maintenance - equal to less than 1/2 of 1% of the total MA budget.
- The Trail Club has saved the community over \$500,000 in labor over the last decade.

For more information and to join us, please email

KCTrailClub@gmail.com

or visit

ken-carylranh.org

3

Life at Ken-Caryl

January 18, 2023

Please Keep Your Dog on a Leash – Here’s Why....

Human and dog to dog interaction

A great deal of dog owners seem to be under the false assumption that there is nothing wrong with allowing their dogs to run off leash in on-leash areas, because their dogs are “well trained” and won’t harm anyone. These dog owners always say, “It’s ok, he’s friendly”, as if this makes their dog approaching someone uncontrolled acceptable.



Having an unleashed dog rush unwanted and uninvited into someone’s personal space, or into another dog’s space when it is restricted by a leash, is a stressful event. Dog owners who walk their dogs where off leash dogs are prohibited do so for a reason. The owner knows that their dogs aren’t good at playing off leash with other dogs. No dog owner can accurately predict 100 percent of the time how his/her dog will react when greeting another dog.

Off-leash dogs in leashed areas are a danger to other dogs, people and wildlife. Most on-leash areas are multi-use, frequented by cyclists, hikers, joggers, equestrians and small children, all of whom are in danger when dogs run uncontrolled. Off-leash dogs are also a danger to themselves. Off-leash dog owners are putting them at risk for running into nearby streets, being hit by cars, being bitten by wildlife or getting lost.

Leash Law (Courtesy of Jefferson County Animal Control)

Dogs allowed to roam the streets are not only a nuisance and dangerous to the public, but are in constant danger from cars, irate people and even other dogs. For these reasons, all dogs must be on a leash or always confined on the owner’s premises. Dogs in violation of the leash law may be detained by a citizen, turned over to Animal Control and impounded at the Foothills Animal Shelter. Impoundment and boarding fees must be paid by the owner before the dog can be released. Failure to claim an impounded dog does not relieve the owner of liability for payment of all fees. It is also the fourth rule you see when reading our rules stanchion!

Penalties (Courtesy of Jefferson County Animal Control)

In addition to impoundment fees, owners can be issued a summons for a violation of county regulation. Each violation of a regulation constitutes a separate offense. The maximum penalty for a Class II petty offense is \$1,000. Fine schedules provide for increased fines for subsequent violations during any three-year period.

Dogs that roam free, defecate wherever they may be

Dog owners that allow their dogs to run off leash are not always monitoring or watching where their dog(s) go potty. This allows dogs to defecate out in the open space, alongside trails or even right smack dab in the middle of the trail. Dog feces that are not picked up, bagged, and disposed of have detrimental consequences to public health and the environment. This does not mean you pick the feces up, bag it and leave it alongside the trail. Too many times people who will do all the hard work of picking up the feces only to leave the bag at a trailhead or alongside the trail. It needs to be carried out and placed into a trash receptacle that the Rangers have provided in high use areas. Below are facts about dog feces:

The Facts about Dog Poop (Courtesy of Jefferson County Animal Control)

- Dog Poop Doesn’t Biodegrade Like Wild Animal Poop**
Because we feed our dogs food that’s different from the food wild animals eat, dog waste does not biodegrade quickly like wild animal waste. And due to the large number of pets in suburban neighborhoods and local parks, this hardy dog waste accumulates.
- Dog Poop Contains Harmful Bacteria, Parasites**
Dog waste can contain harmful organisms like E. coli, Giardia, Salmonella, roundworms, hookworms and Cryptosporidium. These can be passed on to you or your pet and may cause health problems.
- Dog Waste Pollutes Groundwater, Water Bodies**
Bacteria in dog waste can harm water quality in creeks and rivers and alter the ecosystems of these stream corridors. Humans who come in contact with creek water can also face health hazards.
- County Ordinances Require Cleanup**
Jefferson County ordinances* make “failure to clean up dog feces in public places” a petty offense with a fine of at least \$30. Many local park districts have similar regulations and fines.
*Part 3 Regulations, Chapter 5 Animals, Section 1, D4h

Dogs chasing deer in the wintertime

You may think it is ok for your pet to chase deer in the wintertime because it is harder for them to get to the animal, which in fact is completely the opposite. Keep in mind that during the winter, deer expend large amounts of energy to stay alive. They can lose 30 percent or more of their body weight during the cold months. When big game animals are forced to run, they become exhausted and use up valuable calories they need to stay alive. In addition, many female deer are pregnant and need to conserve energy. Pet owners can be fined up to \$275 for allowing their animals to chase wildlife. Dogs observed chasing wildlife can be shot by law enforcement officers.” (“Dogs Chasing Wildlife” article, Colorado Parks & Wildlife) Please keep your dog(s) on a leash!

If you witness a loose dog chasing wildlife, you should call the local Parks & Wildlife Officer, local animal control or the Ken-Caryl Ranch Park Rangers at 303-979-1976, ext. 170.

So, the take home message is, if you are tempted to take your dog off leash in an on-leash area, don’t. Stop and consider the effect of your behavior on others who are using the area as well as wildlife.

Sledding Hill Library Decision Delayed Indefinitely

In 2022, Jefferson County Open Space considered a proposal from the Jefferson County Public Library to purchase up to six acres of the 29.6-acre Sledding Hill Park for a new south Jeffco library and associated park improvements. To seek resident input on this proposal, several community meetings were held. Thank you to everyone who participated. At this point, Jeffco Open Space has decided to delay a decision on this proposal indefinitely. Jeffco Open Space and Jeffco Public Library will provide public notification when more details are available.

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Be Sure to Update Your 2023 Monthly Dues Payments to \$64!

The Ken-Caryl Ranch Master Association Board adopted the 2023 Master Association Budget with a \$4 per month dues increase, which equates to a total of \$64 each month to cover increased operational expenses, fire mitigation efforts and perimeter fence improvements this year. Approximately \$1 of the monthly dues increase will go toward fire mitigation, including interface mowing, home assessments and woody vegetation removal. Approximately \$3 per month will go toward perimeter fence improvements.

