

Double Rainbow

Resident and Equestrian Center Co-manager Carl Brackpool took this spectacular photo featuring a double rainbow over the Equestrian Center last month.

Consider submitting your photos to *Life at Ken-Caryl* Editor Allison Hefner at allisonh@kcranch.org.

| SPECIAL EVENTS | JEFFCO CONNECT | PARKS & REC | FIREWISE | COVENANT CLIPS |
|---|-----------------------------------|------------------|--|-----------------------------|
| Boatloads of Fun: Ken-Caryl Ranch Celebrates the 4th of July! | Valley Parkway Improvements Begin | Median Makeover! | Wildfire Season Now 78 Days Longer Than in the 1970s | Just a Spoonful of Sugar... |
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Manager’s Column:

The Operational Relationship Between the MA and the MD

PAGE 2

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



PAGE 10

Flick ‘n Float, Aug. 6

Enjoy an evening dip in the Ranch House pool while you watch the family-friendly movie, *Turning Red* and FREE popcorn, courtesy of Platinum Sponsor Colorado Credit Union! *Movie starts at dusk at approximately 8 p.m.



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The Operational Relationship Between the MA and the MD

By Traci Wieland, Metropolitan District Manager

Over the course of the last several months of editions of *Life at Ken-Caryl*, we have been discussing the unique relationship that the Master Association and Metropolitan District have in providing services to the Ken-Caryl Ranch community. Many of these articles have been about the differences, or similarities, in structure and mission. Today’s article focuses on a component of the operational relationship between the two organizations.



In 1988, the Master Association and Metropolitan District entered into a Reorganization Agreement that first outlined the District’s responsibility for the operation, maintenance, and associated costs and expenses for the Master Association’s park and recreation amenities, such as greenbelts, playgrounds and parks. This first agreement provided the initial structure for how the two organizations worked together to serve the community. A Letter of Understanding followed in 1996 that further clarified and defined the working relationship and services provided by each of the organizations. Almost two decades passed before a need was identified to amend the original agreement. The First Amendment was executed in 2014 to outline the use of District bond funds for capital improvements, and the Second Amendment in 2019 outlined which organization is responsible for specific water fees.

Operations and Board leadership changed, providing the impetus for the current draft of a Third Amendment to the Reorganization Agreement. This Amendment has been discussed by the Boards since the summer of 2020 when staff took a deep dive into insurance coverage for all Ken-Caryl Ranch amenities, developing a detailed list and plan for coverage. In addition, the Boards expressed the need for consistency and structure when discussing and employing its many boards, committees, work groups and task forces. The Third Amendment to the Reorganization Agreement also provides additional context to the ongoing efforts to streamline operations between the two organizations. When available, staff utilizes certain cooperative cost-sharing opportunities. The Amendment will define those opportunities.

The Boards have discussed the process and components of the Agreement at numerous Joint Study Sessions; however, a draft document is now available for further review and community feedback, with hopeful adoption by both Boards in August or September. The draft Agreement will be included for discussion at the respective July and August Board meetings for the Master Association and the Metropolitan District. You can find those packets via the website at www.ken-carylranh.org under the *About Us* tab, then Board of Directors, or you can sign up to have those agendas and packets delivered to your inbox via the website at www.ken-carylranh.org by clicking on the Join Our Newsletter icon at the top right corner. If you have questions, feel free to reach out to me via email at traciw@kcranch.org, or by calling 303-979-1876, x 136.

July

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

| Sun. | Mon. | Tues. | Wed. | Thurs. | Fri. | Sat. |
|------|----------------------------------|--|--|---|------|---|
| 17 | 18 | 19 10 a.m. Ageless & Unstoppable 5:30 p.m. Tasty Tuesday 6 p.m. MA Board Meeting | 20 4:30 p.m. Covenant Control Committee | 21 10:15 a.m. Storytime | 22 | 23 |
| 24 | 25 5 p.m. Dog Park Task Force | 26 10 a.m. Ageless & Unstoppable 3-5 p.m. MD Board Study Session 5:30 p.m. Tasty Tuesday 6 p.m. MD Board Meeting | 27 | 28 7:30 a.m. Architectural Committee 10:15 a.m. Storytime | 29 | 30 5:30 p.m. Rockin' the Ranch: Summer Concert Ranch House Park |

