

### **Perfect Timing**

Resident Dean Insalaco perfectly timed this photo of the sun setting over the Ken-Caryl Valley, which depicts the warm sun almost being cradled by the cold, frosty foothills.

Love life behind the lens? Consider submitting your photos for publishing in print and on our social media platforms. Email Life at Ken-Caryl Editor Allison Hefner at allisonh@kcranch.org.



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### Meet Your 2022 MA Board Candidates

The 2022 MA Board Election is in full swing! This year's election began Feb. 9 and closes March 1 at 5 p.m. Ballots have been emailed to residents with email addresses on file, or a postcard for those without an email address was mailed out



on or around Feb. 9. You can also vote in-person at the Ranch House. To vote in person, please remember to bring a valid photo ID. To learn more about this year's five candidates who are running for the MA Board, please turn to page 8. Additional information about the election and candidate profiles are also posted on our website at www.ken-carylranch.org.

Printed on Recycled Paper Caryl Ranch Master Association 5/0 Ken-Caryl Ranch Misster Association 7676 South Continental Divide Road Littleton, CO 80127 www.ken-carylranch.org A covenant protected community.



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### • COMMUNITY CALENDAR

### An Open Letter to the KCR Community

John Huggins, Metropolitan District Board President

Having served on the Metropolitan District Board for the past 3 3/4 years, it has been my pleasure to participate in the restoration of professional management and fiscal solvency to the organization. Prior to four years ago, we were in a financial position of having to borrow from the Master

Association annually to meet our operational budgetary needs between tax dollar infusions and we had no capital or operational reserves.

I am happy to report that we are in a very different financial position today, with a year-ending reserve position of over \$3 million dollars (on an annual budget of \$6.2M). This is due to your Board and staff making very responsible budgetary decisions, cutting waste, implementing a cost recovery model that utilizes fees to partially offset costs, and staff implementing efficiencies at all levels internally.

We are now entering a period of aggressive long-term planning to put your tax dollars to work for the community. Your Board put in place a 2022 budget with just under one million in capital improvements, just for the upcoming calendar year. We have projects in our 10-Year Capital Improvement Plan that will exhaust current reserves and future revenue in year eight or nine. Expressed differently, we have bigger plans for the community than current and future revenue projections will accommodate. In the simplest terms, we will need either additional revenue or less aggressive plans. You, the community, will decide these issues at a future date. Everything we are currently doing as a Board, including all "use fees", tie into this aggressive 10-Year Capital Plan.

Our cost recovery can take one of two approaches: it can be targeted, or indiscriminate. By that, I mean, taxes can be raised across the board and everyone pays regardless of whether they derive direct, or indirect benefit. The alternative, which better satisfies my sense of fairness, is we keep taxes across the board as low as possible and supplement the need for additional revenue with a "pay only if you derive direct benefit" approach, which we currently have implemented, i.e., tennis fees, rec center fees, aquatic fees, etc.

The District will have a record four open positions in the upcoming elections this May. I hope the community of KCR will elect people of high moral character who have the business acumen to sustain and improve the current fiscal health and sound management of our current staff.

by checking out the recorded session

carylranch.org under the About Us tab on the Board of Directors page.

Questions about the election?

Contact Victoria DeSair at victoriad@

posted to our website at www.ken-

### • MA BOARD ELECTION

### Master Association Board Election in Full Swing!

Virtually meet your 2022 MA Board candidates! Five residents submitted applications for two open seats on the Master Association Board, and you can now see their candidate profiles online at www.ken-carylranch.org under the *About Us* tab on the Board of Directors page.

The Ken-Caryl Ranch Master
Association Board election began Feb.
9 and runs through March 1 at 5 p.m.
Here's how the election works:

- Residents and businesses with an email address in our accounting system should have received an email from kcr@ivotehoa.com on Feb. 9 with voting instructions.
- Those residents and businesses without an email in the system were mailed a postcard on or after Feb. 9.
- There is one ballot per household or business. If you own multiple properties, or are a business, you will only vote once, but your vote will be weighted.
- The election will be done online, but paper ballots will be available at the Ranch House Monday through Thursday from 9 a.m. to 4 p.m. for those residents who do not wish to vote online. You will need a photo ID to vote with a paper ballot.
- There are two open positions for the Board, so you will vote for two candidates. The candidate receiving the highest number of votes will fill the three-year term and the candidate receiving the second highest number of votes will fill the two-year term.

Did you miss the MA Board Candidate Forum earlier this month? Then be sure to hear what the candidates had to say, including having the opportunity to directly address resident questions,

2



### **February**

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

Sun.	Mon.	Tues.	Wed.	Thurs.	Fri.	Sat.
13	14	6 p.m. MA Board Meeting	4:30 p.m. Covenant Control Committee	10:15 a.m. Storytime	18	19
20	Presidents' Day Admin Offices Closed	6 p.m. MD Board Meeting	7 p.m. Wildfire Pre- paredness Meeting Zoom	7:30 a.m. Architectural Committee Meeting 10:15 a.m. Storytime	Virtual Family Dance 6 p.m. *Virtual Zoom Competition	26
27	28					

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.





### GERRY BAUER

### FOR KCR MA BOARD

Values maintaining resources and amenities in the Plains and Valley

Wants to protect our legacy of natural beauty and visual aesthetics

Believes in inclusive balanced government without special interest

Practices Fiscally responsible transparent management

Supports using survey results and resident input for community decisions

Supports community harmony with balanced committee appointments

**Gerry Bauer** has been an active member of the Open Space Committee for the past 2 years. He participates in decision making, asks questions, and prepares for each meeting in a regular and thorough manner.

Bauer served on the Board of Delta Dental Service Corp, a non profit for many years. He was involved in various committees and served as Vice Chair and then Chair. Those years provided significant experience in the management of people, agendas, budgets, planning, and finance. Gerry is versed in analyzing spread sheets, P and L statements, budget line item documents, and estimates of cost.

Gerry started and continuously operated a successful business of his own. It required wearing the hats of accountant, manager, purchasing agent, employer, boss, income producer, and confidant of employees and clients. The business required actively listening to clients and employees. His 32 years of business and its success qualifies him to help administer the ongoing decisions, budgets, and planning for KCMA and the community.

### Community and Civic Organizations:

3

Member of KC Open Space Committee the past two Years

Member of Trout unlimited with numerous volunteer hours for clean water initiatives

Volunteer fly tier for Trout Unlimited at various shows and locations

Volunteer member, Vice Chair (two years) and Chair (three years) of large
non-profit dental insurance company, Delta Dental.

Volunteer educator for Jefferson County Outdoor Lab Volunteer care giver for Colorado Mission of Mercy

Volunteer pro bono care giver for Kids in Need of Dentistry for 32 years

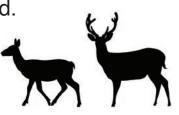
### Hobbies:

Skiing Hiking Photography Fly fishing Fly tying

Vote Now at www.ken-carylranch.org Voting closes on March 1, 2022

Use the Voting card sent to you by email or postcard.







VOTE FOR A VOICE FOR CHANGE

### Take a Seat: Calling All 2022 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 four seats available on the MD Board, two for a one-year term and two for a three-year term. Each registered voter may vote for four candidates. As this is a government election, all registered voters that live in the District may vote, meaning that all registered voters living in your household will have the opportunity to cast their ballot.

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. 25, no later than 5 p.m. The deadline to file an affidavit of intent to be a write-in candidate with the DEO is Feb. 28, no later than 5 p.m. This year's MD Board election will take place on May 3. 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 below.

Sue Blair, CEO, Community Resource Services of Colorado, LLC 7995 East Prentice Avenue, Suite 103E Greenwood Village, CO 80111 (303) 381-4977 - Direct sblair@crsofcolorado.com or elections@crsosfcolorado.com

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

#### **Term Information**

- Every position on the 2022 ballot is open to anyone who would like (or is eligible) to run, including existing appointed Board members.
- The Self Nomination and Acceptance Form will contain two checkboxes, which will require nomination for either the one-year term commencing in May 2022 and ending in May 2023, or the threeyear term commencing in May 2022 and ending in May 2025.
- Any person can select either option; for example, there will be two appointees' current seats that will be open for a one-year term. Neither of the appointees are obligated to run for that seat. They could choose to run for one of the three-year seats instead.
- The District will have a contested election if it receives more than two nominations for either or both seats. If the District does not receive at least two nominations for either seat, then after the election, there will be a vacancy in the seats that did not get enough nominations, and the Board can appoint to fill the position(s).
- Filling partial terms of office does not count toward term limits, regardless of whether the person was appointed or elected to fill the

partial term. If an appointed Board member chooses to run for the one-year term (filling of a partial term), that will not "count" toward his/her term limits. Accordingly, he/she would be eligible to run in 2023-2027 and again in 2027-2031. However, if the appointee chooses to run for the three-year term from 2022-2025, then that **would count** as his/her first full term, and he/she would only be eligible to run again from 2025-2029.

For questions regarding the MD Board or upcoming election, please feel free to contact Metro 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 selfnomination form, please contact KenCaryl's Designated Election Official Sue Blair at 303-381-4977, or via email at sblair@crsofcolorado.com.

### • COVENANT CLIPS

### Spring and Sub-Associations

By Brian Yowell, Community Administrator

Spring is right around the corner, and with the change of seasons comes an entire new set of opportunities and responsibilities.

This is a time where we see what havoc the winter has brought to our trees and bushes, landscaping, fences, paint and siding, and so on.

This year, special attention will be focused on fences, trees/bushes, and landscaping to both ensure

that all are in tip-top shape and are not in violation of any of the Ken-Caryl Ranch Master Association rules and regulations, and to ensure that potential fire hazards (or wildfire fuels) are addressed where appropriate and cleaned up in an effort to make our community as safe as possible – and as attractive as possible.

With that said, I've also been getting a good number of inquiries regarding properties located in some of our sub-associations. The Enclave, Manor Ridge, Mountain Gate I, II, and III, The North Ranch, Office Park, The Settlement and Sunset Ridge are all sub-associations of the Ken-Caryl Ranch Master Association.

Although these neighborhoods are managed by sub-associations, they are all required to, at a minimum, uphold all rules and regulations of the Ken-Caryl Ranch Master Association, and abide by the Articles of Incorporation and Bylaws, the Master Declaration of Covenants, Conditions and Restrictions, and any other governing documents for Ken-Caryl Ranch.

What this means, generally, is that sub-associations can be more restrictive in their rules and regulations than the Master Association Rules and Regulations, but they cannot be less restrictive than them. This is to provide the entire Ken-Caryl Ranch community with a baseline of the rules and regulations put in place to protect property values, aesthetics of the community and the enjoyment of Ken-Caryl Ranch.

This includes businesses located in Ken-Caryl Ranch – both those located in the Ken-Caryl Ranch Office Park, as well as those located in the Ken-Caryl Ranch Master Association. As always, I'm here for any questions, complaints, compliments, or inquiries regarding any property located in Ken-Caryl Ranch. Additionally, I wanted to provide the contact information for each sub-association should you have any direct questions, see anything out of compliance, or have inquiries of those sub-associations. Again, I'm happy to field all questions and concerns, regardless of neighborhood or sub-association, and look very much forward to a continued partnership with the entire community in 2022.

Together we will continue to ensure that Ken-Caryl Ranch remains an amazing, beautiful place to live, work and play!



Hammersmith Management, Inc. 303-980-0700
Email: ClientServices@
eHammersmith.com

### MANOR RIDGE

MSI, LLC Litha Spies 720-974-4224 Email: Lspies@msihoa.com

### **MOUNTAIN GATE**

C/O KC & Associates, LLC Kevin Christensen 303-933-6279 Email: kevin.christensen@kchoa.com

### MOUNTAIN GATE II

C/O Allen Associates, Inc. Shawna Allen: 303-779-0789 Email: shawna@allenassociatesinc.com

### MOUNTAIN GATE III

C/O KC & Associates, LLC Kevin Christensen 303-933-6279 Email: kevin.christensen@kchoa.com

### THE NORTH RANCH

MSI, LLC Brenda Tate 720-974-4231 Email: btate@msihoa.com

### OFFICE PARK ASSOCIATION

C/O KC & Associates, LLC Kathy Christensen 303-933-6279 Email: kathy@kchoa.com Samuel Marquez Email: samuel.marquez@kchoa.com

### THE SETTLEMENT

C/O 5150 Community Management
Denise Haas
720-961-5150
Email: denise@5150cm.com
www.5150communitymanagement.com

### SUNSET RIDGE

Western States Property Services Randy Watt 303-745-2220 Email: randy@wsps.net www.sunsetridgetownhouse.com

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

Follow Ken-Caryl Ranch on Twitter: http://twitter.com/kencarylranch





### Trail Closures for Muddy Conditions

− By Liam Cullinane, Natural Resources Specialist/ Park Ranaer

Use of muddy trails has recently become a concern of many land management agencies. Extended use of muddy trails can lead to erosion, and users can create additional trail widening by going around muddy sections. Because of this, community leaders directed the KCRMA Rangers to develop a trail closure policy for times when trails are muddy enough to cause damage to the trail tread.

Throughout the winter and shoulder seasons, the ranger staff evaluates and closes trails when they are determined to be too muddy for sustainable use. The area of the open space that is currently monitored for muddy conditions is the lower Cougar/Bluebird/Colorow Trail area. This area was determined, in conjunction with the Open Space Committee, to be sensitive to erosion, and receives high trail use throughout the year.

#### **Trail Closure Site Details:**

- Cougar Trail entrance from Valley Parkway – the gate entrance to the Cougar Trail is locked and a temporary sign is posted notifying users that the trail is closed for muddy conditions.
- Cougar Trail/Bluebird Trail
   intersection a chain gate blocks
   either the Cougar Trail or Bluebird
   Trail (depending on which area is
   closed) and a sign notifies users that
   the trail is closed.
- Colorow Trail/Massey Draw Trail intersection – a chain gate and sign are located approximately 30 feet from the Massey Draw intersection. The sign notifies users that the trail is closed.
- Golden Banner Trail/Cougar Trail A
   permanent post and sign cautions
   trail users that access to lower trails
   may be cut off during muddy trail
   closures.