The approved budget is posted on our website at www.ken-carylranh.org under the *About Us* tab, then Financials. Dues increased on Jan. 1. If you haven't already, you will need to set up your own automatic bill payments through your bank or SmartStreet and must update the payment amount. If you have ACH automatic payments through our system, your dues payment automatically updated. You can visit our website at www.ken-carylranh.org and click on the Pay My Dues icon to see payment options or to sign up for ACH payments.

If you have any questions or comments about the budget, contact General Manager Brian Yowell at briany@kcranch.org.



PICTURE THIS! - It's All About the Snow!

Snow at the Community Center, as seen and snapped by resident photo contributor, Greg Bettinger.



Your KC Neighborhood 2022 Sales Results...

- Prices rise to what we think may be their highest level; all areas rising by solid double digit %s.
- We also sold the fewest # of homes in each area, down by a huge % over the prior year.
- We are still in a seller's market with low inventory.
- Prices are not predicted to continue this upward trend.

2022 Year in Review - Sales

Ken-Caryl Valley Residential

Community	# of Homes Sold	Average Square Feet	Average Price per Square Foot	Average % of List/ Sold	Average Sales Price	Average Days on Market
Barrington Ridge	1	3,712	\$451	96%	\$1,675,000	11
Bradford Place	6	2,945	\$473	105%	\$1,383,333	12
Bridle Gate	1	3,264	\$401	94%	\$1,310,000	6
Carriage Hill	2	4,003	\$404	101%	\$1,612,500	7
Deer Creek	3	1,819	\$484	102%	\$874,967	37
Deerwood Vista	3	3,771	\$480	101%	\$1,796,667	13
Eagles Pointe	3	3,460	\$503	110%	\$1,740,000	21
Heirloom	8	2,576	\$425	107%	\$1,085,125	9
Legacy	3	3,127	\$394	100%	\$1,236,667	3
Manor Ridge	1	4,094	\$397	96%	\$1,625,000	51
North Ranch	6	4,023	\$447	107%	\$1,772,250	3
Retreat	4	2,277	\$450	103%	\$1,025,500	6
Shaffer Hill	0	-	-	-	-	-
Shavano	2	2,209	\$520	115%	\$1,155,000	5
Stallion Pointe	0	-	-	-	-	-
Stratford Farms	3	2,003	\$513	111%	\$1,017,000	4
The Colony	0	-	-	-	-	-
The Enclave	6	1,861	\$482	110%	\$893,167	8
Traditions	2	2,110	\$456	109%	\$962,500	5
Wynterbrooke	2	3,106	\$450	104%	\$1,397,500	3
TOTALS 2022	56	2,842	\$458	106%	\$1,284,579	10
TOTALS 2021	87	2,943	\$385	102%	\$1,127,111	7
% Change 2021 vs 2022	-36%	-3.4%	+19%	+4%	+14%	+41%

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Ken-Caryl Plains Residential

Community	# of Homes Sold	Average Square Feet	Average Price per Square Foot	Average % of List/ Sold	Average Sales Price	Average Days on Market
Aspen Meadows	3	2,227	\$342	112%	\$760,000	4
Cimarron	10	2,363	\$340	106%	\$790,280	25
Quail Ridge	5	2,189	\$363	103%	\$792,500	7
Saddlewood	4	2,010	\$396	112%	\$795,000	4
Spread	6	3,270	\$309	105%	\$997,200	16
Territory	6	1,305	\$407	100%	\$528,000	7
Village	9	2,090	\$360	105%	\$737,611	12
TOTALS 2022	43	2,222	\$357	105%	\$770,116	13
TOTALS 2021	74	2,093	\$317	105%	\$647,066	6
% Change 2021 vs 2022	-42%	+6%	+13%	0%	+19%	+107%

Ken-Caryl Plains Condos & Townhomes

Community	# of Homes Sold	Average Square Feet	Average Price per Square Foot	Average % of List/ Sold	Average Sales Price	Average Days on Market
Mountain Gate	29	1,069	\$346	103%	\$368,363	14
Settlement	11	1,586	\$312	105%	\$484,300	10
Sunset Ridge	11	1,506	\$341	103%	\$511,268	8
TOTALS 2022	51	1,275	\$338	104%	\$424,192	12
TOTALS 2021	68	1,238	\$298	103%	\$363,067	5
% Change 2021 vs 2022	-25%	+3.0%	+13%	+1%	+17%	+120%



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Blessings and Happy New Year!

- David and Diana Harder



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**Here's what our
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"We have used Dave and Diana for both selling and purchasing our Ken-Caryl Properties. They are very attentive, knowledgeable and reliable! In this challenging and ever changing real estate market you need a broker with experience that you can trust to meet your goals! We highly recommend David and Diana Harder."

- Ed & Dee MacDonald
Sellers/Buyers
in Deerwood Vista

"Dave and Diana were wonderful to work with. They were very helpful in providing advice, pre-sale, on what did and did not need to be done to prepare our home. It saved us countless hours and dollars. Dave helped us delineate a good contract from a bad one. We would definitely use them again in the future!"

- Forrest and Lori Buxton
Sellers in Legacy



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In Memoriam: Rogelio Ramon Ramos, Beloved Equestrian Center Ranch Hand

The Master Association is devastated to announce the sudden passing of beloved Equestrian Center Ranch Hand, Rogelio Ramon Ramos. Rogelio dedicated more than 16 years to the Equestrian Center, caring for the horses day in and day out. He always had a smile on his face, and his work ethic was unmatched. He cared deeply for the Equestrian Center and referred to it fondly as “his ranch.” Rogelio will be missed by all who knew him. Our thoughts and prayers go out to his family and friends.