August

| Sun. | Mon. | Tues. | Wed. | Thurs. | Fri. | Sat. |
|------|--|---|------|---|------|--|
| | 1 | 2 10 a.m. Ageless & Unstoppable 5:30 p.m. Tasty Tuesday | 3 | 4 10:15 a.m. Storytime | 5 | 6 8 p.m. Flick 'n Float – Turning Red |
| 7 | 8 5 p.m. Dog Park Task Force 6 p.m. Community Planning Committee | 9 5:30 p.m. Tasty Tuesday 6 p.m. Open Space Committee Meeting | 10 | 11 7:30 a.m. Architectural Committee 10:15 a.m. Storytime | 12 | 13 9 a.m. Chalk Festival |

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

JEFFCO CONNECT

Valley Parkway Improvements Begin

Milling and patching began on Valley Parkway earlier this month on July 11. Work began on the south side close to Valley Dr. and will progress north towards West Ken Caryl Ave. The milling and patching will take about two weeks; the final paving will begin after. There may be a small gap between the prep work and final paving, but the road will always be drivable.

Work will commence from 7 a.m. - 4 p.m., which will cause significant delays as the road will be down to a single lane for most of the work. However, vehicles will always be able to get in and out and have access to their roads. Message boards have been placed on both ends to alert drivers. More information about these improvements will be communicated as it becomes available.

Jefferson County Transportation and Engineering presented design alternatives at the May 3, 2022 neighborhood meeting for the stop signs at White Oak Dr. and Mountain Laurel Dr. Residents in the neighborhood preferred installing bicycle lanes and removing unwarranted stop signs on Valley Parkway at White Oak Drive and Mountain Laurel Drive, replacing them

(Continued on page 5)

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Life at Ken-Caryl

July 20, 2022

Just a Spoonful of Sugar...

By Brian Yowell, Community Administrator
...helps the medicine go down!
Grab your sugar bowls and your spoons because this is a doozy!

House Bill 1137 was recently passed in Colorado as a knee-jerk reaction to the mismanagement, and poor decisions (in my opinion), of one HOA in Colorado that you may remember seeing in the news.

As a result of this new Bill, the Ken-Caryl Ranch Master Association (and all HOAs statewide) will be dramatically affected, and will need to:

- Evaluate and make changes to procedures for assessment collection and covenant enforcement.
- Update/amend existing governance policies.
- Implement changes to governance policies.
- Budget for increased operating, management and legal expenses.
- Discuss changes with management and develop compliance strategies.
- Educate board members about changes to CCIOA.

As it relates to Covenant Enforcement, our enforcement procedures and fine structures will need to be updated and rewritten to be in compliance with the new law. Violations will be split into two categories...those affecting the health and safety of the community, and those that do not.

For violations that are a health and safety issue, the property owner will

be given 72 hours to cure the violation. If after 72 hours, the violation is not cured, then they will be subject to fines (up to every other day) not to exceed \$500.

For violations that are not a health and safety issue, the property owner will be given 30 days to cure the violation. If after the 30-day cure period, the violation still exists, they are subject to fines (up to every other day) not to exceed \$500 for each violation. A second 30-day cure period will be granted before any legal action against the property owner may take place.

In addition to the above, our requirements (and there are more!), and how we notify property owners of violations is becoming more difficult, expensive and time consuming.

Look for additional communications, updates and details pertaining to governing documents and procedures in the near future as we work through the new, costly and labor-intensive House Bill requirements.

Details on House Bill 1137 can be found at www.leg.colorado.gov/, key word HB22-1137, or simply google "Colorado House Bill designed to punish HOAs and the residents who chose to live in them".

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



Disc Golf Course Update

The Ranch House Disc Golf course dates back to the 1970s and is one of the oldest in the state. It was designed by Ed Headrick, who is referred to as the "Father of Disc Golf". It is a very popular amenity in the community that is widely used by a variety of age groups.