### The Ranger Staff uses the following trail closure protocol when evaluating the area:

- Staff checks the area between 12 3 p.m. every day. During this time, maximum thawing will occur, and muddy conditions are at their peak.
- Staff examines the trail tread to determine if it shows signs of muddy conditions. Standing water and melting snow with exposed trail surfaces are a few of the signs examined.
- 3. Staff determines whether the trail tread can be navigated without damage to the trail. Trail traffic signs and slide marks from other users, and boot marks from the ranger walking the trail are some signs that are analyzed.
- 4. To close the trail area, the above indicators must represent over 50%



of the designated area.

If the area is to be closed, staff updates the Ken-Caryl Ranch website and Facebook page accordingly.

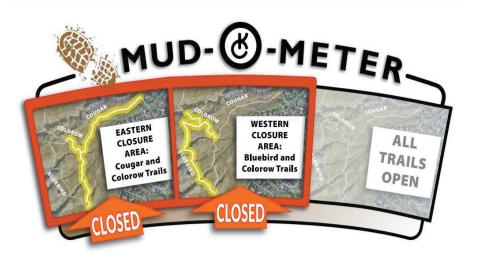
Evaluations of the closed trail area occur daily to determine if the area can be reopened. If the trail adequately dries out and the closure is lifted, the rangers remove all barricades and signs, so trail use in the area can resume, and the Ken-Caryl Ranch website and Facebook page are updated.

Ranger staff regularly patrol the closed areas to make sure users are not recreating in these areas during the closure. If a user is found recreating in a closed section, they can be issued a contact notice for violating Rule #3 in the Ken-Caryl Ranch Open Space and Park Use Rules ("...use or occupancy of parks and open space during such lands are administratively closed to use is prohibited").

While the lower Cougar/Bluebird/ Colorow Trail area is currently the only part of the open space that has muddy trail closures, please follow these winter trail use tips on all open space trails to minimize your impact:

- Avoid muddy trails: ruts and hoofprints damage the trail and must be repaired.
- If you leave tracks, turn back:
   If you're leaving tracks, then the trail is too wet. Please turn around and come back when conditions are drier. Horses are particularly damaging to wet trails.
- Wait 48: It is good practice to wait 48 hours after any significant rainfall, or after snow has melted.
- If you find yourself in mud unexpectedly, go through it: Do not go off-trail to avoid the mud. This widens the trail, kills vegetation and increases erosion.

Winter is a great time to get out and recreate in the open space, but before you do, please make sure you check the Ken-Caryl Ranch website and Facebook page for up-to-date information on closures, and always follow signs and postings when out on the trails! If you have any questions about muddy trail closures or closure areas, please call the KCRMA Park Rangers at 303-979-1876, ext. 170.



### Ken-Caryl's Special Events Survey Says...

Well, actually, you tell us! We'd love to hear from you! Tell us what special community events you would like to take residence in Ken-Caryl Ranch! Our Special Events Survey gives you the opportunity to tell us what other events you and every member of your household would enjoy to help live life to the fullest in our vibrant and bustling community.

To participate in our survey, please visit our website at www.ken-carylranch.org now through Feb. 28 to make your voice heard!

### • SPECIAL EVENTS

### Donate Blood, Save a Life!

February celebrates National Heart Health Month, so there's no better time to "love thy neighbor" and donate blood at the next Vitalant Blood Drive, Wednesday, April 20 from 9 a.m. - 1:30 p.m. The Vitalant Blood Mobile will be parked at the Ranch House for residents to easily make donations. Spots fill up quickly, so be sure to schedule your appointment by calling 877-258-4825, or schedule online at https://donors.vitalant.org/.



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at 303-515-0117 or email rileyrosie1@gmail.com



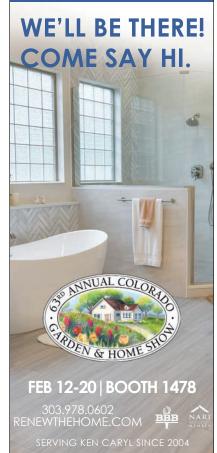
### No Holiday Trash Delay on Presidents Day!

Please be advised that there will not be a trash delay on Presidents Day, Monday, Feb. 21. Residents are advised to put out their trash and recycling to be picked up by Waste Connections according to their normal pick-up schedules.





# GARDEN & HOME SHOW





21-year KCR resident!



Vice President of MA Board, 2001-2008!



42 years as attorney, including 18 years in-house with two national banks, specializing in commercial law, real estate and litigation!



#1 Priority: Preserving and increasing the value of our neighborhood's infrastructure and beautiful amenities!

VOTE FOR JONATHAN BRAUN
FOR KEN-CARYL RANCH MASTER ASSOCIATION BOARD



### Ken-Caryl Firewise Wildfire Community Education Meeting, Feb. 23

Prepare your family and home for wildfire with mitigation to reduce risks. Wildfire threatens all of Ken-Caryl Ranch and we must be ready for immediate evacuation. On Wednesday, Feb. 23 at 7 p.m., the Ken-Caryl Firewise Committee will hold a Wildfire Community Education Zoom meeting featuring representatives from Firewise, West Metro Fire Rescue, Jefferson County Sheriff's Office, Jefferson County Commissioners and Ken-Caryl Open Space. Topics include: CodeRED and evacuations, preparing for wildfire, an update from the Jeffco Wildfire Commission, mitigation and evacuation preparedness information, a presentation from the Ken-Caryl Open Space Committee, Equestrian Center evacuation and mitigation plans and a resident Q&A session. More details and Zoom link available on our website at www.ken-carylranch.org under the

Resident Resources tab on the Firewise

Resources page.

# Make a Splash with the Ken-Caryl Lighting Swim Club!

The Ken-Caryl Lightning Swim Club is one of the most successful (and fun!) competitive recreational summer swim teams in the Denver area. We strive to promote the love of swimming in Ken-Caryl youth, and have been a part of this community for over 30 years. Celebrating eight consecutive seasons as League Champions of the South Jeffco Swim League, we are excited for another great season in 2022!

Please join us for our Parent Information Sessions to learn more about our team!

- New Parent Information Session: Monday, Feb. 28 at 7 p.m.
- Returning Parent Information
   Session: Tuesday, March 1 at 7 p.m.
   Both meetings will be held via
   Zoom. Log in information will be
   posted to our website at www.
   kcswimclub.com prior to the sessions.

The Ken-Caryl Lightning Swim Club is open to both KC residents and non-residents, ages 5 to 18. This is not a learn-to-swim program. New swimmers must be able to swim 25 meters (one length of the pool) successfully and will be assessed for team readiness by our coaching staff at swim clinics held in April and May at the Lilly Gulch swimming pool. Team membership is limited to ensure safety, full participation - and fun! Ken-Caryl Lightning is a volunteer-run swim team and parent participation is a requirement.

For more information, please visit our website at www.KCSwimClub.com.

### 2021 Ken-Caryl Christmas Lights Winner Announced

Huge congratulations go to Ken-Caryl Resident Luke Pospisil and his family, who reside on Red Cloud Peak, for being last year's Grand Prize Winner of the 2021 Ken-Caryl Christmas Lights Contest! The \$1,000 Grand Prize goes to the charity of Luke's choice, The Buddy Center of the Dumb Friends League, which is a full-service shelter offering adoptions, pet admissions, lost-and-found services and humane education opportunities for the public.

Thank you to everyone who entered and voted, and stay tuned next holiday season for another opportunity to spread holiday cheer throughout our amazing community, have fun - and win! The 2021 contest was hosted by Brean Small and REMAX Professionals and Adam and Stephanie Duran.

### 2022 Ken-Caryl Ranch Foundation Scholarship Reminder

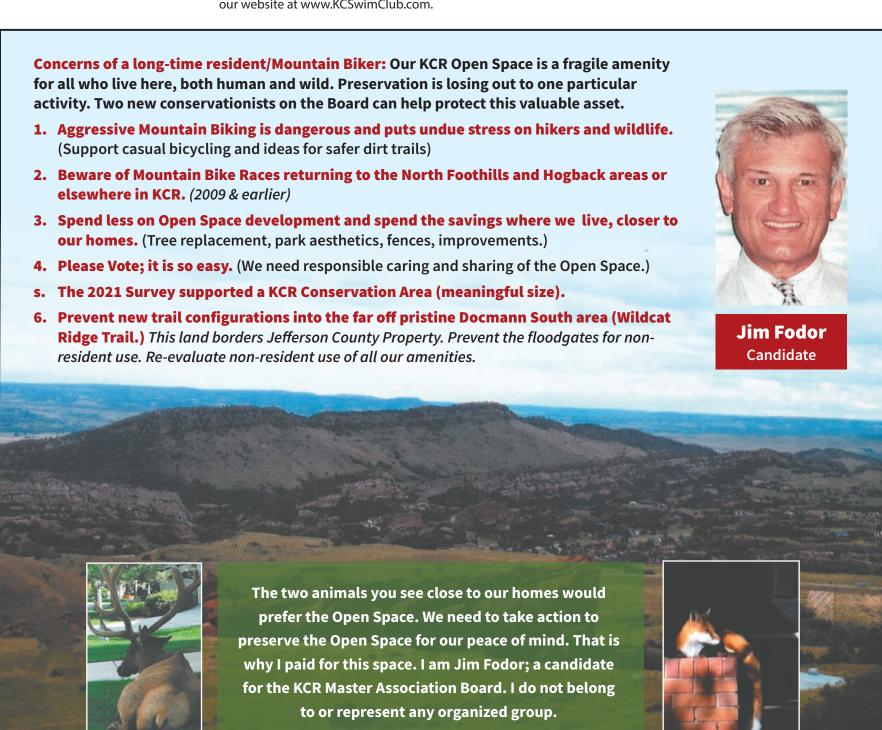
The Ken-Caryl Ranch Foundation is soliciting scholarship applications from Ken-Caryl residents in their senior year of high school. This year, one scholarship will be awarded for \$1,000 to help defray the costs of higher education. Applications must be turned in to the Ranch House by Friday, March 4 at 5 p.m. \*Please note: the Ranch House is closed on Friday; however, applications will still be accepted on March 4 until 5 p.m. via the secure lock box at the Ranch House

For eligibility requirements, or to download a scholarship form, visit www.kencarylranchfoundation.org.

### • MA ANNUAL MEETING

### Master Association Annual Meeting, March 1

The Annual Meeting of the Ken-Caryl Ranch Master Association is scheduled for Tuesday, March 1 at 7 p.m. via Zoom. The online meeting information and agenda will be posted at www.ken-carylranch.org prior to the meeting. Proxies for Annual Meeting quorum purposes will be part of the online Master Association Board election. When you go online to vote, you will be able to submit your proxy at the same time. If you choose not to vote in the election, an online proxy form will also be available separately. The proxy does not grant your voting privileges to anyone. If you have any questions about the Annual Meeting, contact Master Association Executive Director Victoria DeSair at victoriad@kcranch.org, or 303-979-1876, ext. 122.



6 & Life at Ken-Caryl February 16, 2022



### TEAM HARDER Brokers/Owner, G.R.I.

# DDHARDER Properties David and Diana Harder





2012-2021

#1 Sales Team In SW Jeffco 1993-2021 • #1 Sales Team in Ken-Caryl Ranch 1996-2021 • #1 Sales Team In Closed Sales In SW Jeffco 1993-2021



**View ALL Current Listings at DDHarder Properties.com** 

### **Just Listed!**

### 28 MESA OAK - \$939,900

Beautiful, Remodeled Home with
Park-like Yard and Large Two-Tiered
Deck! Mountain Views! 4 Bedrooms,
3 Baths. Vaulted Living Room, Large
Updated Kitchen with Granite & Stainless
Steel Appliances. Newer Anderson
Windows with Custom Coverings. Finished
Basement with Kitchenette. Laundry, Full
Bath and Bedroom/Study all on the Main
Floor! Large Storage Room with Workshop. Gorgeous Vaulted Master Suite.
Concrete Tile Roof. One Block from
Heirloom Park!





### Here's what our clients are saying!

"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 was always available when we needed him and kept in close touch throughout the year's wait to sell. During the actual selling phase, he spent many hours helping us delineate a good contract from a bad one. His experience and knowledge were of great benefit to us. We would highly recommend the Harder team to anyone getting ready to sell and would definitely use them again in the future."

> -Forrest and Lori Buxton Sellers in Legacy



15 SUMMIT ASH - \$1,275,000



15636 RED DEER DRIVE

"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



5 WOODFERN - \$829,900



10 MOUNTAIN HIGH



10417 WEST RED MOUNTAIN

Sold by 5 Catamount Lane • 8 White Birch • 11709 Elkhead Range Rd. • 6 Meadow Rose Lane
the Harders 9 White Birch • 11 Wild Turkey • 9 Paonia • 11722 Hornsilver • 11886 Elkhead Range Rd.

- · Living & Specializing in Ken-Caryl Ranch
- 50+ Years Combined Experience
- #1 Ken-Caryl Resident Marketing Team (1996-2020)
- Over 2500 Households Served

- 80% Repeat Referral Business
- Top 1% City and Nationwide for Closed Sales!
- Re/Max Chairman's Club, Hall of Fame
- Re/Max #1 Sales Team KC Office 2005-2010
- Coldwell Banker Chairman's Circle
- GMAC Broker Hall of Fame Club, GMAC President's Elite
- Relocation Approved Ask for us by name!

Team Sponsors of Ken-Caryl Little League 1999-2021 Let's Play Ball and Have Fun!