“Rogelio was the quiet backbone of the Equestrian Center, always working hard to ensure the health and happiness of the horses,” said Amy Shaw, Ken-Caryl Ranch Equestrian Center Manager. “His family shared

that he thought of it as ‘his ranch’, the horses and people a part of his family. He was always quick with a solution, usually involving twine. I will miss his strong presence and unconditional love for this exceptional piece of our community.”

Rogelio was honored by friends and family at a celebration of life service on Jan. 13.

“The heart of our community is our people,” said Brian Yowell, Ken-Caryl Ranch General Manager. “With Rogelio’s passing, our heart aches. Rogelio was an instrumental part of making the Ken-Caryl Equestrian Center so special. Always smiling. Always hard working. Always passionate. Always friendly. Always remembered.”

PICTURE THIS! -

Birds on the Brain and in Focus

Resident Lynne Hyde snapped and shared these photos of a few fine, feathered friends who reside in Ken-Caryl Ranch, the first being a Bohemian Waxwing, rare for this far down. According to Lynne, these birds usually live way up north, but seem to have traveled down in our neck of the woods this month!



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Math Whiz “Kidz” Start Free Tutoring Service

By Allison Hefner, Editor

Ken-Caryl Ranch Valley residents Jenna Stapp and Jasmine Auld are extending their passion for math and in helping others by offering free math tutoring services for our school-aged residents. Their service, Math Tutoring 4 Kidz, aids students in need of math help for grades K-8, with subjects such as pre-algebra and geometry. The Chatfield High School juniors hope to help kids struggling with math to achieve their academic goals and strengthen their learning capabilities.

“We started our tutoring service for the benefit of the community,” said Jenna. “Jasmine and I are familiar with academic challenges and understand that building the foundation for a strong work ethic is necessary for the early years of schooling. We have succeeded in high school, maintaining an unweighted 4.0 GPA, and have gained this success through our habitual developments throughout middle school.”

The girls, who wish to help other students achieve academic success, are hoping to spread the word about their math tutoring services by helping young students, and their parents, free of charge.

“In our tutoring program, we wish to instill proper work ethics into our clients to produce students who enjoy academics and can achieve their educational goals despite the initial adversity,” said Jenna and Jasmine. “We tutor grades K-8 in math, such as pre-algebra and geometry. We are likewise willing to aid in all math subjects. Our tutoring will be entirely free of charge, as we understand that math tutoring can be costly for parents. Our main philosophy is to better students’

knowledge and learning capabilities, regardless of their background, to ensure academic success in high school and beyond.”

The 16-year-olds, who started their math tutoring service in early 2022, are hoping to not only grow their business, but to also foster the same type of enjoyment that they themselves have enjoyed with the subject with their students. According to Jenna and Jasmine, school can be intimidating to those below high school grade levels, and through their service, they wish to help build their students’ confidence in preparation for the years of schooling ahead that count toward college applications. The young women also hope to serve as a valve to relieve some of the academic pressure that many students face today.

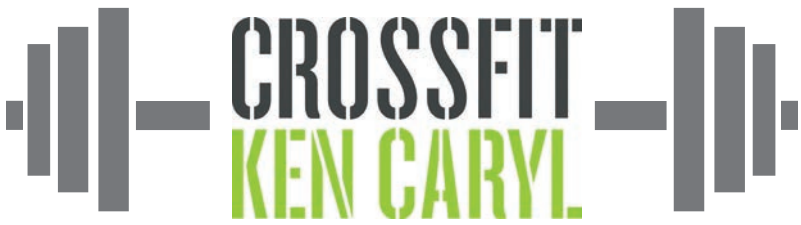
“We enjoy tutoring because math has remained our favorite subject throughout middle school and high school, and we want to promote academic honesty,” said the girls. “Often, students feel they need help in their academic abilities; therefore, they rely upon cheating. We wish to build a foundation of math and arithmetic to harness an enjoyment of the subject and not feel discouraged by academic pressure. Jasmine and I understand the anxiety correlated with academic pressure, and we wish to foster students who can thrive under such difficulty.”

These ambitious and learned young women plan to attend out-of-state colleges to pursue bachelor’s degrees, focusing their studies in the disciplines of science, technology, engineering and math, or STEM. Jasmine is interested in architecture, and Jenna plans to focus her studies on viral biology and medicine.

If you are interested in their math tutoring services, please email Jasmine and Jenna at mathtutoring4kidz@gmail.com, or text 720-261-7711.



Residents Jenna Stapp, left, and Jasmine Auld offer free math tutoring services to help students master the subject, promote a joy of learning and to achieve their academic goals.



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Kickin’ Christmas Up a Notch: Annual Community Kickball Game at the Ranch House

What a great way to burn all those Christmas calories! Instead of gathering around the Christmas tree, Ken-Caryl Ranch families gathered at the Ranch House for an annual community kickball game! Organized by resident Margret Larned, families and kids of all ages enjoyed an epic game of kickball to enjoy the spirit of the season! The recent snow on the ground added to the challenge and fun of the game, with two teams playing for top-dog honors. Team Colin won the game, beating Team Joey, 9 to 7. Regardless of the win, all players enjoyed this fun, festive game and added to their family’s annual holiday traditions!



Residents, their families and friends gathered at the Ranch House to play an epic game of kickball on Christmas, Dec. 25, 2022.



Play on players! This year’s annual kickball game, organized by residents, took place at the Ranch House soccer field.

Santa Parade Spreads Holiday Joy

In the magic of the holiday season, Ken-Caryl Residents Andy and Bre Small added a little extra joy to our community to close out the year by leading the Ken-Caryl Santa Parade on Christmas Eve! The parade route started in the Valley and rolled over to the Plains, spreading holiday joy and cheer to all residents! “Thank you to all of my neighbors who join in on the fun and made Christmas Eve in Ken-Caryl one of the most magical yet,” said Bre, resident and proud sponsor of the 2022 Santa Claus Parade.