While the disc golf course is very popular, staff also receives some feedback from nearby neighbors about ongoing negative behaviors, including night-time use, drugs, noise and alcohol. Staff has worked with the residents to mitigate the behaviors as best as possible with additional signage, additional security cameras, targeted patrols and engagement with the Jefferson County Sheriff. Staff also engaged a local disc golf design consultant. The following maintenance and improvement items were discussed and/or implemented:

- Tee signs (installed)
- Additional programming (ongoing)
- Ongoing tree removal and trimming (ongoing)
- Entrance sign (in design)
- Redesign of Hole 5 (under consideration)
- Tee box reinforcement (under consideration)
- Additional fencing (under consideration)

Staff developed an internal survey that was available May 23 – May 31 to get a broader sense of usage and impact of the course. The survey provided a forum for all residents and users to provide feedback giving the Boards a general sense of use and the associated issues. We received more than 600 survey responses, and about 325 of those were residents. Highlights from the resident responses to the survey include:

- 80% of resident respondents utilize the course.
- Approximately 50% of the resident users are ages 24 and younger.
- Smoking and drug use were the behaviors mentioned most often when describing negative behaviors on the course.
- 252 resident respondents have not been negatively impacted by the course.

When asked about a preferred course of action to minimize behavior concerns while meeting the needs of the community, respondents ranked the following in order of preference:

1. Keep the course as is.
2. Keep the course as is and increase

3. security.
 3. Keep the course as is and increase signage.
 4. Close the course permanently and leave space as open park space.
 5. Close the course permanently and replace with another amenity.
- The full survey results, including the 305 non-resident responses, mirrors many of the themes identified above, including the preferred course of action. Full survey results can be found on the Ken-Caryl Ranch website, under the *Parks & Facilities* tab, on the Parks page.

Staff presented these survey findings to the Master Association and Metropolitan District Boards at the July 5 Joint Study Session. Members of both Boards are supportive of keeping the course open, but also want to mitigate concerns. Staff will be exploring increased patrols, ambassador programs, signage, cameras, Neighborhood Watch and increased programming opportunities. Do you have additional ideas for course improvements? We would love to hear from you! Email Metro District Manager Traci Wieland at traciw@kcranch.org and Master Association Executive Director Victoria DeSair at victoriad@kcranch.org.



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By KCRMA Ranger Supervisor Matt Öven

Points for avoiding rattlesnakes in open space:

- Rattlesnakes will use trails to hunt because their prey (primarily small rodents) use trails. Rattlesnakes lay in wait for prey to pass at which point they strike and inject poison into their victim. Rattlesnakes, especially during cooler temperatures, can be seen on trails and roadsides soaking up heat radiating from these warmer surfaces. Trail users should be aware of these facts and always keep an eye on trail edges where these snakes could be hiding.
- Rattlesnakes are cold-blooded, meaning their body temperature fluctuates with air temperatures. They have an optimum temperature range that affects their activity. If temperatures are outside this range, they will be less active. Trail users often mistakenly assume that they can avoid rattlesnakes during the hottest days of summer by waiting until evening to use the trails. Rattlesnakes will avoid the intense heat during the day, opting to hunt during the cooler temperatures of the evening.
- Don't walk where you can't see what is around you. Do not step over logs or rocks unless you can see what is on the other side. Do not place your hands in cracks or ledges if you cannot see what is there.
- Keep pets on a leash! Keep small children near you. Dogs and children are curious and not always aware of hazards and need to be watched.
- Rattlesnakes are not aggressive. In most cases they will avoid confrontation by quietly crawling away. They do not always "rattle" to warn humans of their presence. A coiled snake is not necessarily aggressive, this is just a defense pose, if left alone, they will not strike. It is best to rely on your vision and to remove ear buds for avoiding encounters with rattlesnakes.
- If you are bitten on the trails, the most useful snakebite first aid kit consists of car keys and a cell phone for calling emergency services (911) and/or a poison center. At Ken-Caryl Ranch, we are close enough to professional health care facilities to get treatment within an acceptable amount of time.

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Inclusion of the NADG Property into the Metropolitan District’s Boundaries

By Traci Wieland, Metro District Manager

This article is the second in a three-part series regarding the Agreement for Inclusion of Property between the Ken-Caryl Ranch Metropolitan District and North American Development Group (NADG). These articles are comprised of information from an Executive Summary available at www.ken-carylranh.org, under the Community & News tab, then New Housing Development.