7

Call Us Today! 303-875-3837
24 Hour Voicemail 303-972-1212

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



€ Life at Ken-Caryl February 16, 2022

### Meet Your 2022 MA Board Candidates



Doug Barkema Email: dougbarkema@yahoo.com Phone: 720-459-5040 Community Area: Valley

**Resident Since: 2014** 

**Occupation:** Professional Experience: Senior Executive - Attorney - General Counsel / Chief Compliance Officer / Corporate Secretary (2014 to present), Lead lawyer and business leader (2008 to 2014), in-house lawyer and lead business unit lawyer (2006 to 2008), commercial litigator (2003 to 2006), financial analyst/credit analyst/ accountant (1998 to 2001). Education: Juris Doctor, University of Iowa College of Law, with high distinction, Order of the Coif (2003); Master of Arts in Theological Studies, Bethel Seminary, Suma Cum Laude (2014), Bachelor of Science - Finance, Iowa State University, with honors and distinction (1998)

### Community and/or Civic Organizations:

- The Retreat Association Board of Directors (Secretary) (2022), Advisor to the Board (2020-2021)
- FCA Endurance Advisory Board (2012-2015), Huddle Leader (2009-2015), Volunteer (2009 to Present)
- Believers on Mountain Bikes Leader and Volunteer (2015 to Present)
- Foothills Recreation Volunteer Flag Football Coach (2016 - 2019)
- Ken-Caryl Trail Club Volunteer (2014 to Present), Open Space Maintenance Zone Leader (2021 to Present)
- Ken-Caryl Volunteer Patroller (2017 to Present)
- Waterstone Community Church Small Group Leader (2017 - 2019)
- Denver Christian School Volunteer (2014 to Present)
- Presbyterian Homes, Bloomington, MN – visit residents to provide pastoral care, engage in conversations with residents, assist residents to and from chapel service, lead chapel service (2013-2014)
- Race Director Move for Micah 5k Fun Run (October 2012)

Current and Past Volunteer for Various Organizations includes Habitat for Humanity, Food Bank of the Rockies, Bowl for Kids Sake, United Way, and Lawyer Mentor

Hobbies: Running (trail and road especially with my dog Woody), Cycling (Mountain Biking, road biking, and gravel biking), Swimming, Snowboarding, Motorcycles, Triathlon, Reading, Home Improvement Projects, Offroad/Overlanding Vehicle Projects, Theological Studies, Dog Training.

### Why have you declared your candidacy for the Board of Directors?

First, I have a passion for the Ken-Caryl Community. When we were looking for a home to relocate to from Minnesota nearly eight years ago, we wanted a place where I could swim, bike and run as close to my house as possible, but also a place that had a strong sense of community. A friend recommended Ken-Caryl, which checked the box for proximity to my activities, but we were really captured by the spirit of the community. From the first visit, it was obvious that this is a strong community where the residents truly care for one another. And, we continue to see that every day; whether looking out for one another, or rallying together on the recent fire scares, or supporting our neighbors to the north. We were truly blessed to find Ken-Caryl. I would like to serve on the MA Board of Directors to not only keep this community great, but to help advance it into the future.

Second, I believe my rational, and logical approach to life and my skills and background will provide value to the Board of Directors and our community. My general approach to life is - love thy neighbor. That means listening to the community, taking in information, and making fair decisions based on facts, community interest, and applicable rules, guidance and precedent. It also means helping my neighbors where I can - lending a tool, helping with a project, teaching someone how to fix a bike, cleaning up the neighborhood, or using my talents to serve on the Board.

Finally, I want to protect the amazing assets and amenities we have in Ken-Caryl - from the Community Center to the Ranch House to our hard surface paths and open spaces – and make sure they are well positioned for future generations.

### What skills or qualifications do you bring as assets to the KCRMA Board of Directors?

My skills as an executive, attorney, volunteer and neighbor include, listening, logical and critical thinking, project management, contract negotiations, strategic planning, crisis management, business development, communication strategist and leader, legal interpretation and guidance, governance oversight, compliance professional, leader and mentor, connector and relationship builder and neighbor willing to lend out tools or provide help. All of these skills are important to listening to the community and serving the interests of the community. Additionally, my skills will help ensure continued fiscal responsibility of the Master Association and ensure the Master Association follows its governing documents.

### On which committee(s) do you wish to serve as a liaison? Why?

I am willing to serve as the liaison to any of [Ken-Caryl's] committees. All of these committees play an important role for Ken-Carvl Ranch. One of the committees I've interacted with a bit over the years is the Architectural Committee. My skills as a lawyer would serve that committee well as that committee often has to read the rules and regulations and apply those to the specific facts presented to the committee. That is what I do as a lawyer all the time - read and interpret rules and regulations and apply them to the facts while looking at past decisions. Thus, I think my background would fit well with the Architectural Committee.

For the same reasons, I think my background would also be valuable for the Covenant Committee. As the Corporate Secretary and Advisor to the Board of a large food ingredient company, thoroughly understanding and interpreting the governing operating documents is critical. It is a part of my job that I love. The purpose

of the Covenant Committee is, "To uphold the governing documents of the Ken-Caryl Ranch Master Association and to ensure enforcement in a fair and timely manner." As such, I think my background and skills would be valuable to the Covenant Committee.

Finally, I joined the Trail Club when we moved here to give back and help preserve and maintain the trails we run, hike, and bike on and I've continued to volunteer - helping to maintain our open space, clean up our community and to patrol our open space. As such, I would be happy to continue my involvement with the open space by serving as the liaison to the Open Space Committee. Ultimately, however, I would be willing to serve as a liaison to any committee that needs a liaison.

# What do you see as the major issues facing the KCR community over the next three years, and how would you deal with those issues as a Board member?

Perhaps the number one issue will be welcoming and incorporating new residents into the Ken-Caryl Community over the next three years - assuming the NADG Development continues. I know that the MA does not vote on NADG inclusion into Ken-Caryl. That is the MD. However, the MA manages the association and community and how we welcome and incorporate those new neighbors into our community. This will be an important issue, including ensuring our amenities (pools, tennis courts, open space, etc.) don't become like a Vail Resorts lift line on a weekend. We need to show any new resident the values and spirit that makes this community great.

Second, safety (personal and property) is an important issue and topic. Top of mind for our community is Firewise, and dangers from wildfires. Ensuring our community is educated about the danger of wildfires and has the resources to evacuate is an important topic. I help manage crises as part of my day job, including when a hurricane hit Puerto Rico, a tropical storm hit one of our plants in Florida, Louisiana, or Texas, a major food recall, and other crises. A key to managing any crisis is proper planning up front. Planning up front then helps keep everyone calm when a crisis hits. Additionally, protecting our community from crime, vandalism, traffic and keeping our community safe is an important issue that must be a focus for the KCR community. A key element is to make sure we are watching out for one another.

Other important topics include aging infrastructure and budget management. My background and skills will help me serve the community to address these issues over the next three years.

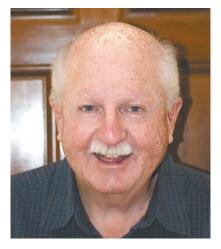
### What is your vision for the future of Ken-Caryl Ranch?

My vision for the future of Ken-Caryl Ranch is that Ken-Caryl Ranch is a community that is sought after. To some degree my family and I "lucked" into Ken-Caryl because the friend that I asked "where would you live if you essentially wanted to be a triathlete from your house, i.e. swim, bike and run out your garage door" directed us to Ken-Caryl. Ken-Caryl has remained somewhat of a secret gem in the Denver Metropolitan / Foothills area. I want Ken-Caryl to continue to be that secret gem that when people discover it, they are "wowed" like we were. We couldn't have ended up in a better place because of the tight knit

community, the amenities Ken-Caryl offers, like our Community Center, Equestrian Center and one-of-a-kind open space. My vision for the future of Ken-Caryl is we invest to ensure future generations have the same feeling that we have today - the community is connected, our neighbors feel safe, and our amenities and infrastructure are sustainable for future generations. The company I work for is leading the way in the space we operate for re-generative agriculture. One of the purposes of re-generative agriculture is to strengthen the soil ecosystem and help ag producers improve their farms' productivity and profitability. Similarly, I want to see the Ken-Caryl community strengthen as a community, but also provide the amenities and opportunities that future homeowners desire and ensure such amenities are sustainable for future generations.

### What is your philosophy toward Ken-Caryl Ranch amenities and spending money on those amenities?

When we moved to Ken-Caryl from Minnesota, we moved here for the strong sense of community and because of the amenities such as the community pools and open space. We use the amenities that Ken-Caryl offers every single day - whether that is our hard surface paths and trails to walk, hike, or run with our dogs (Woody and Titus), or the pool to relax and enjoy some summer rays. Besides the strong sense of community, our amenities are our strongest assets. With that said, we have to spend money wisely and responsibly. In order to ensure we sustain our community for future generations, we are going to have to spend money on our amenities and enlist our community to volunteer to help maintain our community, which many of our clubs do today. Every association should maintain a reserve, and not fall back on simply increasing dues to cover expenses. In its simplest form, the duties of an association board are to (1) maintain the elements of the community; (2) ensure compliance with the governing documents; and (3) manage the finances of the community in a prudent manner.



**Gerry Bauer** 

**Email:** ctchnlego@aol.com **Phone:** Candidate chose not to publish

Community Area: Valley
Resident Since: 1988
Occupation: Retired Dentist
Community and/or Civic

**Organizations:** KC Open Space Committee for the past two years.

Volunteer member, Vice Chair and Chair of a large non-profit, Delta Dental of Colorado

Volunteer for Trout Unlimited for multiple clean water projects

Volunteer fly tier for TU at various shows and locations

Volunteer educator for Outdoor Lab, Jefferson County Schools.

32-year Volunteer for Kids in Need of

Dentistry providing pro bono care Volunteer for Colorado Mission of Mercy providing free dental care for those in need.

Hobbies: Skiing, Hiking, Photography- Wildlife and landscapes mostly, Fly fishing passion, Fly tying passion

### Why have you declared your candidacy for the Board of Directors?

Having served on the Open Space Committee the past two years, I feel I have basic knowledge of the organizational system of Ken-Caryl government. I am not affiliated with large clubs or organizations in KC, and therefore feel I have a unique position that allows me to be an independent thinker without pressure to make decisions that might be influenced by any of the those organizations. My experience with the OSC has taught me that there are multiple diverging philosophies concerning the management of the open space. I believe that all voices are important and the government should listen to those voices. Inclusion is important. I believe that I have the ability to listen

and make decisions based on the important concept of what is the best for the majority of the citizens and their opinions.

I think I can bring a fresh voice to the Board that is wanted. In the past 12 years, we have had a board that has leaned in a direction that I don't believe a majority of citizens always support. I see a division as I have listened to the opinions on issues that come to the Open Space Committee. I believe that our citizens fall into three groups on many issues. About 20-25% for, about 20-25% against and about 50-60% that are silent or uninformed about issues. Our surveys seem to confirm this observation. I want to try to be a voice for the citizens that are often not heard. I believe I can do this by being a centrist and not have the pressure of lobby interest from either divergent group before decisions are made. I want to listen, research, analyze and then process information to vote in the best interest of the entire community.

What skills or qualifications do you bring as assets to the KCRMA Board of Directors?

I have been an active member of the Open Space Committee for the past two years. I have not missed a single meeting. I participate in decision making, ask questions, and prepare for each meeting in a regular and thorough manner. I come prepared having read documents provided and do research for matters at hand. As stated, I served on the Board of Delta Dental Service Corp, a nonprofit, for many years. I was involved in various committees and served as Vice Chair and then Chair. Those years provided significant experience in the management of people, agendas, budgets, planning and finance. I am versed in analyzing spread sheets, P and L statements, budget line item documents and estimates of cost. This company had budgets that exceeded the dollar amounts of the KCRMA budget. I started, and continuously operated, a successful business of my own. It required wearing the hats of accountant, manager, purchasing agent, employer, boss, income producer, and confidant of employees and clients. The business required actively listening to clients and employees. I became adept at the skill. I believe 32 years of business and its success qualifies me to help administer the ongoing decisions,

### On which committee(s) do you wish to serve as a liaison? Why?

the community.

budgets, and planning for KCRMA and

My first choice would definitely be as liaison to the Open Space Committee. It is an obvious choice as I have served on this committee for the past two years. I am familiar with the format of the meetings, the general needs of agendas, and the issues that have been studied and decided. I know the present members and understand their positions on multiple subjects. I would be an excellent, seamless liaison to this committee. I would be a reliable, accurate reporter of OSC business back to the MA. The second choice would be the Community Planning Committee. Many, but not all, of the issues in front of the CPC have cross over with the OSC. I think my experience at the OSC would be valuable in bringing back CPC issues and discussions to the MA.

### What do you see as the major issues facing the KCR community over the next three years, and how would you deal with those issues as a **Board member?**

Recent fire events on KC property and a catastrophic fire event in Boulder County should reinforce the real danger our community faces from ongoing and significant fires. The first issue I want to emphasize is fire mitigation on two fronts. First, the open space itself, and second, individual homeowner properties.

We have been a part of the Firewise organization since 2016 and committee members will admit that traction for their efforts is difficult. As a community, we need to change that. We should establish a community culture that recognizes the risks of fire are not going to go away and we need to do better to minimize the risks. Because of recent events, I think the community is more ready to listen and act than ever before. It is important that we encourage the education and actions that can save homes should (and when) another fire erupts. The MA should be leaders to support citizens' understanding of what is necessary around their own homes to mitigate risks. The MA must insist on compliance with the plans, studies and documents already in place including

the Fuels Assessment and Forrest Stewardship documents for the open

Inclusion: Our recent surveys have again established we have divides in our community. I would like the community input we have gathered in the surveys to be a framework used to make decisions on a regular basis. Valuable opinion in these documents has often been ignored or forgotten in the heat of the moment when passions rise discussing projects and policy. We need to continuously do an improved iob to understand one another and find ways to compromise. Let's redouble our efforts to find common ground, fairness and understanding to all viewpoints.

### What is your vision for the future of **Ken-Caryl Ranch?**

The future will be even more complex than the past. We need to recognize the challenges that are coming. The new developments will put a stress on the open space resources. No doubt there will be many decisions made that we are already thinking about and several we do not yet anticipate. We must be inclusive to all residents and their views. I think it is important to establish policies that comply with the majority of resident views and avoid allowing any group or individual(s) to exert undue influence over any aspect of our community. We live in a special place that is the envy of many. We must be ever vigilant to remember the stewardship responsibility we have to keep the gift of these lands and amenities special. I hope the future shows that our neighborhoods, open space, and community culture will be recognizable to our grandchildren and beyond. We can improve the divisions we seem to have by listening and respecting one another's view points. Every person deserves a vote as we find our future paths.