Resident and realtor Brean (Bre) Small, pictured with Santa and the Grinch, was the proud sponsor of last year’s Santa Claus Parade in Ken-Caryl Ranch.

Trash & Recycling Information

Waste Connections is the trash and recycling service provider for Ken-Caryl Ranch. Service is included as part of the Ken-Caryl Ranch Master Association monthly residential dues. Waste Connections can be reached at 303-288-2100 or www.wcdenver.com.

Trash and Recycling Totes

Residents have the option of using their own trash and recycling containers/bags or using 96-gallon totes provided at no charge by Waste Connections. To order totes, send an email to kencarylco@wasteconnections.com, say that you want to sign up for totes, and provide your name, address, email address, and phone number. You can request both trash and recycling totes, just a trash tote, or just a recycling tote.

Holiday Trash Delays

Waste Connections observes the following holidays: New Year’s Day, Memorial Day, Fourth of July, Labor Day, Thanksgiving Day and Christmas Day, unless they fall on a weekend. If your normal pickup day falls on or after a holiday, your collection schedule will run one day late that week.

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Fairy Tale Ending

Helping our furry friends find homes.

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:



Ace (#247917)

Such a fun, energetic boy! Ace loves his walks and time in the play yard, so he will likely enjoy a more active lifestyle. He has gotten along with other dogs, although a slow introduction may help him acclimate.



Florence (#264876)

This "Chatty Cathy" has a wonderful curiosity about life. At four years old, she is still very playful, so fun toys are a must-have. Florence will most likely appreciate spaces where she can be the queen of the household and keep an eye on her kingdom.

To find out more about Florence, Ace and other deserving pets in need of good homes, visit www.FoothillsAnimalShelter.org.



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Check it out at <http://twitter.com/kenecarylbranch>

OUR COMMUNITY

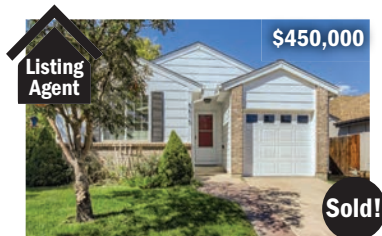
Christmas Holiday Decorations/Lights Reminder

Just a helpful reminder that December holiday lights and decorations need to be turned off, removed and put away by Feb. 1. This also includes the removal of light clips. Thank you!

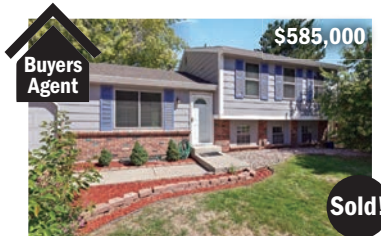


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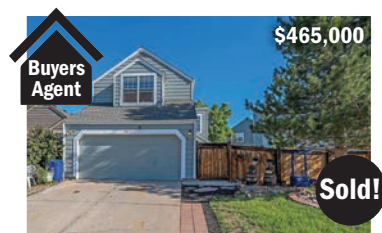
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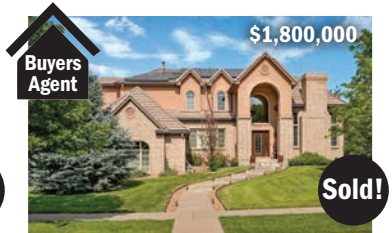
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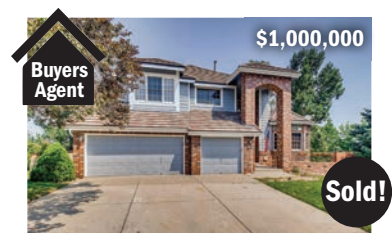
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Ken-Caryl Junior Athletes Win Big at the 2022 USA Cycling Cyclocross National Championships

By Mindi Sanders, Resident

Five Ken-Caryl junior residents earned podium placements at the 2022 USA National Cyclocross (CX) races in Hartford, Connecticut, on Dec. 9-11, 2022. Avout Racing Juniors Kira Mullins, Delaney Meegan, Tucker Platte, Kai Peterka and Avout Racing alumnae Kaya Musgrave (Bear National Team) earned either National Cyclocross Championships or medals at the cold and muddy racecourse at Riverfront Center.

Kira Mullins, who resides in the Traditions neighborhood, earned her 7th USA Cycling National Championship, riding in the Women's 15-16 age group. Kira is a high school freshman at Columbine High School. Raised in Ken-Caryl, Kira raced her first CX race at the age of 8. This fall, Kira also won the High School

Women's Varsity Mountain Biking Championship.

Delaney Meegan, who resides in Eagle's Point, won the Women's 13-14 age group race after placing 2nd last year in the 2021 Championships. Delaney, a 7th grader at D'Evelyn, is also an avid swimmer. Delaney has been racing CX since 2020.

Seventh grader Tucker Platte, who resides in the Retreat neighborhood, earned a 2nd place medal, racing in the Men's 13-14 age group. Tucker earned the Most Improved title, moving up from 32nd place in 2021.

Chatfield High School Sophomore Kai Peterka, who resides in the Traditions neighborhood, earned 3rd place in the Men's 15-16 race, another huge leap after placing 35th last year. Kai has been racing cyclocross since the age of 10.

Kaya Musgrave, who resides in the Deerwood Vista subdivision, is a Junior at Chatfield HS. Kaya rode a strong race to place 1st in the Women's 17-18 age group. An Avout Racing alumnae, Kaya won her first CX National Championship in 2015. Kaya currently rides for Bear National Team and spent this fall traveling the European cyclocross circuit.

Avout Racing also entered four teams in the USA Cycling National non-competitive Team Relay Races. Avout Racing relay teams placed 1st, 2nd and 5th out of a total of 34 teams!

Avout Racing, based in Ken-Caryl, had a total of 17 registered racers at

the USA Cycling National event. Avout Racing's motto is to get "more kids on bikes." I'd say they're also getting more kids on podiums! For more information, please visit their website at www.avouracing.com.