Last edition, we discussed the

privately held land’s location within Mater Association boundaries, but not Metropolitan District boundaries and the Inclusion Agreement. Under the Inclusion Agreement, the Metropolitan District and NADG have agreed that the NADG property will be “included” into the Metropolitan District’s boundaries if certain conditions are met. “Inclusion” is a legal word applied to special districts like the Metropolitan District, meaning that property is being brought into its boundaries, similar to a municipal annexation.

The Colorado Special Districts Act provides a process by which property can be included into a special district’s boundaries, which the Inclusion Agreement follows. First, NADG must submit a Petition for Inclusion to the Metropolitan District and then the Metropolitan District Board must hold a public hearing to receive public feedback regarding the Petition for Inclusion. The Metropolitan District received NADG’s Petition for Inclusion on Nov. 4, 2021. The Metropolitan District Board conducted the public hearing at its public meeting held on Dec. 7, 2021 and adopted a Resolution and Certified Order to include the NADG property. On Dec. 16, 2021, the Metropolitan District requested that the Jefferson County District Court review the inclusion process and determine if the Metropolitan District followed the requirements of the Special Districts Act. On Jan. 5, the District Court found that the Metropolitan District met all of the inclusion requirements of the Special Districts Act and issued an Order of

Inclusion.

Under the Special Districts Act, the District Court’s Order of Inclusion is not effective when it is issued. Instead, the Order of Inclusion will become effective only when the Metropolitan District records it with the Jefferson County Clerk and Recorder. In this instance, the Inclusion Agreement provides that if the District Court issues the Order of Inclusion, the Metropolitan District will hold onto the Order of Inclusion and not record it right away. This is called holding the Order of Inclusion “in abeyance”. The reason is that the Inclusion Agreement imposes other obligations on NADG related to the NADG park and rec improvements, and the Metropolitan District wants to make sure that those obligations are met before the Metropolitan District officially includes the NADG property into the Metropolitan District’s boundaries. Specifically, the Inclusion Agreement requires NADG to meet the following conditions before the Metropolitan District officially includes the NADG property:

- Completing the exclusion of the NADG Property from Plains Metropolitan District (this condition has been met);
- Completing the organization of HMD (this condition has been met);
- Getting Jefferson County’s approval on the final development plats for the NADG property and recording the plats; and
- Getting the Metropolitan District’s approval of the plans and specifications for all of the NADG park and rec improvements that are to be deeded to the Metropolitan District.

Once all of these conditions are met, the Metropolitan District will record the District Court’s Order of Inclusion with the Jefferson County Clerk & Recorder. This is anticipated to occur in the first quarter of 2023, and will complete the inclusion process, meaning that all residents within the NADG property will become Metropolitan District residents as well as Master Association residents. As Metropolitan District residents, these individuals will be entitled to enjoy all Metropolitan District services and amenities, and will also be responsible to pay property taxes, fees and charges to the Metropolitan District as residents, on an equal basis with the property taxes, fees and charges that the Metropolitan District’s current residents pay. This will support the Metropolitan District’s operation and maintenance of the NADG park and rec improvements that are deeded to it under the Inclusion Agreement.

Stay tuned to the next edition of *Life at Ken-Caryl* for information on the construction and deeding of NADG park and landscape improvements to the Metropolitan District.



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• JEFFCO CONNECT

(Continued from page 2)

with raised crossings. Approximately one week after the milling is complete the raised crosswalks will be installed and stop signs removed.

More information about these improvements will be communicated as it becomes available.

For more information and updates, please visit the Jefferson County Planning & Zoning website at <https://www.jeffco.us/786/Planning-Zoning> and search for Valley Parkway Improvements.

Median Makeover!

Have you noticed the redesigned and improved medians throughout Ken-Caryl Ranch? The Parks Department worked hard on revamping a total of five medians this spring and summer, with three getting upgrades in the Plains and two in the Valley. Improvements included the clean-up and redesign of these medians – all while getting creative from both a design and cost savings perspective! In fact, the Parks Department was able to cut down on watering costs and the need to install a sprinkler by incorporating xeriscaping to reduce the need for watering to the median that resides on Sawatch Range and Continental Divide Roads. Additionally, crews added to existing plants on many of the medians and got creative by using materials like stones leftover from other projects for decorative purposes. So, be sure to admire the view and these new medians the next time you are out and about!