It is said that not all things that count can be counted. We must be respectful of the ecosystem that surrounds us. Keeping the ecosystem healthy in all respects is paramount in having the beauty, diversity and enjoyment we have now and into the future. This is a large part of why we live here and the difference between our community and many other metropolitan communities in the area. We have something special here that is our responsibility to maintain and protect. We can have conservation areas and still enjoy and recreate in other places with thoughtful respect to all ecosystem components, yet not irreversibly damage any component.

### What is your philosophy toward **Ken-Caryl Ranch amenities and** spending money on those amenities?

I have consistently been a fiscal conservative my entire life. I believe in repair and maintain until the cost to benefit ratio indicates the need to replace. We should be respectful of the citizens' money that is paid in dues for the operation of the MA and in taxes for the operation of the MD. Budgets are an important aspect of the MA BOD responsibilities. I am in favor of listening to all citizens at budget time to understand how they want their dollars spent on non-fixed expenditures. Fixed expenditures should be regularly reviewed to ensure the citizens are getting the most value for their dues and taxes.

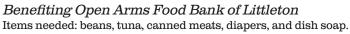
The amenities we enjoy need to be protected to the greatest rational extent from damage from vandals, fires, misuse, non-resident use, or neglect. Our amenities belong to all the citizens.

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February 16, 2022



2nd Annual Food Drive

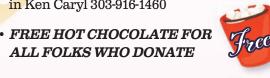




• Saturday, Feb 19th from 10am-3pm 2505 W Alamo Ave, Littleton Drive thru and Drop off

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Life at Ken-Caryl

Regular maintenance is important, but the citizens should have significant input on what can and will be replaced, altered, changed, or eliminated. After all, it is the citizens that own the amenities. We should always listen to the ultimate stakeholders, the citizens. Those that are most affected should always have a voice.

We need to continue to fund reserve accounts to pay for long-term projects that will consistently be needed or wanted. A "power account" of reserved funds can save money when unexpected expenditures may occur.



**Jonathan Braun** Email: jonathanbraun53@gmail.com Phone: 720-333-2650 **Community Area:** Valley **Resident Since: 2000 Occupation:** Attorney **Community and/or Civic** Organizations: Vice President, Ken-Caryl Ranch MA, 2001-2008 Member, KCR Open Space

National Ethics Hearing Officer, United States TaeKwondo Association Volunteer, Denver Legal Aid Volunteer, Historicorp Volunteer, Colorado Parks and

Committee

Attorney, for the United States Small Business Administration, for Colorado, Wyoming and New Mexico (retired) Hobbies: Hiking, biking, skiing,

TaeKwondo; dabble in guitar and violin

### Why have you declared your candidacy for the Board of Directors?

As a 21-year resident of KCR, I have enjoyed the unparalleled beauty and uniqueness of the Ranch for many years. I had the good fortune to be actively involved in community activities for seven years as Vice-President of the MA Board from 2001 to 2008, but stepped down from that service in 2008 because of my competing responsibilities with work and raising our young children. In the years since that time, I continued to enjoy our neighborhood and its wonderful amenities, but missed being an active part of the administration of our neighborhood. Now that I am retired and my wife and I are "empty nesters", I have more time to contribute to the community, and would be honored to be given another chance to do so. KCR is one-of-a-kind, and I would be grateful for another opportunity to be a part of its continued preservation and improvement.

### What skills or qualifications do you bring as assets to the KCRMA Board of Directors?

I gleaned a wealth of knowledge of Ken-Caryl's assets and operations during my prior seven years on the Board. I would also bring 42 years of experience as a commercial trial attorney, bank counsel and public servant (as attorney for the United States Small Business Administration) to dealing with the Ranch's operations and issues. I have advised management and

worked well in committees for large corporations, and have also run small law firms and advised small businesses in most all areas of operations. As an attorney who has dealt with a panoply of legal controversies over the years, I know that all issues have many sides and opinions, and firmly believe that the process of reaching the best resolution requires keeping an open mind to all of them.

### On which committee(s) do you wish to serve as a liaison? Why?

I would be willing to be a liaison wherever is needed, since I value our neighborhood and believe that all of the committees are integral to its preservation and improvement. In particular, I believe that our open space is our most valuable asset, and see the Open Space and Covenant Committees as being on the forefront of maintaining open space integrity.

### What do you see as the major issues facing the KCR community over the next three years, and how would you deal with those issues as a **Board member?**

Major Issues: Preservation of open space; maintenance and upgrading of infrastructure (when needed); conservative budget management. How to deal with them: I believe that it is important to utilize experts and to give credence to their knowledge. I know that Sean Warren has been with the Ranch a long time, and I respect his opinions. When I previously was on the Board, Chris Pacetti provided invaluable guidance on Ranch matters, and I'm sure the current staff has the knowledge and experience to assist with all Board decisions. I believe that a Board of reasonable and thoughtful members has the capacity to consider the information provided in study sessions and otherwise, to discuss alternatives and reach a consensus on solutions that best benefit its community. I also recognize that the Board represents a large and diverse constituency, and that public input on important initiatives is vital to continuing cohesiveness.

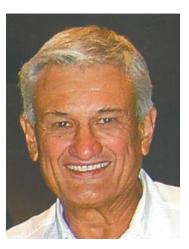
### What is your vision for the future of **Ken-Caryl Ranch?**

As the Denver metro area expands, KCR will continue to grow in value as a special community. Since being

highlighted in its nascence years ago in National Geographic, Ken-Caryl has stood out because of its unique beauty, amenities and infrastructure. My "vision" would be to follow the work of predecessor management, by striving to continue to preserve KCR as a model community for those who love Colorado's beauty and climate.

### What is your philosophy toward Ken-Caryl Ranch amenities and spending money on those amenities?

As previously stated, I strongly believe that our amenities are what makes KCR the premier place to live in the Denver area. I understand that spending money to preserve and improve those amenities is needed. I advocate a conservative approach to that spending, but absolutely am willing to vote for spending when it is appropriate. Relying on experts for advice on making improvements and when repairs are needed is vital; getting competitive bidding to ensure that money is being well-spent is basic.



**James Fodor** Email: Candidate chose not to publish

Phone: 303-903-5572 Community Area: Valley Resident Since: 1983-1991 and 1995 to Present

Occupation: Retired Dentist, private practice, and Navy Supply Officer, USPHS Dentist 26 years active duty

**Community and/or Civic Organizations:** Honorary Life Member of the American Dental Association, the CDA and the MDDS

Disabled American Veterans, Commanders Club, Silver Leader Military Officers Association of America (Life Member)

Clinical Assistant Professor, Colorado School of Dentistry (3 years) KIND (Kids in Need of Dentistry)

Volunteer Provider

AMSUS (Active Duty Member) Board Member, Subdivision, Architectural Chairperson American Correctional Health

Services Association. (On my own time I developed a

**Dental Assistant Vocational Training** program which was certified by the Department of Labor and was used nationwide by the Federal Government.)

**Hobbies:** Sports were always the focal point of my spare time, but while serving in the Navy, with lots of traveling, it stimulated my interest in foreign countries and history. Navy travel didn't always take you to tourist areas. You also witnessed poverty, neglect, pollution and environmental degradation. It gives one an appreciation for nature and stimulates a dedication to environmental preservation and goals. Preserving nature in KCR is so important. Life is full of opportunities and fun. High School: primarily varsity football and basketball. Intramural tennis and golf runnerup. In college, I took an extra gym course in boxing and really became hooked on it. While on active duty in the Uniformed Services: continued to pursue boxing as a hobby, became a short distance runner (2 to 3 miles), trained in two disciplines of Martial Arts (one was a job requirement); also enjoyed Basketball, Hiking, Biking, Weight Training, Running, and Downhill Skiing. While stationed in the Caribbean (Aruba 3 years), played lots of tennis, chess, table tennis and enjoy snorkeling to this day.

### Why have you declared your candidacy for the Board of Directors?

There is so much to be grateful for as residents of Ken-Caryl Ranch. This is truly a beautiful place with so many dedicated people willing to volunteer. What I feel we have in common is to preserve the history, the amenities, the property values, the environment and the aesthetics of this community. I am proud to be a resident here. Like so many others, I would like to give back to our community. My initial



 Life at Ken-Caryl February 16, 2022 10

background as a US Navy Supply Officer for seven years and a degree in Management and Economics can be applied for effective and equitable oversight of the budget. Also, there is my lifelong concern about worldwide deterioration and destruction of our global natural environment. Environmental preservation begins at home. Two unique valuable jewels in the Ken-Caryl crown are the foothills and hogback open space. There needs to be a balance between recreational use, the degree of recreational use and environmental preservation. In the past decade, I feel that the historical balance, which once existed here, has been compromised. In some instances it faces ongoing, systematic, serious consequences, not only to the environment/wildlife habitat, but to the detriment of our residents' quality of life. Another concern has been the lack of enough emphasis on tree replacement and tree care throughout KCR. An average of \$10,000 annually is not nearly enough to allocate for tree replacement. Park aesthetics can be improved with more generalized natural screening coordinated with fire-wise planning. I think having a well-run Equestrian Center located on the premises adds value, as do the historical structures. The preservation accomplishments of the volunteer Historical Society throughout Ken-Caryl are commendable and appreciated. Various safety issues are something I have addressed at MA meetings. There is so much more and good news too. Please read on.

What skills or qualifications do you bring as assets to the KCRMA Board

### of Directors?

Prior to dental school, my career began as a U.S. Navy Supply Officer, Ensign (0-1) and after dental school, I served in another Uniform Service: the U.S. Public Health Service Dental Corps and retired as the Northeast Regional Dental Consultant with the rank of 0-6, Director Grade Captain. The sevenyear Supply Corps experience was compatible with my undergraduate education in business with a degree in economics and management. Managing a Supply Department on board a ship is very similar to running a business or several small businesses in addition to providing oversight for the other departments and budgets. This latter responsibility was no easy task since the other department heads were senior officers; they had an antipathy toward oversight. Likewise, the responsibilities at my other duty stations were similar in nature. Management, respect, leadership, hard work, dedication and conciliation were the lessons here. I applied my budgeting skills, accounting experience and money management knowledge successfully to my professional career and my personal life. I can bring this experience to the MA Board.

Initially, my Navy career began at three duty stations, first as a Department Head, then Division Officer, and finally as Executive Officer at our Petroleum Inspection Command on Aruba, Netherlands Antilles. I had one early promotion (from 0-2 to 0-3). At three separate duty stations in the USPHS Dental Corps, I served as Chief Dental Officer, Heath Services Department Head in charge of two

MDs and staff, and as a Regional Dental Consultant. The latter was a time-consuming, demanding position with considerable responsibility. While on active duty, I received the Hazardous Duty Ribbon, the Commendation Medal (twice), the PHS Citation and the Outstanding Service Medal among others. I also worked as a private practice dentist for over 14 years.

### On which committee(s) do you wish to serve as a liaison? Why?

The value of being liaison to a KCR committee is to listen quietly and gather knowledge. Then present the information in summation accurately at subsequent board meetings. I have attended many Open Space Committee Meetings and the future of Open Space preservation depends on various decisions coming from this committee. In my opinion, I feel it is extremely important that there is a balance on this committee between recreation proponents, (primarily mountain bikers), and environmental preservation and wildlife habitat conservationminded residents. Some have found that this has not been the norm. I feel board members should be permitted to interview prospective members of the Open Space Committee to ensure there will be a balance between philosophical approaches. (I have identified myself as a mountain biker many times in letters, but I also identify myself as a conservationist.) I have attended Community Planning Committee Meetings. The meeting protocol gives little opportunity for resident input and resident attendance is generally very sparse. This needs to be changed. This committee takes a look at the future and is also important because it develops the four-year KCR Survey questions. A common criticism is the questions are too generalized. Well, the 2021 Survey did have a rather direct question with results showing a preference for an Open Space Conservation Area as more desirable than for new trails in the Open Space by a ratio of 60% to 40%. That was quite a surprise to everybody. In another question a dog park scored as the number 1 priority over new trails at #4. Two suggestions for a dog park were for sites off KCR land but in close proximity. I sure hope we could make this happen somewhere that will make everyone happy. I will serve wherever needed.

# What do you see as the major issues facing the KCR community over the next three years, and how would you deal with those issues as a Board member?

There has been genuine progress by the Master Association Board dealing with many of the major issues in recent years. Promoting volunteer participation has been notable; it gets residents involved and develops personal pride. Thank you to our more recent Board members and President. MA Meeting protocol has been improved to encourage resident participation. This spirit of cooperation needs continued support.

- \*There is a Firewise Committee, which the Board has encouraged.
- \* Various ideas have been forthcoming with regard to fire mitigation.
- \*There are fire awareness publications and there will be more specific literature.
- \* Staff is working to form Plains and Valley evacuation plans.
- \*The new housing development in the Plains will increase facility and amenity use.
- \* A task force may be forming to help improve fences in the Plains.

- \* Traffic safety is a concern, especially with the expected population increase.
- \* Since the 2017 Survey, there is still vandalism and crime.
- \* Overcrowding of our amenities by non-residents.
- \* Some incidents of reckless mountain bikers keep surfacing.
- \* For those who have lived here for a while there is a difference in our foothills and hogback open space, and it is a shame that many people will not have the solitude and peaceful experiences we once had. There is too much aggressive mountain biking, which goes unregulated. Let's be firewise and not unwise, especially when it comes to distant open space. In my opinion, constructing a new trail in undeveloped Docmann South (Wildcat Ridge Trail), will increase the probability of trespassing in our foothills and increase the chances of wildfires, which are caused primarily by human influence. The area borders JeffCo property and is in close proximity to Deer Creek Canyon Road. Let's make sure the floodgates stay closed to trespassers in the far reaches of our open space.

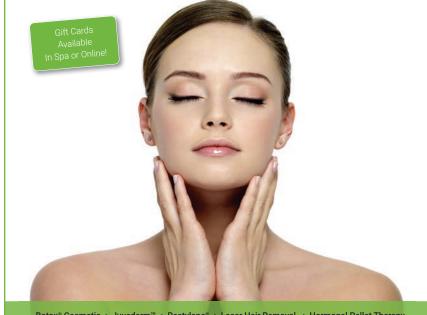
### What is your vision for the future of Ken-Caryl Ranch?