Avout National Champion Kira Mullins clearing a barrier in her race.



From left, Avout Racing National Champions Kira Mullins and Delaney Meegan.



The Avout Racing National Relay Teams placed 1st, 2nd and 5th in the 2022 USA National Cyclocross races in Harford, CT.

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Janet Robbins
Fitness Coordinator
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303-979-2233, ext. 185

Youth Programs
youthprograms@kcranch.org
303-979-1876



Family Dance Event!

Come get your groove on, dance the night away with your family and enjoy a light dinner at our Family Dance event on Feb. 24 from 6 – 8 p.m. at the Ranch House. Replace last sentence with: Register on our website at www.ken-caryl ranch.org and click on the Register icon, located at the top right corner of your screen.

Junior Tennis Lessons

Looking for tennis lessons for your young player? Register your child today via our website at www.ken-caryl ranch.org.

Adult Tennis Lessons

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Cardio Tennis!

Get into the game with Cardio Tennis! Here's the game plan:

- Wednesday 6 p.m., 3.5+
- Wednesday 7 p.m., 3.0 and below
- Friday 8 a.m.: level 3.5+
- Friday 9 a.m.: level 3.0 & below
- Saturday: 8 a.m. level 3.5+

Be sure to mark your calendars! Online registration opens 48 hours in advance at www.ken-caryl ranch.org.

TRX Suspension Training

TRX begins on Jan. 19 on Thursday mornings from 9:15 – 10:15 a.m. This class uses TRX - which stands for Total Body Resistance Exercise - to provide a workout using your body weight and gravity as resistance. The TRX workout will utilize/emphasize your core in every exercise to build strength, balance, coordination, flexibility and joint stability. To register, please visit our website at www.ken-caryl ranch.org and click on the Register icon, located at the top right corner of your screen.

Fitness Classes and Personal Training

Please visit our website for the most up-to-date information on classes, hours and fitness sessions at www.ken-caryl ranch.org.

Fitness Class - Chisel & Stretch

Finish your week off right with a Friday 9:15–10:05 a.m. Chisel & Stretch class! This class will provide strength and core training followed by an extended period of stretching. Come join the challenge! Register online at www.ken-caryl ranch.org.

Pre-K Nature Enrichment Programs

Have your 3-6-year-old join our nature enrichment programs offered this fall at the Dakota Lodge! Each program fosters exploration of nature and new discoveries each week with varying topics and runs from 12:10-3 p.m.

Art Ventures Spring 2023:
Thursdays, Jan. 26 – May 11
\$375/Resident, \$450/Non-Resident

Storytime at the Ranch House Moves Indoors

Please join us this winter from 10:15-10:45 a.m. in the Bradford Room at the Ranch House for Storytime and enjoy fun with our youngest residents!

Babytime at the Ranch House

Please join us with your little one for Babytime at the Ranch House from 9:30-10 a.m. in the Bradford Room at the Ranch House, followed by Storytime at 10:15 a.m. This program is designed to help the littlest minds develop and grow. Bounce, sing, rhyme and read with your baby!

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PICTURE THIS! - It's All About the Snow!

Snow's a go in the Valley, as photographed by resident photo contributor, Tom Ryan.



Winter Wildfires Increasingly Common

By Daniel Hatlestad, Ken-Caryl Firewise Committee

Across the globe, wildfires are increasing in frequency and magnitude under a warming climate. They're impacting natural resources, infrastructure and millions of people worldwide every year, as seen in Australia over the past few months. Dry places are getting drier and wildfire seasons are arriving earlier and staying longer than they used to.

At the same time, human encroachment into fire-prone areas has increased the potential for ignition, as well as the risks and damages to our communities.

In the age of the Anthropocene, interactions with post-fire landscapes are becoming normal. Which means winter wildfires have also become “the new normal.”

What About Snowfall?

At times fires will survive being buried by snow all winter and start burning again in the spring. Underground roots and stumps will smolder under the snow and erupt to the surface with the advent of warm weather. In areas with little to no rain in the fall, and the first snow of the year is a dry snow, then the controlled burns can still smolder and even spread under the snow. That's because the leaf litter buried beneath the snow is still dry enough to burn. The dry snow has enough air in it to fuel the fire, but the water content of the melted dry snow is

not enough to quench the fire. So, although heavy snowfalls can usually help extinguish winter wildfires, there are situations when snow won't help.

In recent decades the number, severity and overall size of wildfires has increased across much of the U.S. In fact, the 2018 wildfire season in California recorded the largest fire in acres burned, most destructive fire in property loss and deadliest fires in the state's history.

Firefighters refer to a new fire season staring Jan. 1 of each year and ending Dec. 31. Wildfire is year-round risk for much of the United States and firefighters now plan for, train and attack wildfires throughout the year. Wildfire season has become longer based on conditions that allow fires to start and to burn—winter snows are melting earlier, and rain is coming later in the fall. What was once a four-month fire season now lasts six to twelve months. Fires in the winter months are becoming part of the norm.

Other factors contributing to longer fire seasons include extended drought, tree mortality from pine beetles and invasive species such as cheat grass that allow fire to ignite easily and spread rapidly. Added to all this were policies that encouraged aggressive fire suppression for more than a century. These policies had the effect of allowing fuels to accumulate, leading fires to grow in size and intensity.

All these conditions are making wildfires harder to control and



allowing forests to hold fire longer. For years, agencies relied on seasonal firefighters for summer months, but now that wildfires are burning into the winter, they need to reevaluate their hiring plans. Wildland firefighting agencies also need to evaluate the way they conduct training for year-round fire, as well as how to handle the inevitable workforce fatigue, increased costs and equipment usage.