The redesigned median that sits on the intersection of Sawatch Range and Continental Divide Roads uses xeriscaping to reduce water use.



The revamped median that resides on Chatfield and Cochetopa incorporated new plants to the existing ones to help mitigate costs. Under the guidance of Dawn Harrell, Technician II Horticulture, Meg Bertram, Technician I Horticulture, and Janet Toenjes, Technician I Horticulture, were responsible for the complete redesign of the median.



The median that welcomes visitors to our Deer Creek subdivision off of Valley Parkway and Tan Bark got spruced up with the addition of new plants as part of our recent median redesign project completed by the Parks Department.



It was all hands on deck to redesign and spruce up the median on the corner of Sangre de Cristo Road and Chatfield Avenue.



The median off of Valley Parkway and Buckthorn Drive got cleaned up with the removal of pine needles and a tree. Rocks were also added to the border for a decorative effect.



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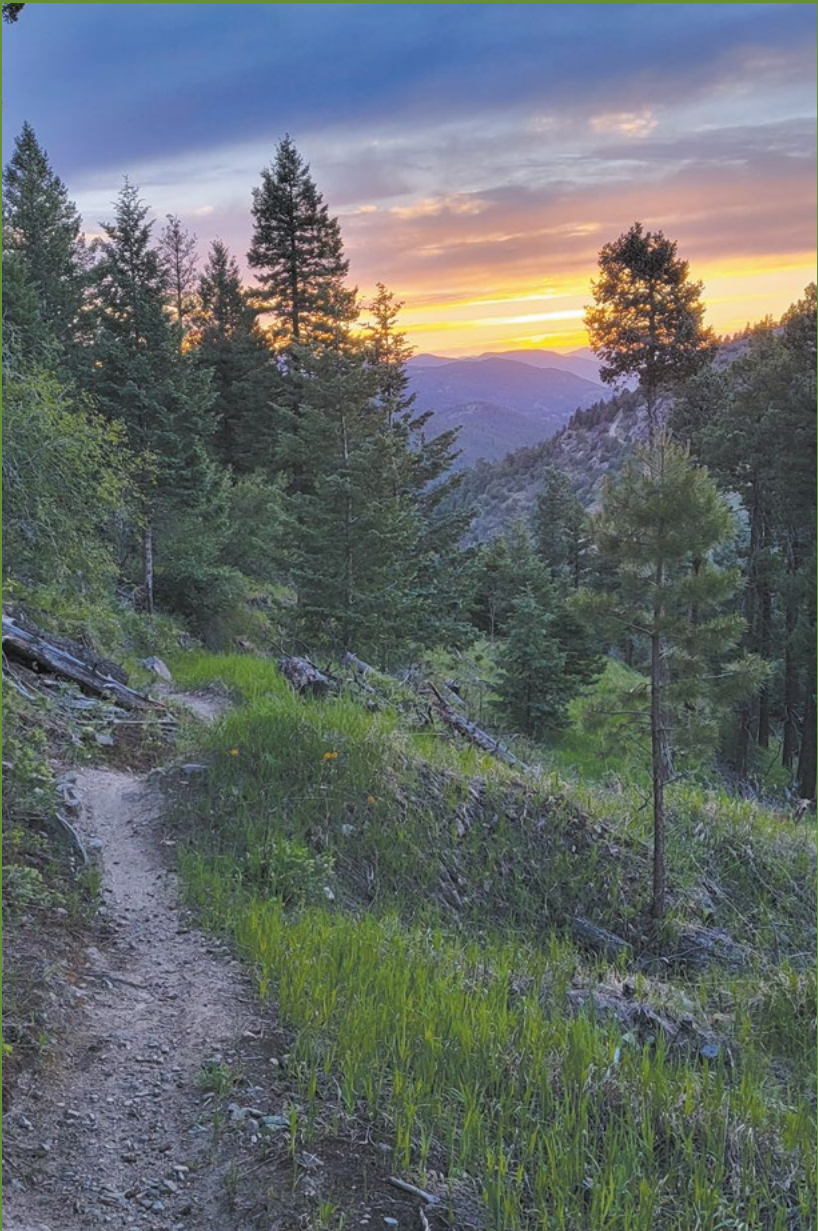
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Picture This! - Summit Sunset



Resident Dan Qvale snapped and shared this beautiful sunset while mountain biking near Summit View in the Valley in late June.