KCR residents can be very proud of the 2021 Survey participation, which had an unprecedented response rate. The margin of error was such that the survey results were indicative of how the entire community feels. A Conservation Area had an approval ratio over new trails by 3 to 2. This newly designated area must be of meaningful size and not a speck on the map. It will be south of Massey Draw and trail alignment will be more efficient, more environmentally friendly, but not more difficult. I am an aging senior citizen with a chronic foot problem, and every step counts. I envision observation areas over Docmann Gulch where this land can be viewed from a reasonable distance in its unimpeded natural state, as it once was. No longer would so many trail switchbacks run through the area fragmenting ecosystems and raptor foraging territory. The wrong kind of trail is now gone eliminating its invasive extension through a rare floral community rated S-1. Trails south of Massey Draw would not cross water sources as frequently, due to more eco-friendly design. There will be no aggressive mountain biking here. Hikers/equestrians can now enjoy a mindful experience. The vast majority of dirt trails are still available to mountain bikers, or they can hike here. Now, enjoy seeing some amazing biodiversity with an increasing abundance of animal life and raptor activity during daylight hours. The wildlife that had become nocturnal or were seeking refuge elsewhere will reappear. Once again the loud calls of the rare Ovenbird will be heard. The Golden Eagle pair won't have the stress associated with fast moving bikes adjacent to their nesting area. Someday, we may see the elk migrate through here again. How easy, inexpensive and reasonable would a Conservation Area south of Massey Draw be to initiate?

### What is your philosophy toward Ken-Caryl Ranch amenities and spending money on those amenities?

Of course, amenities are very important for raising property values and elevating the spirit of the community. Activities also

continues on page 22



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11 & Life at Ken-Caryl February 16, 2022



**2021 Year in Review – Sales** 

Valley
Average Sales price breaks \$1 million
Average Sales price rose nearly 25%
To purchase most homes in the Valley, you'll need to spend over \$750K

Plains Average Sales price nearly \$650K

Average price up 17% over 2020

With the majority of homes sold over \$600K in the Plains, be prepared to spend up to \$750K

Attached Homes Average price is up 14% to \$363K

Attached homes are flying off the market with an average DOM of only 5 days!

**2022 PREDICTION** - 2022 is expected to start with a Bang! Now is the time to get your home ready if you are considering a move. All early season sales have consistently set the record prices for the past several years. We have a huge, pent-up buyer's market, with low inventory and more people wanting to escape the city to enjoy our mountain lifestyle with city convenience. We in Ken-Caryl have the most rare product the Denver metroplex has to offer. Buyers come for our trails, parks, foothills and loaded amenities along with a family-friendly, safe lifestyle and top schools.

### **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	4,708	\$366	98%	\$1,725,000	6
Bradford Place	5	2,923	\$354	102%	\$1,042,200	7
Bridle Gate	0	-	-	-	-	-
Carriage Hill	4	3,827	\$381	101%	\$1,452,500	4
Deer Creek	3	1,532	\$511	109%	\$749,000	11
Deerwood Vista	1	3,849	\$390	100%	\$1,500,000	3
Eagles Pointe	7	3,133	\$361	100%	\$1,127,543	4
Heirloom	5	2,796	\$322	99%	\$892,700	10
Legacy	4	3,173	\$395	101%	\$1,248,750	7
Manor Ridge	3	3,972	\$359	106%	\$1,402,500	4
North Ranch	20	3,817	\$421	102%	\$1,584,500	7
Retreat	5	2,510	\$340	101%	\$851,400	3
Shaffer Hill	0	-	-	-	-	-
Shavano	5	2,246	\$381	98%	\$851,640	4
Stallion Pointe	5	2,635	\$385	109%	\$1,014,310	4
Stratford Farms	2	2,108	\$416	100%	\$875,000	15
The Colony	2	2,088	\$437	100%	\$910,000	22
The Enclave	4	2,013	\$353	97%	\$704,901	25
Traditions	9	2,006	\$370	101%	\$732,667	6
Wynterbrooke	2	2,331	\$378	101%	\$873,250	7
TOTAL 2021	87	2,943	\$385	101.6%	\$1,127,111	7
TOTAL 2020	90	2,892	\$320	98.4%	\$915,191	35
% Change 2020 vs 2021	-3%	+1.8%	+20%	+3.2%	+23%	-79%

### **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	8	2,097	\$335	107%	\$699,719	10
Cimarron	12	2,252	\$281	106%	\$624,367	6
Quail Ridge	9	2,112	\$304	102%	\$638,544	5
Saddlewood	5	1,998	\$276	105%	\$551,651	3
Spread	6	3,188	\$315	106%	\$998,114	6
Territory	12	1,371	\$388	104%	\$527,583	8
Village	22	2,113	\$307	106%	\$634,905	5
TOTAL 2021	74	2,093	\$317	105.0%	\$647,066	6
TOTAL 2020	62	2,130	\$265	100.1%	\$552,498	9
% Change 2020 vs 2021	+19%	-2%	+20%	+5%	+17%	-33%

### **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	46	1,059	\$305	103%	\$321,955	5
Settlement	11	1,752	\$251	105%	\$435,182	7
Sunset Ridge	11	1,470	\$317	102%	\$462,873	5
TOTAL 2021	68	1,238	\$298	103.0%	\$363,067	5
TOTAL 2020	89	1,281	\$252	99.6%	\$317,608	22
% Change 2020 vs 2021	-24%	-3.4%	+18%	+3.4%	+14%	-76%









Call Susan to discuss your real estate needs and how these results may affect you!

303-929-0341 · susanschellsells@gmail.com

improve the quality of life. We are in competition with other communities, so maintenance and upkeep save money in the long run and collectively enhance the look and feel of the entire neighborhood. Covenant violations should continue to be carefully monitored. Everyone may not agree, but it is necessary for maintaining an acceptable standard. Children's

programs are important to me. I grew up in the inner city until the eighth grade, where educational programs and sports were prevalent. A move to the suburbs changed everything. Children had to organize their own activities during the summer months. Providing opportunity for child development is so important for us as



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Other Thoughts:

- \* Love the new Ranch House swimming pool. A shout-out to everyone who contributed, including the MD Board of years' past, which secured funding.
- \* Continue cooperative efforts to convince either JeffCo or the Plains MD to place a dog park on their property not far from KCR and readily accessible.
- \* Develop innovative new programs for resident adults and children.
- \* Get more seniors involved with pickleball.
- \*Work with the business community to promote environmental preservation. Lockheed Martin has a security operation, which costs money. I hope there will be support for a Conservation Area south of Massey Draw, which would exclude mountain biking. I had been assigned to high-security duty stations. Opening the proposed Wildcat Ridge Trail in South Docmann would be a real concern for everyone's security.
- Encourage formation of a resident/ small business group to develop the KCR Conservancy. This would be a group with no vested interest that collects and provides information, including photos about the unique wildlife and flora on KCR property.



**Scotty Martin** 

Email: scotty@martinize.com **Phone:** 303-669-6866 **Community Area: Valley Resident Since: 2002** 

**Occupation:** Government Consultant

- I.T. & Process Improvement **Community and/or Civic** 

**Organizations:** Association Board Member (2019-22, President 2021 &

2022), MA Board Liaison to the KCR Historical Society (2020-21), MA Board Liaison to the KCRMD (2019), MA Board Liaison to the KCR Community Planning Committee (2020-21), Ken-Caryl Conservation Club volunteer (2020, replanting reeds for soil stability east of Brannon Gearhart Park), Ken-Caryl Trail Club volunteer (2020, cleaning up litter as part of adopt-a-highway along S. Valley Road).

**Hobbies:** I enjoy being the best husband, father and friend I can be. During other times I enjoy tennis, volunteering, hockey, skiing/ snowboarding and hiking.

### Why have you declared your candidacy for the Board of Directors?

I'm an environmental engineer, former government leader and consultant, and an active resident in KCR for 20 years. Recently, I've had the honor of serving you the past three years on your MA Board. I am grateful that I could serve you and support our incredible KCRMA staff during what has turned out that has included: the global pandemic, recent wildfires and the KCR development of three parcels announced by our staff over two years ago. As if a COVID crisis were not enough, the recent wildfires, while tragic, have allowed us to fully appreciate the excellent work of our Firewise volunteers in educating and preparing us. They also provide momentum to drive additional wildfire mitigation and preparedness. To top it off, we're preparing to welcome new neighbors resulting from carefully planned and managed development of land that has always been within KCRMA's amended and restated Declaration.

My candidacy is about the future of our incredible community and about continuing thoughtful, datadriven leadership needed to maintain progress. Below are only a few highlights of recent accomplishments that we can continue, together:

- Excellent quality of life: 96% of residents rated KCR as "Great" or "Good" (source - 2021 Community Survey).
- Median KCR home values have risen almost 9% higher compared to most communities in the Denver Metro the past three years (source – realtor.
- Community Safety: The Board funded security cameras and patrols in recent years to improve resident and staff safety.
- Your KCRMA Board is broadly known for being a respectful, welcoming, fiscally responsible and futureoriented team that listens intently to residents.
- Funded and supported the 2021 Community Survey. That survey is your voice, we listened. We used the survey results to set 2022 budget priorities, capital expenditure plans and will rely on the survey for future years as well.

### What skills or qualifications do you bring as assets to the KCRMA Board of Directors?

I strive to be the best data-driven, kind, open, and transparent servant leader for you and for our community. I studied Environmental Engineering and served over nine years as a municipal leader working for two mayors in Denver's Budget Office. As a Lean-Six Sigma Black Belt, I trained thousands of Denver team members with the tools to identify and implement millions of dollars of operational efficiencies. I left civil service to support several other

continues on page 14



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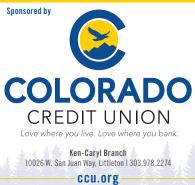
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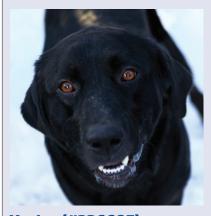




### Fairy Tale Ending

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:



Harley (#236685): Harley is a 2-year-old, male Labrador Retriever mix. This sweet, handsome boy is a bit of a worry wart who finds it difficult to encounter the unfamiliar, especially new people; and is in search of a family (with children aged 10 or older) that can lovingly and thoughtfully support him during these experiences. Although initially fearful when approached by handlers, Harley eventually warmed up; and after careful introduction to a helper dog, he loosened up with play bowing and engaged in spirited chase. He is currently being held offsite, and a visit can be arranged by contacting the shelter.



Marsha (#236787): Marsha is a 10-year-old, female cat. This sweet senior tabby was very stressed by the shelter environment and is currently staying with one of our fabulous foster families to help mitigate her fearfulness – her foster parents report that while she may hide and keep to herself at times, she will usually surface to join them for quality lap time later in the day. While she will likely need some support from her family during her transition, her wonderful purr-sonality should shine brightly with the passage of time and loving patience. Since she's being held offsite, a visit can be arranged by contacting the shelter.

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

### MA ELECTION

Colorado governments and non-profits in a consulting role. My work has helped those organizations improve service delivery, coach leaders, enhance IT systems, deliver business analytics, and implement efficiencies all while improving customer and employee satisfaction. Although it's great to help other communities, it's important for me to be of service in my own community, right here in Ken-Caryl. I'd be honored to serve again if called upon.

### On which committee(s) do you wish to serve as a liaison? Why?

There are three committees that seem to align best with how we might best leverage my background and experience:

- Historical Society Committee I read a lot of history because I was taught that in order to know where you're going, you need to know where you've been. Appreciating Ken-Caryl's history is a wonderful foundation for setting a vision for our future. I've spent the past few years as a liaison to the Historical Society and find it to be one of the most vibrant, fun and dedicated team of volunteers in our community. I love working with and supporting everything they do! Respecting what's been handed to us to safeguard is very important to me.
- Architectural Committee –
  Architectural standards translate our values into actions and norms by setting the look-and-feel, building material and other standards for our community. This group will become a critical means for us to promote the use of new, wildfire resistant materials, and they'll need our support.
- Community Planning Committee –
  Serving as the liaison to this team has
  been one of the most invigorating
  and rewarding experiences of my
  career at KCR to date. I'm honored to

serve as a liaison to this committee to support neighbors and residents as they designed and led the 2021 Community Survey. They truly are the collective experts in various fields, and they're right here in KCR! Their work last year on the survey and in 2022 will help inform future budgets and priorities.

What do you see as the major issues facing the KCR community over the next three years, and how would you deal with those issues as a Board member?

Wildfire mitigation-preparedness

- Promote existing Firewise resources, available under "Resident Resources" on our website.
- Prioritize and implement fuels mitigation in our open space.
- 100% CodeRED Get all KCR residents enrolled in the proactive notification system.
- Updated Evacuation Preparedness
   For residents and schools, with

periodic evacuation drills.

- Enhance covenants and inspections for resident wildfire mitigation.
- Incorporate fire-resistant materials in new development standards and thoughtfully grand-fathered in future renovations.

**New Development** 

- Adopt new fire-resistant construction materials, applied to the new development.
- Update usage projections for MA operated amenities and plans to address the impact.

Listening to our community

- Continue to ensure a fair democratic process that respects all viewpoints.
- Implement new proactive updates for residents with facts about important topics and where to go with questions.
- Continue use of the 2021 Community Survey, prioritizing capital projects, like shade structures and a possible dog park.





KCR Open Space Trails – Rated the most valuable amenity (2021 Survey).

- Data-driven evaluation of biological and cultural reports for the proposed Wildcat Trail. If it can be built protecting natural resources and provide access opportunities, complete it, thereby finalizing our community's 2009 Trails Master Plan.
- After finalizing the current Trails
   Master Plan, pause building new trails
   until 2025 to focus on maintaining
   our investment.
- Replace the 2009 plan with a new Conservation and Recreation Master Plan.
- Designate conservation areas without closing existing trails, per resident wishes in the 2021 Community Survey.

#### Fencing

- Prioritize and implement 2022 improvements.
- Deliver an annual MA-owned fence replacement plan utilizing fireresistant materials.

#### **Community Safety**

- Implement traffic engineering education and recommendations to reduce risk of speed-related traffic accidents.
- Educate residents on easy ways we can reduce robberies and other crimes.
- Implement volunteer-led neighborhood watch programs.

### What is your vision for the future of Ken-Carvl Ranch?

My vision for the future of Ken-Caryl Ranch is: "Ken-Caryl will continue to be THE sought-after community by every family in the Denver Metro Area."