Firefighters now plan for wildfire year-round. They know that it isn't a matter of if there will be a fire, but when. They proactively pursue fuel reduction treatments like mechanical thinning and prescribed fires. When conditions are favorable, options such as these reduce the risk of catastrophic wildfires. Even in a year like this, which has been unusually wet and cool, fire managers see opportunities to prepare for wildfires. Residents who live in fire-prone areas such as Ken-Caryl must also plan and live in fire adapted communities. Defensible space, structure hardening and family plans for a possible evacuation, including pets, should be part of living in the wildland-urban interface. Nearly 90 percent of wildfires are human caused, so preventing wildfire is important.

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The Grandlore Guided Memoir Program is a series of three, 10-week courses that result in a book of your personal and family history. The first 10-week course, which runs Feb. 7-April 11, will focus on “Me and My Family,” with a different topic about that each week. The Grandlore Program goes deeper than just writing your stories; you also have the opportunity to pen your feelings, the lessons you learned, and share your advice for future generations! For more information and to register, please visit our website at www.ken-carylranh.org and click on the Register icon located at the top right corner of your screen.





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Above: Resident Judy Coon's home in the Valley was selected as this year's Ken-Caryl Christmas Lights Contest winner.

2022 Ken-Caryl Christmas Lights Contest Winner Announced!

By Brean Small Resident, Realtor

This year, I am proud to announce that the winner of the 2022 Ken-Caryl Christmas Lights Contest is resident Judy Coon of 26 Golden Eagle! For years now during the holiday season, our community has been able to enjoy the stunning light display that Judy's home features, and it is a favorite residence that makes the holiday spirit of Ken-Caryl even more magical.

The charity of Judy's choice to donate her \$1,000 grand prize money is Harmony Dance Team, founded by local Ken-Caryl resident, Abby Heasley. The team is comprised of 17 young dancers, some in wheelchairs, others with volunteer dancer assistants, and others with no disability at all. For these dancers, perfection isn't the goal – but rather, inclusion. Abby founded the Harmony team after her first daughter, Hattie, was born with a rare chromosomal disorder.

"It doesn't matter if you're in a wheelchair and not able to walk, or you're bouncing off the walls," Abby said. "We have kids truly of all abilities and we're able to adapt to each individual and just make it special for them."

Now Hattie and kids like her have a place to dance, find community, connection, and much more. Harmony has teams in Littleton, Houston and East Texas.

"These kids have fun and they're learning more than just dance," said Abby. "They're learning confidence, performance skills and how to be a part of a team. I get all kinds of reactions when we perform, but all-around is joy. These kids bring us joy."

Donations and volunteers are always welcome to further Harmony's mission to let God's light shine through their performances and spread awareness of inclusion and unity. To learn more about how you can donate to Harmony, volunteer to be a dancer assistant, or enroll a new young dancer, email Abby at Abby@HarmonyDanceTeam.com.

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Left: Resident and realtor Brean Small, right, presents resident and Harmony Dance Team founder Abby Heasley with this year's \$1,000 Christmas Lights Display grand prize. The money was donated by Judy Coon, 2022 Christmas Lights Display Contest winner, who selected Harmony as her charity of choice to receive the prize money.

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Life at Ken-Caryl

January 18, 2023

Life at Ken-Caryl Policy: Letter to the Editor

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 the published deadline date and time. Deadline dates and times can be found at www.ken-carylranh.org.

The preferred method for submitting letters to the editor is by email to Allison Hefner at allisonh@kcranch.org, but they may be mailed or hand-delivered to the Ranch House, Attn: Allison Hefner, 7676 S. Continental Divide Road, Littleton, CO 80127. 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. Letters should comply with acceptable standards for courtesy and respect.

Email to allisonh@kcranch.org.
Deadline for Feb. 1 paper is Jan. 23 at 9 a.m.

Dear Editor:

After the big snow, it was cold, and the snow was heavy and deep. That morning a neighbor high-centered her car in front of my house. Five of us working together got the car free. A big problem was solved.

This reminded me that I love living in Ken-Caryl for the shared sense of community, not just the physical environment. Ken-Caryl is a special place. We self-manage, contributing thousands of hours of volunteer service, as opposed to hiring a management company whose first priority is to be profitable. Our first goal is to continue to make Ken-Caryl the special place it is for everyone.

Be grateful to live here in Ken-Caryl and don't be bashful about letting people know.

David Wray, Resident

Dear Editor:

For those new to KC or these pages you are now reading, I need to point out that there is a very small, but very loud group that uses the LTTE section of this paper (and board meetings) to push an agenda. You'll see the same few names, over and over saying how dangerous our trails are because of "aggressive" mountain biking, oh but of course, loving mountain biking and wanting to "learn to co-exist with each other". Or how eagles are in peril. Or about racing on our trails. Or that our trails are "super-highways". Or how the "majority favor conservation" over trail development. And the latest grave concern, a "fragmented trail system". You'll see the argument wriggling like a worm after a rainfall.

I'm a 13+ year resident of KCV and avid trail user. I have logged countless hours on all of our trails. On average, I am on the trails 5 or 6 days a week, sometimes multiple times a day. I also read these pages regularly and have attended many board meetings. I have never seen any of this small contingency out enjoying our trails and gathering first-hand experience. That's not to say they don't use the trails, but you'd think I'd have a run in or two.

As for the varying and shifting concerns of the "multi-generational",

let's put some real-world perspective on those items (due to word limitations, this will come in 2 parts) ...

Aggressive mountain biking... As stated, countless hours on our trails. I've never had an encounter with a mountain biker I would describe as "aggressive". Sure, I've had some close calls with opposing traffic, always followed by an extensive sorry and buoyant convo about our rides. Mostly though, I hear the bell approaching me (bell use for safety is predominant in KCV). In fact, the only time in KCV I experienced "aggression" on our trails was from an angry hiker who felt it his place to get in my face just for being on my bike on a trail...

....to be continued in next edition of *Life at Ken-Caryl*.

Sean Flynn, Resident

Dear Editor:

This is a letter to our MA Board: The most recent Ken-Caryl resident survey reflects that 52 percent of our residents support a conservation area. Our beautiful community has a wonderful trail system. Now it is time for the MA Board to honor our residents wishes and conserve the last untouched area, "wildcat". Thank you very much.