### What is your philosophy toward Ken-Caryl Ranch amenities and spending money on those amenities?

I come with a background in fiscal management and data analysis that heavily influences what might be considered my philosophy of our amenities and spending money on those amenities. That philosophy may be summarized with the following phrases:

- "Live within our means"
- "Maintain our investments" "What we spend money on
- demonstrates our community values" What this means is we should strive to keep all things in balance. Spending money proactively now to save replacement costs in the future seems appropriate and data, rather than emotions, should drive those spending decisions. I believe in maintaining investments and making good on

financial promises before chasing any

new investment opportunities. I also believe in being open to change and

recognizing that sometimes to move forward, there may be situations where it is appropriate to stop spending on some items and shift those dollars to new areas. And, in closing, when we invest resident dues, we should strive to develop and track metrics tied to those dollars to show how our investments are improving our community.



### COMPETITIVE SOLUTIONS FOR A COMPETITIVE MARKET

Time passes and with it, requirements of a home can change. As you know, the current market continues to be highly competitive, presenting an excellent opportunity to sell, however possibly a daunting prospect to buy. There are a variety of ways to approach this market, whether you are selling or buying. As your advisor and guide, and Ken-Caryl homeowner since 2007 giving me an additional insight into our unique market, I can lead you to success with your Real Estate goals.

### WHAT BRIAN'S CLIENTS ARE SAYING

Brian is absolutely incredible! We recently sold our first house with him and had the best experience possible. He was so attentive and knowledgeable throughout. Brian was present and fun to work with! His team is wonderful and we loved seeing how the stager added pieces and then how the photographer captured such beautiful pictures of our home. Brian did a great job advising us as we determined which offer we wanted to accept and as we closed. We highly recommend Brian Lee!

- Victoria K.

Brian was absolutely amazing!!! My boyfriend and I were able to close on our first home in this crazy Colorado market in less than a couple months. Brian went above and beyond to get to know the listing agents and put in a good word for us.

- Sadie G.

### PREVIOUS KEN-CARYL SALES

6 White Oak

49 Blue Sage

**41 Blue Sage** 

31 Amaranth 20 Amaranth Drive

8 Mountain High Ct.

21 Mountain High Ct.

3 Prairie Clover

7 Prairie Clover

19 Prairie Clover

20 Prairie Clover 170 Willowleaf Drive

11063 W Twilight Peak

3 Periwinkle

7336 S Piney Peak

4 Amberwood Lane

14 Amberwood Lane

86 Deerwood Drive

2 Mountain Alder

8 Paonia

42 Pin Oak Drive



# JAMES

### TREE & SHRUB CARE

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### **Ken-Caryl's Trusted Tree Service Provider**

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### RECREATION PROGRAMS & ACTIVITIES

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

Due to the rapidly changing nature of programming during the pandemic, please visit www.ken-carylranch.org for up-to-date Recreation Program information.



**Special Events** 



**Janet Robbins** 

KC

Fitness

Sports & Athletics

**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

**Fitness Coordinator** janetr@kcrach.org 303-979-2233, ext. 185 **Kate McDonald Aquatics and Community** Coordinator katem@kcranch.org 303-979-1876, ext. 131

### **Virtual Family Dance!**

Get your groove on at our Virtual Family Dance Competition! Our annual family dance party is going virtual this year! Join us at 6 p.m. on Feb. 25 for some festive, family fun! The family with the most memorable moves and rockin' decor will win FIVE daily pool passes for the 2022 swim season! For details, and to register, please visit our website at www.ken-carylranch.org.

### **Cardio Tennis!**

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

- Wednesday 6 p.m., level 3.5+ • Wednesday 7 p.m., level 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.kencarylranch.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 for more information!

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.

### **Now Enrolling for Challenger Soccer Camps**

Kick your summer into high-gear! Challenger Soccer is now enrolling for their 2022 Soccer Camps at the Ranch House, starting in June! Free jersey with early registration, so sign up today! For more information, program details and to enroll, please visit https://www. challengersports.com/.



### 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

### **Training**

### **Fitness Classes & Personal**

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

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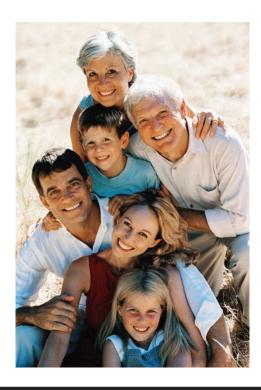
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Enter to Win 1 of 3 Challenger International Soccer Camp **Scholarships!** 

Challenger Soccer Camps will be offering three scholarships to offset the costs to attend one of their International Soccer camps! Evolved from British and TetraBrazil programs, International Soccer is filled with the top youth training sessions used around the world. To enter, simply add your name to our Scholarship Giveaway Signup Genius now through March 15 and three names will randomly be selected to win one of three available scholarships. Winners will be announced on Facebook Live on March 17 – stary tuned for additional details! If you are unable to attend our Facebook live event, winners will be notified using the contact information provided at the time of sign-up. Camps are for players ages 3 – 14 years. No purchase necessary to participate in this drawing. For more information about Challenger International Soccer Camps, please visit their website at https:// www.challengersports.com/ international-soccer-camps/. To enter the drawing, and view camp dates, please visit: www. ken-carylranch.org, under the *Programs* tab on the Youth Programs page. \*Scholarships cover the cost of all camp and gear; however, winners will be assessed a minor shipping fee to mail your child's t-shirt.

 Life at Ken-Caryl February 16, 2022 16

### RECREATION PROGRAMS & ACTIVITIES

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

Due to the rapidly changing nature of programming during the pandemic, please visit www.ken-carylranch.org for up-to-date Recreation Program information.



Programs



Youth **Programs** 



**Programs** 

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

**Now Enrolling in Skyhawks Youth-Based Sports!** 

Since 1979, Skyhawks has taught over two million boys and girls Life Skills through Sports. Skyhawks provides a non-competitive environment to teach sports to kids ages 4 to 14. Our goal is to give each child a positive introduction into sports and ensure they walk away with a smile on their face wanting to learn more. Summer programs, that take place at the Ranch House fields include: lacrosse, soccer, flag football, volleyball, basketball, baseball and mixed sports. For details, program dates and to register, please visit their website at www.skyhawks.com/colorado.

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

**Knitting for Every Level** 

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

### **2022-2023 Preschool** Registration

Looking for a fun, safe and wonderful educational experience for your child, close to home? Then consider enrolling your little learner in the Ken-Caryl Ranch Preschool! Priority registration for returning families begins on Feb. 21 and opens to all on Feb. 28. For more information on our preschool, enrollment information, important dates and to learn more about our incredible staff, please visit our website at www.kencarylranch.org.

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

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! Register and pay only for the days you need each month. We also offer year-round care providing full-day care on most school holidays and breaks! Not only this, but the Before & After Care families that attend 8 times per month qualify as priority for summer camp registration. This means you can solidify your camp spots early! For or contact Lizz Brock at LizzB@ kcranch.org.

Come get comfy, cozy with our next knitting class, for all skill levels. If you're brand new to knitting, this is a great place to start. If you've completed the Knitting for Everyone class, keep your skills sharp with some fun Holiday Knits that will challenge you. If you're an experienced knitter but want to move forward and make some fun colorwork patterns, join this session and you'll have fun creating knit items that you'll be proud to gift. You'll have access to several patterns designed by the instructor to teach you all the important techniques that a knitter needs to know. Register online at www.ken-carylranch.org.

### **World Geography Course**

Do you enjoy traveling? Would you like to learn more about the world? Then join us for the next installment of our World Geography course, beginning March 3, designed especially for retirees and seniors. This course will explore cultural, political and geological characteristics of various continents and regions of the world, including Europe, North America, South America, Australia, Africa and Iceland. This course, taught by Mike Reinker, a retired university instructor who is experienced in teaching adults and has himself traveled the world, will allow for discussion and sharing of students' travel experiences. \$60 per fourweek class, optional \$5 for course book. For more information, and to register, please visit our website at www.ken-carylranch.org.

### **Spring Break Camp**

There's no better place for your kiddo to spend their spring break, than at Spring Break Camp in Ken-Caryl Ranch, where each day is filled with fun! Our camps cater to kids from kindergarten through 6th grade and feature an off-site field trip every day of the week in addition to exciting activities! Camp runs from 8 a.m. - 5 p.m. For details and to register, please visit our website at www. ken-carylranch.org.

### **Program**

more information visit our website

# 🖊 🚾 Programs

It may be hard to believe, but summer will be here before you know it! Looking for a memorable experience this summer for your child? Then consider enrolling them in one of our summer camps, where each week is filled with fun and adventure! Registration, camp information and pricing can be found on our website: www.ken-carylranch. org. Enrollment will commence in phases, so please check our website for details. Enrollment for all Ken-Caryl residents opens March 23.

Story Time at the Ranch

Join us for Story Time at the Ranch

Public Library, each Thursday from

House, in partnership with Jeffco

10:15-10:45 a.m. Please be sure

to check our website calendar at

www.ken-carylranch.org, or Ken-

and/or program cancellations.

Caryl's Facebook page for updates

House

**2022-2023 Summer Camp** 

### **Babysitting Clinic**

This course is designed for pre-teens and 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 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.

also learn basic child development



Oil And **Filter Service** 

ONLY

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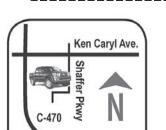
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 Life at Ken-Caryl February 16, 2022 17

### 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 9 a.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 March 2 issue: Feb. 18 at 9 a.m.

### Dear Editor:

We have upcoming elections for the Master Association and the Metro District. I encourage anyone and everyone to run. One of the amazing things about our country the United States of America is that we value free and fair elections. We have the ability to vote, women can vote and men can vote - in many countries in the world there are no elections, there are no votes and the same people stay in power forever - this is called a dictatorship. Women have only been able to vote since 1920, and I not only hope that all women in our neighborhood will vote, I also hope they will run for the elections. I also encourage those with young families to vote and run for office. I would like to see more representation and more voices from our growing population of seniors and also parents of young children. Let us make a neighborhood that works and listens to all our residents.

Thank you.

Tim Berg, Resident, MD Board
Candidate

### Dear Editor:

Thank you for your efforts to spread the news in our neighborhood - I love the new color format and notice an uptick in resident appreciation for the publication. I started a new volunteer group called KC Volunteers - our focus is on the preservation and protection of ecology and the native environment through practices that blend the housing development with natural

areas. Our main and most important task is to reduce fire dangers and work on a comprehensive solution that will reduce fire risk. Our intention is to share information, help those in need and bring the community together. You can find us on Facebook - search for KC Volunteers and also send us an email join@kcvolunteers.org. We are here to serve and help our neighbors any way we can - we already have well over 200 volunteers and we welcome anyone and everyone.

Tim Berg, Resident

### Dear Editor:

I'm writing in support of Scotty Martin's re-election to the Master Association Board.

Over the past year, I have had the privilege of serving on the Community Planning Committee, and Scotty has attended our meetings as a nonvoting board representative. From my committee experience, I have been impressed by Scotty's desire to not only listen, but also to understand a wide array of concerns and diverse perspectives. He asks insightful questions. He is fair, thoughtful and doesn't favor any particular group, or interest. He is exactly the type of person who should be making decisions on our community's behalf.

I believe Scotty's impartial judgment and calm demeanor are particularly valuable to Ken-Caryl, and I am grateful for his steady and selfless leadership in our community. Please join me in supporting Scotty's re-election.

Ben Metzger, Resident

### Dear Editor:

I value our legacy of trails, open spaces, vistas and wildlife. I also believe in and want equitable governance—leadership that will represent all of us without bias; leadership that eschews special interests. I looked at Gerry Bauer's platform statement and believe his views, values and objectives fit the profile of the kind of person we need. Gerry will place the best interests of our community first!

Gerry lists basic objectives that are timely and right on the mark, including protecting our landscape legacy, responsible stewardship of our public amenities, and fiscally responsible and transparent government. He also recognizes the urgent need to proactively address fire mitigation, including fire-wise management of our open spaces, something our leadership cannot afford to overlook.

I respect that he plans to honor the Community Survey and that he favors committee appointments that are balanced and not special agenda-driven. In addition to Gerry's solid philosophy, he brings a history of selfless service on the Open Space Committee, and a work record of professionalism and successful highlevel business management.

Gerry offers a rare combination in a candidate that includes not only skill, but also integrity! In these trying times, it is very refreshing to see a candidate like Gerry step up to serve!

I am voting for Gerry. If you too, are

looking for someone with this rare combination, I urge you to look at Gerry's positions, skills, and record and support him with your vote. Please also spread the word, and encourage your friends and neighbors to do the same!

Robert Searns, Resident

### Dear Editor:

The Ken-Caryl Master Association Board election is upon us and I am thankful that we have two outstanding candidates in Scotty Martin and Doug Barkema.

I have come to know Scotty through his service on the MA Board these past three years. I have been to many board meetings and I appreciate how well he manages the voices of the community as a whole with respect and logic.

I met Doug Barkema through a

continues on page 20



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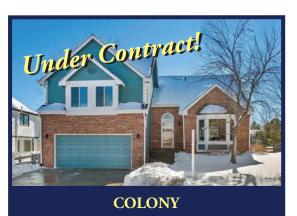
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mutual friend and have great respect for his service to the community in many volunteer roles. By profession, Doug is an attorney, which will be valuable experience in advising the Board in some of the upcoming challenges with future community development.

Both Doug and Scotty, in their own ways, have already contributed their time and efforts to improve safety and security in the community. With the recent wildfires in our own open space, I trust each of their respective experiences to help drive further improvements in this area.

Our family is proud to endorse and support both Scotty and Doug in their candidacy for our Master Association Board.

Dennie McGarry, Resident

### Dear Editor:

Please elect Doug Barkema, and re-elect Scotty Martin, in the upcoming Ken-Caryl Master Association election.

Our community needs forward-thinking leaders who will focus not just on a single issue, but all the issues facing Ken-Caryl. Doug and Scotty bring a balanced agenda to the table; focused on the long-term interests of all Ken-Caryl residents. They are specifically committed to reduce fire risk in Ken-Caryl, responsibly managing the future of our open space, working collaboratively to integrate residents from the planned new housing development and listening to the voices of all residents in Ken-Caryl.

Please vote for Doug and Scotty during this MA election.

Dave Whittaker, Resident

### Dear Editor:

I am writing to express my strong support for Scotty Martin to serve a second term as member of the Master Association Board. I have been chairperson (this year co-chairperson) of the KCR Historical Society since 2017, and have been in a position to work with Scotty in his role as liaison to the Historical Society, since he joined the MA Board. In my role with the Historical Society, I have attended many MA Board meetings, which has given me the opportunity to observe Scotty as a Board member and its President.

Scotty eagerly assumed the role of liaison to the Historical Society. He attended almost all of the meetings, whether virtual or in person. He participated actively in our projects. For example, he took off work so that he could be a part of our October 2020 archaeological dig at the nearby Massey Draw Foothills site. He listened carefully, and commented thoughtfully, to the reports on our projects and communicated our work accurately and effectively to the entire MA Board. In short, he took the role of liaison seriously, and carried it out effectively and professionally.

I am greatly impressed by the way Scotty has served the community as a member and as president of the MA Board. He listens closely and responds respectfully to the comments made by community members. He ensures that all members of the Board have their opportunities to express their opinions on the topics that the Board considers. I have witnessed how skillfully and sensitively he handles delicate issues. Whether or not I agree with a decision he and the Board make, I feel fully confident that all sides of the issue have been explored and considered.

In sum, in my role not just as a

member of the Historical Society, but as a resident who loves our community, I am convinced that Scotty Martin is exactly the kind of leader I want to help manage the affairs of Ken-Caryl.

Jim Antes, Resident, Ken-Caryl Historical Society Chair

### Dear Editor:

I am writing to urge a vote for Scotty Martin in the upcoming election. His professional training and experience give him strong tools for Board responsibility, as evidenced by his excellent performance during his current term. More importantly, is his demonstrated commitment for what is best for Ken-Caryl. One of the reasons Ken-Caryl is so special is that it is led by people whose focus is the common good, not some management contract. We are fortunate Scotty is running again. Join me in re-electing him.

David Wray, Resident

### Dear Editor:

I am Jim Fodor, an environmentally friendly candidate for the KCR Master Association Board. My personal ad will appear in the KCR Newspaper dated Feb. 16. I think residents will find some bullet-points in that ad relative to money, security and safety where action is overdue.

My concerns as a Mountain Biker: When we moved to KCR in the early 1980's, I began mountain biking the dirt trails. I understand the exuberance and passion that some adults and some children have for this sport, but there are other trail users who would like a Conservation Area for a peaceful experience. There has to be a limit to the burden mountain biking places on the environment and the safety of others. This conflict has caused stress in the community for over a decade.

Here is my opinion on this and other issues:

- There has been disproportional mountain biking philosophical influence over the MA Board for the past decade. A change in philosophy is needed.
- The Stove Prairie Trail re-route had a 2 to 2 vote. (Reroute = waste of money.)
- Two new conservation-minded Board members would provide balance.
- The Trail Plan was presented as a blueprint in 2009, and never was intended as a mandate.
- A Conservation Area, (of meaningful size), was favored by a ratio of 3:2 in the 2021 KCR Survey. Biological reports funded by the MA recommended the area south of Massey Draw. (Open for hikers and equestrians exclusively.)
- Let's find the right place for a dog

- park, if it is on KCR property, or in a nearby area.
- There are collapsing and stained fences in the Plains as a result of the KCR irrigation system. The fence posts are rotting. The MA has a fiduciary responsibility to the Plains.
   Watch Out for:
- 1. A return of mountain biking races to KCR Open Space. (Bad idea.)
- 2. A South Docmann Trail proposal called 'Wildcat' Trail, next door to JeffCo open space, thus allowing non-resident encroachment and hindering elk migration. (Bad idea.) Let's keep the floodgates closed.

Jim Fodor, Resident, MA Board Candidate

### Dear Editor:

I encourage the Ken-Caryl

community to join me in voting for Gerry Bauer for the Master Association Board. Gerry has lived in Ken-Caryl for over 30 years and currently serves on the Open Space Committee, walking miles on our trails and pathways almost every day to stay in good health, and to conscientiously represent and report to the community on open space issues. Gerry is an independent candidate who believes in inclusive decision-making, with input from the entire community, and not governance by special interests. As a fiscal conservative, Gerry understands the importance of spending your money wisely and for the greater good. It is time for Ken-Caryl to put more diverse representation on the Master Association Board, so I hope you will cast your vote for Gerry Bauer.

Lori Kaes, Resident





### Dear Editor:

I am urging Ken-Caryl residents to vote for Doug Barkema for the Master Association Board. I have spent many hours with Doug on various community projects and find him to be a skilled listener, critical thinker and gifted planner. He has a passion for living in Ken-Caryl, and appreciates that this is a very special neighborhood, in both its natural beauty and recreational amenities.

Doug has professional experience as an executive, attorney, financial analyst and business leader, which are exactly the skills needed to lead this community. In addition, I can personally attest to his kindness and willingness to 'go the extra mile' for his neighbors and friends as well as his exceptional personal integrity. All of these traits will enable him to make decisions based on facts, community input, future implications and legal responsibilities. Finally, I would like to point out that Doug mentioned "community" 35 times in his Q & A in the Ken-Caryl Newspaper. He truly cares for this community and will be a fair and knowledgeable addition to the MA Board. Vote for Doug Barkema.

Paul Camp, Resident

### Dear Editor:

Given all the challenges we've faced over the past two years, the Ken-Caryl Ranch Master Association Board election may be low on your list of priorities. However, if there is one thing that is very clear, it is that politics matter, and democracy and life are fragile. The people who we elect to

make decisions for our future, whether neighborhood, local, state, or national, really matters. Their decisions can affect your pocketbook, your values, your happiness, your health, your open space, and more.

I have lived in Ken-Caryl for 28 years, and those of you who know me realize that preserving the environment and speaking for the wildlife that cannot speak for themselves have been my cause.

There are other issues that are important and of concern to you. It is vital that the candidates who are elected vow to listen and respect all views and concerns. I encourage you to not only rely on the generic bios in the paper, but also to do your own research by reaching out to the candidates and asking questions regarding issues of concern to you.

If you favor:

- Balancing views on the Master Association Board
- Appropriate fire mitigation in open space and neighborhoods
- Using survey data results and resident inclusion for community decisions
- Recreation: pause on additional single track backcountry trails, build pickleball courts
- Communication: two-way, your views respected and questions answered
- Respecting the intrinsic rights of wildlife: allowing for natural processes of nature, dark skies
- Prudent budgeting: invest in the community, uphold property values, community pride
- Maintenance in an aging community, repair/replace fencing, planting trees,

efficient irrigation

- Rules (not guidelines) for trail etiquette respecting equestrians and hikers
- Respect for covenants adopted for the betterment of all residents and wildlife
- Family outings/activities: adding more for all age groups
- Legacy: a preservation area (Wildcat Ridge, a.k.a. South Docmann) for future generations

If you favor any or all of these, please vote for Gerry Bauer and Jim Fodor. "Your vote is your voice."

"You lose your voice, if you don't use it."

Kathy Webster, Resident

### Dear Editor:

I want to formally endorse Doug Barkema and Scotty Martin for the MA Board positions. Scotty has provided amazing leadership for the Board for multiple years and provides a voice of reason during many contentious meetings. I also believe Doug will bring a fresh outlook and new perspective to the Board. We need leadership that can listen to homeowners and bring the community together. There are multiple issues to be addressed these next years, including the new housing development (even though the MD has the primary lead, the MA has direct involvement), aging infrastructure (fences, irrigation, paved paths, etc.), water usage, fire safety, open space management (besides just trails) and general financial management. As a former MA Board member, I understand the challenges facing our community and believe Scotty and Doug will bring thoughtful executive leadership to the Board. I highly endorse these two candidates.

Thank you.

Erlinda Stafford, Resident

### Dear Editor:

I serve on the Community Planning Committee and am a regular observer at our MA and MD meetings. I believe this year's MA election is a referendum on the future of Ken-Caryl. I'd like to offer a few thoughts on the candidates.

Dr. Fodor has publicly called for the regressive policy of closing all trails south of Massey Draw to mountain bike traffic. He has repeatedly fought against mountain bike racing events – something that hasn't happened in Ken-Caryl since 2009.

Gerry Bauer has campaigned against trail expansion by writing letters against the Docmann trail. He took the unusual step of submitting his own letter of dissent when the Open Space Committee, (which he serves on), recommended approval of the Stove Prairie re-route.

Both of these candidates act as if trail issues are the only problems confronting residents.

I have not personally met Jonathan Braun. While I applaud his past service to our neighborhood, I believe the issues facing us now are different than when he served in the early 2000's.

Now is the time for leaders with new ideas.

I have been impressed with Scotty Martin's leadership on the MA over the last three years. He has demonstrated a willingness to understand complex issues such as the Plains Metro District lawsuit settlement and the Ranch House pool construction. He engages with residents and actively works toward solutions.

Doug Barkema would be a fresh

face on the MA. He brings a wealth of conflict resolution experience having worked as a corporate attorney. I have worked with Doug on many volunteer crews. While he understands the open space concerns, he knows the job of the MA is much broader.

Please join me in voting for Scotty Martin and Doug Barkema as they move Ken-Caryl forward.

John Hamilton, Resident

### Dear Editor:

There are only two out of the five MA Board Candidates that are being honest, in my opinion, on letting you know where they stand on issues important to our community. According to the 2017 Community Survey, 85% of residents that responded were satisfied/very satisfied with the number of trails KCR had at that time. The 2021 Community Survey showed 3:2 support/strongly support designation of a conservation area, along with about 77% in the open-ended comment section against the construction of more trails. You can love the current trail system and be against more trail construction. Wildfire awareness is also a current topic of concern, which we should all be informed of what we can prepare around our personal property, without the loss of beautifying vegetation, (which the wildlife and our ecosystem depend on). Even the dead trees and bushes are used by wildlife and insects. Prepare in case of emergency, don't destroy everything.

So, these two topics, along with other areas of concern to our community, is what should be focused on when making a decision on which two candidates to vote for. I feel that voting for Gerry Bauer, along with Jim Fodor, will give us honest candidates that are concerned for KCR and its future. These gentlemen are both long-time residents and have seen the direction past Boards have taken our community and believe that the emphasis has taken us in the wrong direction. Listening to the residents and what they have said in the last two surveys, as well as voiced concerns in meetings, is what Gerry Bauer and Jim Fodor will do. They will work on behalf of KCR residents.

Vote for Gerry Bauer and Jim Fodor. *Rilla Reinsma, Resident* 

### Dear Editor:

As previously announced, I am running for the Ken-Caryl Master Association Board of Directors, First, I want to thank you for your support and encouragement. Second, for those that haven't voted, I respectfully request your vote. You can read my application, letter to the editor and see more information about me in the Feb. 2 edition of *Life at Ken-Caryl*. Third, and perhaps the best aspect of running for the MA Board, is reconnecting with neighbors and meeting new neighbors. I've enjoyed listening to your stories, concerns and issues. I hope our discussions demonstrated my approach: I will listen and take into consideration all viewpoints. I will not focus on any single issue. Rather, I will focus on all issues.

One issue I want to address is my involvement in our open space. Caring and nurturing for our open space is in my DNA. I grew up on a farm in lowa. It was critical that we cared for and nurtured our land. If we didn't, it wouldn't produce crops that are

continues on page 22



important for feeding families across the U.S. and the world. That is why I joined the Ken-Caryl Trail Club shortly after moving to Ken-Caryl. At that time, there was no other club focused on protecting and caring for our open space. As such, the best way to help care for and nurture our open space for future generations was through the Ken-Caryl Trail Club. Much of my volunteer time was focused on trail maintenance - ensuring our trails had proper drainage to prevent erosion. I also joined the ranger's Volunteer Patrol program to help keep our open space a private Ken-Caryl amenity. I will continue volunteering to help care for and nurture our open space. That doesn't mean eliminating recreation of our open space – use, and protection

Again, this is just one issue among many. My passion is the future of Ken-Caryl, and that is my focus.

and care, and nurture can co-exist.

I respectfully ask for your vote for the MA Board. Thank you.

Doug Barkema, Resident, MA Board Candidate

### Dear Editor:

I am happy to recommend voting for Gerry Bauer for the KC Master Association Board. He is a highly qualified candidate with 32 years of experience as a business owner. He has served on a large non-profit as a board member and president. He is a fiscal conservative and believes in transparent budget management. He will ensure that residents get the most value for their dues and spend responsibly. He would serve with integrity and honesty!

When it comes to decision making, Gerry will research the issues thoroughly, ask questions, listen to residents, and use accurate data to guide and inform him, prior to making a decision. He supports using survey results and resident input for community decisions.

He served on the Open Space Committee for the past two years. He advocates for thoughtful stewardship of our most valuable community asset; our open space. He believes it is our responsibility to maintain and protect our open space for future generations. He stands for a balance of conservation and recreation, and along with the majority of residents, he supports a conservation area in our unique open space. He also believes that fire mitigation is a priority not only in the open space, but also around our homes and in our neighborhoods.

Gerry will vote in the best interest of the entire community. He will listen, understand and respect all resident viewpoints, because he is not aligned with any one Ken-Caryl group. He intends to be inclusive of those voices not often heard. He will search for common ground that leads to the best resolution. He would like to establish policies that prevent special interest groups from exerting undue influence in decisions that affect the entire community. I believe the other three candidates, (except Dr. Fodor), support the Trail Club's agenda of building more backcountry trails in the open space, including the Wildcat Ridge Trail (aka South Docmann). This affects the entire community, because all residents will pay for this.

Vote for informed decision making and caring stewardship of our open

Vote for Gerald Bauer, a voice for change!

Linda Metzger, Resident

### Dear Editor:

In most communities in this country, the Avout cycling club would be a cherished and supported asset. Teaching kids to get outside, enjoy friends, appreciate the natural world, and build skills, fitness and confidence. They are working with the littlest kids on striders to the ones with the biggest dreams on the world stage. USA Cycling thinks Avout was the best Juniors Club in America last year. It's the second time in a row that the club has been recognized as a USAC Club of the Year. And it's the second year in a row that they've been named a Center of Excellence by USA Cycling. None of that happens because they are being bad citizens in our community.