Heidi Werth, Resident

Dear Editor:

Residents who have written letters to conserve our open space have shown considerable courage. They've been criticized, have been labeled as whiners, and often called out by name. Community awareness is growing. The 2021 KCR Survey response of 52% for a Conservation Area, (Safe Zone), is encouraging. The purpose is safety for individuals and families and habitat rejuvenation. These letters are vitally important.

- * Conservation-minded residents have no vested interests.
- * Many have lived here for some time. (Check the 2013 KCR Directory)
- * Most are female or senior citizens. They're individuals and not a group.
- * I've been falsely labeled as the leader, but I do not belong to any KCR organization.
- * Why does so much criticism come

from the parents affiliated with the Avout Mountain Bike Racing Inspired Juniors organization?

- * Avout is an outside organization with the privilege of using our trails.
- * Avout is a non-profit, but money is still changing hands.

I admire the program and the mission, although there are other children and families who would like to use the open space to hike in peace and safety. Why won't the mountain biking community cooperate and compromise with support for an adequate safe zone, conservation area south of Massey Draw? In seven of the 16 letters that were submitted in 2021 and 2022, I recommended a conservation area, which would be reserved for hiker, runner and equestrian use exclusively, with no mountain biking permitted here. The area would not be shut down for trail use. The bikers would still have about two-thirds of other foothills open space to ride.

I wrote a protest letter to the Open Space Committee for what I feel was a considerable misrepresentation of my statements in the minutes of the October 2022 meeting. In my opinion, this committee has been out of sync with half of this community for many years, and I am not alone. According to scientific literature, the stacked loop system is desired by 'thrill sports': ATV users, mountain bikers, etc. It's not conducive to preserving wildlife habitat. Please, stop supporting the stacked loop system.

Jim Fodor, Resident

Dear Editor:

The Wildcat Ridge trail is a proposed extension to the existing Docmann Trail that runs above the Lockheed Martin building at the south end of the Valley. The Trails Club is advocating for the construction of this new trail, but as a homeowner, I am concerned about the allocation of HOA fees towards a project that will only be used by a small portion of the community.

According to a Docmann Trail usage summary, prepared by the Ken-Caryl Rangers in 2019/2020, on average,

continued on page 18

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19 residents used this trail per day, with mountain bikers making up 92.7 percent, and hikers, 7.3 percent, this is a small fraction of the total number of residents in Ken-Caryl.

The environmental studies and construction costs for the Docmann Trail were approximately \$80,000, and it is believed that a similar amount would be needed to build the new Wildcat Ridge Trail. As every Ken-Caryl household pays to build and maintain these trails through their HOA fees, my concern is about spending money on a project that will only benefit a small portion of the community and will have a lasting, negative impact on our open space/environment.

It is important to carefully consider the costs and benefits of this proposed new trail development, including the impact on the environment, and the ongoing long-term maintenance costs, and we need to ask ourselves, could this money be better spent on behalf of the whole community?

Homeowners who are concerned about the allocation of HOA fees towards the Wildcat Ridge Trail

should make their voices heard by participating in the upcoming MA Board Election and voting for candidates that will look after the interests of the whole community and not just the vocal few. It is also important to remember that the MA Board exists to serve the community, and it is up to the community to ensure that members of the MA Board are looking after the interests of the broader community.

Note: At the time of letter submission no more recent trail usage summary statistics were received.

Doug Gray, Resident

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LIFE AT KEN-CARYL CLASSIFIED ADVERTISING is provided as a service to residents and businesses. All ads will be reviewed by the editor. Any person placing an ad deemed unsuitable or which may not be in the best interest of residents will be contacted and money refunded.

You can download a contract and view deadline dates at www.ken-carylranh.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. 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

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Life at Ken-Caryl is a private newspaper published every other week by the Ken-Caryl Ranch Master Association. OUR PURPOSE is to bring timely information to the residents of Ken-Caryl Ranch. 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 whole. Deadline dates are published at www.ken-carylranh.org under the *Community & News*, then *Newspaper & e-News* tabs.

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Contact information for the Master Association and Metropolitan District Board members and staff is available at www.ken-carylranh.org under the *About Us* tab.

made for cancellations. No custom services are available for classifieds. A maximum of 80 words will be accepted. Please call 303-979-1876, ext. 117 or email samm@kcranch.org for more information.

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Life at Ken-Caryl

January 18, 2023

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◆ TEEN SERVICES

This listing includes Ken-Caryl teens who babysit, mow lawns, house or pet sit, or shovel snow. To be included on the list, teens should email their name, number, age, neighborhood and list of services offered to Allison Hefner at AllisonH@kcranch.org or call 303-979-1876, ext. 108.