It's a 501C(3), so no one is making money off of this. Yes, they pay people for their labor. Yes, they have a fiscally responsible reserve of funds, as any non-profit should. But most people are volunteering their time, talents and

Where do you think the people representing the USA at the Olympics got started? Avout had two alumni representing the USA at races in Europe this winter, and one at the UCI World Cyclocross Championships this year. They are not sending kids to the Olympics yet, but they are working on

Here in Ken-Caryl, there's a small but vocal group of people who seem to want to prevent these kids from riding here at all. Instead, we should be incredibly proud to be able to host such an amazing children's cycling program.

I support Scotty Martin and Doug Barkema for the MA Board. Please, please, do your part: Vote. And get your friends and neighbors to vote.

Jessica Meegan, Resident

### Dear Editor:

I am endorsing Scotty Martin and Doug Barkema for the upcoming MA election. We need leaders who are looking forward (not backward) and focused on the future of this amazing place we all call home. We need leaders who are inclusive, open and reverent. We need leaders who will balance conservation and recreation of our open space. We need leaders who are focused on the true challenges of this community (fire risk mitigation, the new development, infrastructure, prudent fiscal management). Those leaders are Scotty and Doug. Please join me in voting for Scotty Martin and Doug Barkema.

Colin Crotty, Resident

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You can download a contract and view deadline dates at www.kencarylranch.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 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.

### **FOR SALE**

FRENCHIE AND PUGS – 9-week French bulldog and 2 pugs. Black and fawn. 303-525-5421.

### **GOODS & SERVICES**

### **HIGH SCHOOL MATH TUTOR -**

Colorado School of Mines grad. First 1/2-hour session is free. www. DigitalMathTutor.com. Online and in-person. Algebra, Geometry, Trig, Pre-calc, Calc, SAT/ACT prep. David Cowan, 10 yr. Ken-Caryl resident, 303-949-1989.





**Neighborhood Realtor for** 

 Life at Ken-Caryl February 16, 2022 22

in today's aggressive market.

FENCE REPAIR, INSTALLATION & STAINING - Call John 720-384-7851.

### QUALITY PAINTING & DECK RESTORATION AND STAINING –

30 Yr. Ken-Caryl Resident. Interior/ exterior. 25 yrs. of experience. Bonded and insured. Please call for free estimate. John Gee 720-384-7851. Wave Painting LLC.

**EMBROIDERY** – Custom Logos on shirts/jackets, wedding gifts, towels, church/school clubs etc. Small orders welcome. KC resident. Tina 303-916-1510.

#### FLOORING SALES AND SERVICE -

Is your flooring due for an upgrade? Would you like to shop in the comfort of your home? We have a mobile flooring showroom offering carpet, LVP, prefinished hardwoods and wood refinishing. Our knowledgeable and experienced design team is here to help with your tough flooring decisions. We carry all the latest styles and trends, bringing them right to your front door. Professional installation available. Free in-home estimates. KC Resident. FH Flooring. com. 303-928-5005.

**NEW BABY, NO SLEEP?** – Contact certified birth/postpartum doula, and KC resident, Liz Gallant to provide prenatal, birth, and postpartum support. Specializing in infant care/soothing, home transitions and wellness. You are not alone. 303-517-8864. heartstringsdoulacare.com.

#### PIANO AND ORGAN LESSONS -

Master's Degree. Founder & Former Owner/Director of Forte Academy of Music taking private students in her KC studio. Steinway Grand Piano. Awardwinning international performer. All ages & levels welcome, including beginners, transfer students and adults. Quality instruction in correct ergonomic technique, sight reading, theory, improvisation, classical and contemporary styles. Recitals and special events. Students have won awards, competitions and college scholarships; some have professional careers or just play for enjoyment. Mary Reinker Music Studio 303-717-2599.

### **COMPUTER SERVICES –**

www.3xSmarter.com. 303-904-3613.

### PAMELA'S PERSONAL SERVICES –

Here to help! Offering pet care, concierge services, grocery shopping, misc. errands, downsizing, organizing, networking. 303-929-0387.

### **CARPET AND UPHOLSTERY**

**CLEANING** – Low moisture/fast drying/disinfect/deodorize/thorough service. Local. Morrison Floor Pro. 303-809-7929.

### RETIRED MASTER ELECTRICIAN – KC

resident. No job too small. Residential -commercial, all. 303-564-3533.

**HANDYMAN SERVICES** – Small jobs my specialty. Over 35 years of experience. Call Drew for appointment. 303-968-5565.

#### **HOUSE CLEANING -**

EXCEPTIONALHOUSECLEANING # 1, INC. Since 1997 Licensed-insured-bonded. Weekly, bi-weekly, 3-weeks, monthly, move-in, move-out. Free estimates. Tom Nguyen Office & Cell 303-349-3153. Email: exceptionalhousecleaning@gmail.com. Website: https://exceptionalhousecln. wixsite.com/home. Credit card, PayPal, Venmo, Zelle.

**PLUMBER** – 40+ years - KC resident. No job too small. Fee Estimates. Call or Text 720-612-3353.

**OB PAINTING** – \$300 off Exterior / \$300 off Interior. 10% off cash discount / Military discount. Call today: Rob 303-908-9063

PATRIOTS CARPETS – Carpet installation, repairs, and restretches. Over 25 years' experience. Locally owned. Free Estimates. 303-903-5190. email: rydoh@msn.com.

### HANDYMAN SERVICES/CUSTOM CONSTRUCTION – Tile/Painting/ Cabinets/ Hardwood/Decks/ and more. Free Estimates & Fully Insured. Contact: JMErnsthomeservices@gmail.com or Jason at 303-910-9909.

**DRYWALL SERVICE** – Hang, Tape, Texture. Excellent repair work, call 720-371-3097.

A HARDWOOD SPECIALIST – Install, repair, refinish, free estimates, insured. Over 20 years' experience and Ken-Caryl Resident. ahardwoodfloors1@ gmail.com. www.ahardwoodspecialist. com. Dan 303-570-7930.

### LOCAL GENERAL CONTRACTOR -

Kitchens, basements, bathrooms, decks and pergolas. Call or text 303-960-6859. Email: gcdavisllc@gmail.com.

**REDMAN ELECTRIC** – Specializing in residential service and remodel electrical work for over 27 years. KC resident. Free estimates. Master Electrician. 303-356-1968.

### DOG WALKING & PETSITTING -

Affordable, reliable. Pets2us.com. Chris 303-902-8128.

### 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





Interior | Exterior | Residential | Commercial
YOUR NEIGHBORHOOD PAINTER FOR OVER 22 YEARS

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### • TEEN SERVICES

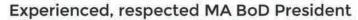
This listing includes Ken-Caryl teens who babysit, mow lawns, house or pet sit, or shovel snow. To be included on the list, teens should email their name, number, age, neighborhood and list of services offered to Allison Hefner at AllisonH@kcranch.org or call 303-979-1876, ext. 108.

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 P	15	Aspen Meadows			
Jade Atkinson Hutch Barber	720-616-0063 303-249-0468	P P	15 14	Aspen Meadows Legacy			
Colette Bennett	720-415-0311	P	16	North Ranch			
Piper Blarr	720-255-6877	B, P	16	Colony			
Aliza Bochner Eva Bochner	720-880-8336 720-899-0033	B, P B, P	17 16	North Ranch North Ranch			
Mariel Bochner	319-338-4414	в, Р В, Р	12	North Ranch			
Adam Brandland	720-376-1987	L, S	14	Settlement			
Abby Burton	720-616-1333	B, P	16	Aspen Meadows			
Bridget Cassidy Hope Cuttitta	720-244-1359 303-517-8864	B, P B, P	17 17	Stratford Farms 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			
Megan Ellis Jack Famariss	720-290-2033 720-434-7033	B, P, S B, P	14 14	Heirloom North Ranch			
Ryan Flint	303-517-3749	L,P,S	14	Retreat			
Caleb Flint	303-517-3749	L,P,S	11	Retreat			
Grant Foster	720-345-3120	L, S	17	Aspen Meadows			
Kyla Fouts Lauren Fox	303-668-0581 720-273-4077	B, L, P, S B	13 12	Mountain Gate North Ranch			
Abbie Gallant	303-517-8864	B,P	17	Deer Creek			
Connor Glitzer	303-489-3932	L, S	16	The Village			
Kyra Goudzwaard	720-552-0175	B, P	15	Barrington Ridge			
Cameron Guider Will Guider	303-868-7198 303-868-7198	B,P L,P,S	14 14	Aspen Meadows Aspen Meadows			
Kara Hammond	720-979-4069	ь, р	13	Carriage Hill			
Keegan Hardesty	720-484-9557	B, L, P, S	15	Cimarron			
Mac Hardesty	720-672-1225	L, P, S	13	Cimarron			
Michael Hefner Reed Hershey	303-359-9052 720-828-3245	P, L B, L, P	12 12	The Spread North Ranch			
JJ Heupel	720-828-3243	в, L, Р В, L, Р, 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 Saddlewood			
Reece Hodges Gunnar Holmes	303-667-2606 720-505-6764	L, P, S L, S	12 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			
Afton Jones	720-705-9797	В	16	Manor Ridge			
Tyler Karchut Harrison Kauffman	605-641-5672 303-520-4819	B, P, S L, P, S	13 17	Bradford Place Wynterbrooke			
Salome Kekelia	801-201-1183	В	13	Territory			
Eva Kiebler	303-478-6050	B, P	15	Cimarron			
Sierra King	720-582-3334	L	14	Heirloom			
Kellen Lay Cadence Leal	720-629-5566 303-944-9122	L, S B, P, S,	12 14	Wynterbrooke Sunset Ridge			
Ethan Lehrke	720-295-2156	L, S	17	Cimarron			
Andrew Lerudis	720-691-3985	L, P, S	15	Village			
Daniel Lobelo	720-203-2912	L, P, S	14	Deerwood Vista			
Mitch McGatlin Riley McGatlin	703-850-0642 703-244-8558	B, L, P, S, B, L, P, S	16 14	Legacy Legacy			
Rileigh Rose McMahon	720-375-3352	B, P	13	Stallion Pointe			
Janey Millstone	720-668-1029	В, Р	15	North Ranch			
Sydney Millstone	720-471-3245	B, P, L	15	North Ranch			
Hannah Mote Kellan Nash	720-305-8757 720-630-5764	B, P L, P, S	14 13	Stallion Pointe Retreat			
Catherine Newsom	303-325-5232	Е, 1, 3 В, Р	17	Legacy			
Ethan Pankow	720-217-8175	P	14	Heirloom			
Samara Pirozzi	720-818-2203	B, P	16	Traditions			
Lillian Pool Alec Prinzi	720-985-1667 303-810-3221	B, P B, L, P, S	16 12	Bradford Place 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 Jake Ruszkowski	720-394-3910 720-607-2809	B, P, S B, L, P, S	12 17	Village Stallion Pointe			
Sebastian Ruszkowski	720-766-9843	L, P, S	15	Stallion Pointe			
Nicholas Schuster	720-990-7465	B, P	17	Heirloom			
Liam Schuster	720-480-0691	B, P	12	Heirloom			
Aly Secondo Ava Secondo	720-625-9910 303-883-2592	B, P B, P	12 15	Cimarron Cimarron			
Maria Seybert	303-668-5987	в, Р В, Р	18	Saddlewood			
Austin Skeffington	720-308-8704	L	17	Wynterbrooke			
Cameron Sternberg	303-949-3691	P	12	Aspen Meadows			
Wesley Sternberg	303-949-3691	P	14 14	Aspen Meadows Bradford Place			
Seumas Stevens Abby Szabo	720-210-6065 720-745-1339	B, L, P, S B, P, S	14 15	Aspen Meadows			
Ben Szabo	720-413-3072	L, P, S	17	Aspen Meadows			
Maddy Szabo	720-768-5452	B, P	15	Aspen Meadows			
Cole Torgerson	720-291-9022	B, L, P	19 16	Legacy			
Jack Torgerson Zane Tweedie	303-981-7617 720-688-9440	B, P L, P, S	16 15	Legacy Deerwood Vista			
Aiden Tyler	720-448-7638	P, S	15	Cimarron			
Catie Watkins	720-705-1656	В, Р	14	Manor Ridge			
Charlotte Webster	703-655-4428	B,P	16	The Spread			
Judah Webster Ava Yaley	703-655-4428 970-946-8955	B,L,P,S B, P	13 15	The Spread Carriage Hill			
The Ken-Carul Ranch Mast		·		_			

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.

# ELECT





Excellent public sector experience: 9 years in the Budget office for two Denver mayors helping implement millions of dollars of efficiencies within a \$1.2 B annual budget

Environmental Engineer with a focus on conserving our open space as an asset and ensure it's available for our children and for future generations

Fair, listens, and is respectful to all voices in our community

He, his wife and their two kids have been residents of Ken Caryl for over 20 years



Experienced Executive and Attorney working as General Counsel, Chief Compliance Officer, Corporate Secretary and Advisor to the Board of Directors

Experienced and Trusted Board Member, including other HOAs

Operates under the values of Trust, Serving, Simplicity and Safety

Rational and logical decision maker, fair, listens to all voices, and seeks solutions that are good for the community

Community volunteer and Church Leader

He, his wife, their two kids, and two dogs have lived in Ken Caryl for over 7 years

### Focused on the Future of Ken-Caryl Ranch

Scotty and Doug are focused on the future of Ken-Caryl Ranch. We want to take care of our amazing neighborhood while charting a path for the future that creates a community where our kids will want to return.



**Enhancing our Community Safety** 



Hardening our Neighborhood Against Wildfire



Preparing our community and MA amenities for the new development



Preserving and Investing in our Infrastructure and Amenities



Financial Stewardship through Fiscal Responsibility and Proper Budgeting



Encouraging respectful, open, inclusive, community engagement



Serving for the Good of the Community

### PLEASE VOTE FOR

### SCOTTY AND DOUG

FOR KEN-CARYL RANCH MASTER ASSOCIATION BOARD MEMBERS