Services: (B) Babysitting; (L) Lawn care; (P) Pet or house sitting; (S) Snow shoveling				
Name	Phone	Services	Age	Neighborhood
Olivia Anderson	303-902-5026	B, P, S	15	Aspen Meadows
Jade Atkinson	720-616-0063	B	17	Aspen Meadows
Hutch Barber	303-249-0468	P	14	Legacy
William Barrs	202-253-8227	L, P, S	11	Retreat
Colette Bennett	720-415-0311	P	16	North Ranch
Piper Blarr	720-255-6877	B, P	16	Colony
Aliza Bochner	720-880-8336	B, P	17	North Ranch
Eva Bochner	720-899-0033	B, P	16	North Ranch
Mariel Bochner	319-338-4414	B, P	13	North Ranch
Abby Burton	720-616-1333	B, P	16	Aspen Meadows
Alice Cuttitta	303-517-8864	B, P	13	Deer Creek
Hope Cuttitta	720-404-0282	B, P	18	Deer Creek
Ella Daugherty	303-591-2004	B, P	16	Legacy
Quinn Daugherty	303-591-2004	B, P	15	Legacy
Razi Daugherty	303-591-2004	B, P	12	Legacy
Presley Davis	720-487-8778	B, P	13	Sunset Ridge
Megan Ellis	720-290-2033	B, P, S	14	Heirloom
Jack Famariss	720-434-7033	B, P	14	North Ranch
Ryan Flint	303-517-3749	L,P,S	15	Retreat
Caleb Flint	303-517-3749	L,P,S	12	Retreat
Grant Foster	720-345-3120	L, S	17	Aspen Meadows
Kyla Fouts	303-668-0581	B, L, P, S	13	Mountain Gate
Lauren Fox	720-273-4077	B	12	North Ranch
Eva Gallant	303-517-8864	B, P	15	Deer Creek
Georgia Gilmore	720-210-4177	B	16	Heirloom
Connor Glitzer	303-489-3932	L, S	16	The Village
Maria Gonzalez	720-224-3612	B, P, S	12	Cimmaron
Kyra Goudzwaard	720-552-0175	B, P	15	Barrington Ridge
Cameron Guider	303-868-7198	B,P	14	Aspen Meadows
Will Guider	303-868-7198	L,P,S	14	Aspen Meadows
Kara Hammond	720-979-4069	B, P	13	Carriage Hill
Aubrienne Hansen	720-822-5512	P	13	Stallion Pointe.
Keegan Hardesty	720-484-9557	B, L, P, S	15	Cimarron
Mac Hardesty	720-672-1225	L, P, S	13	Cimarron
Gailyn Harrigan	720-390-2770	B, L, P, S	13	Colony
Michael Hefner	303-359-9052	P, L	12	The Spread
Reed Hershey	720-828-3245	B, L, P	12	North Ranch
JJ Heupel	720-372-9476	B, L, P, S	16	Enclave /Traditions
Natalie Himmel	720-788-3419	B, P	15	Eagles Pointe
Kellen Hodges	720-496-6113	B, L, P, S	17	Saddlewood
Maddox Hodges	720-472-2003	B, L, P, S	14	Saddlewood
Reece Hodges	303-667-2606	L, P, S	12	Saddlewood
Gunnar Holmes	720-505-6764	L, S	15	Carriage Hill
Amelia Hopping	720-626-7750	B, P, S, L	14	North Ranch
Erin Hurley	720-600-8261	B, P, S	12	Aspen Meadows
Lukas Jamtgaard	303-763-0250	P	18	Mountain Gate
Afton Jones	720-705-9797	B	16	Manor Ridge
Salome Kekelia	801-201-1183	B	13	Territory
Eva Kiebler	303-478-6050	B, P	15	Cimarron
Sierra King	720-582-3334	L	14	Heirloom
Kellen Lay	720-629-5566	L, S	12	Wynterbrooke
Andrew Lerudis	720-691-3985	L, P, S	15	Village
Daniel Lobelo	720-203-2912	L, P, S	14	Deerwood Vista
Shea McCaughey	720-774-7499	B, P	13	Cimmaron
Riley McGatlin	703-244-8558	B, L, P, S	14	Legacy
Rileigh Rose McMahon	720-375-3352	B, P	13	Stallion Pointe
Nathan McAnally	303-358-1993	L, P, S	12	Retreat
Charlotte Miller	303-882-4415	B, P	16	Manor Ridge
Janey Millstone	720-668-1029	B, P	15	North Ranch
Sydney Millstone	720-471-3245	B, P, L	15	North Ranch
Hannah Mote	720-305-8757	B, P	14	Stallion Pointe
Kellan Nash	720-630-5764	L, P, S	13	Retreat
Catherine Newsom	303-325-5232	B, P	17	Legacy
Samara Pirozzi	720-818-2203	B, P	16	Traditions
Lillian Pool	720-985-1667	B, P	16	Bradford Place
Alec Prinzi	303-810-3221	B, L, P, S	12	Shaffer Hill
Nathan Rector	720-506-5616	S, L	12	Sunset Ridge
Joshua Reisinger	303-587-0927	L, P, S	16	Eagles Pointe
Alessandra Roberts	720-394-3910	B, P, S	13	Village
Paulina Roberts	720-394-3910	B, P, S	12	Village
Griffin Ruszkowski	303-960-9883	L, P, S	13	Stallion Pointe
Jake Ruszkowski	720-607-2809	B, L, P, S	17	Stallion Pointe
Sebastian Ruszkowski	720-766-9843	L, P, S	15	Stallion Pointe
Libby Sauer	303-506-9752	B, P	12	North Ranch
Nicholas Schuster	720-990-7465	B, P	18	Heirloom
Liam Schuster	720-480-0691	B, P	13	Heirloom
Aly Secondo	720-625-9910	B, P	12	Cimarron
Ava Secondo	303-883-2592	B, P	15	Cimarron
Anna Smith	567-217-1248	B	16	North Ranch
Cameron Sternberg	303-949-3691	P	12	Aspen Meadows
Wesley Sternberg	303-949-3691	P	14	Aspen Meadows
Lachlan Stevens	720-742-0086	B, L, P, S	14	Bradford Place
Seumas Stevens	720-210-6065	B, L, P, S	14	Bradford Place
Maddy Szabo	720-768-5452	B	16	Aspen Meadows
Jack Torgerson	303-981-7617	B, P	16	Legacy
Aiden Tyler	720-448-7638	P, S	15	Cimarron
Catie Watkins	720-705-1656	B, P	14	Manor Ridge
Judah Webster	703-655-4428	B,L,P,S	15	The Spread
Wyatt Webster	703-655-4428	B,L,P,S	13	The Spread
Ava Yaley	970-946-8955	B, P	15	Carriage Hill
Cole Yaley	970-946-7649	B, P, S	13	Carriage Hill
Liam Young	720-883-3616	L, S, P	12	North Ranch

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\$875,881
AVG SOLD
PRICE
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103.72%
AVG SOLD
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RATIO



13
AVG DAYS
ON MARKET

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