CAMP CORNER

Roar-ing Good Time at Camp!

Campers enjoyed a “taste of adventure” – literally, as part of our Taste of Adventure Teen/Pre-teen Camp geared for 6th – 9th graders! Participants enjoyed a four-day adventure camp full of learning and playing outside by engaging in quintessentially Colorado activities such as whitewater rafting, rock climbing, paddle boarding and hiking!



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

- Ed & Dee MacDonald
Sellers/Buyers in Deerwood Vista

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

- Forrest and Lori Buxton
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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:



Blueberry (#247906):

Blueberry is a 3-year-old, male Border Collie mix. This sweet boy has had a few transitions recently (he came to the shelter from Houston, TX) and is looking forward to the opportunity for some consistency in his life – a chance to acclimate and enjoy the many outdoor activities offered by a new Colorado family. Blueberry needs a patient, loving family excited to show him how fun life can be while simultaneously helping him to feel safe when they're unable to be home with him. He's currently staying with one of our fabulous foster families, and a visit can be arranged by contacting the shelter.



Peek-A-Boo (#249607):

Peek-A-Boo is a 10-year-old, male cat. This senior tabby is the cutest gentle soul you'll ever meet and is currently relaxing in a wonderful foster home where he has been most comfortable mastering the art of biscuit-making and rubbing against his foster parents' legs to get attention for petting. Big life changes can be stressful for Peek-A-Boo, so a thoughtfully managed transition to a calm, peaceful home where he can get all the love and attention he wants is paramount. Since he's staying with one of our fabulous foster families, a visit can be arranged by contacting the shelter.

To find out more about Blueberry, Peek-a-Boo and other deserving pets in need of good homes, visit www.FoothillsAnimalShelter.org.

OUR COMMUNITY

Moths Migrate Too

By Kathy Webster, Resident

We are familiar with the saying, "lights, camera, action." In the case of birds and moths, the saying should be "lights out, camera, action."

Every year in North America, more than 3.5 billion birds travel north in the spring. More than 80 percent of them fly at night, navigating by the night sky. Stars are a visual stimulus that conveys directional information. Night light pollution disrupts their navigation signals, causing them to become confused and disoriented, often colliding into windows and buildings. As a result, our Governor has declared "Lights Out Colorado" during the height of bird migration season.

The spring migration for birds traveling north peaks in April and May and is now winding down. They have reached their destination and are ready to raise a family and feast on insects.

Speaking of insects, moths are a favorite delight of birds, and are just beginning their migration north.

Moths are nocturnal, migrating at night, using the same moon and starlight cues that birds use. Millions of moths have begun migrating into Colorado, just in time to feed those baby birds! Moths also play a key ecological role as food, not only for birds, but also for bats, spiders and bears. This climate-driven seasonal surge will continue through July.

Moths, too, are greatly disturbed by artificial light pollution which causes them to become lost and confused. When they are batting themselves to death against a light bulb, "have a little compassion and turn your lights off, they are just trying to get somewhere...the whole concept that moths are a nuisance is annoying. We're saying they don't deserve to be here because humans find them annoying. Moths are harmless. They do

not carry disease. They do not sting or bite and play a major role in the animal food chain. It's selfish of humans to say another species shouldn't be here," stated Maia Holmes, a CSU Entomologist.

Mother Nature seems to seamlessly plan this sequential migration of birds followed by moths.

According to Shiran Hershovich, Lepidopterist at the Butterfly Pavilion in Westminster, "one important thing that we humans can do to assure safe passage for the birds and the moths is to 'turn off your porch lights.'"

Fortunately, our Ken-Caryl community has recognized Lights Out Colorado, the Colorado Audubon Society, and the International Dark Sky organization recommendations to reduce night light pollution by updating its covenants stating that "decorative lighting shall be turned off after 12 a.m. unless the space is actively being used." This rule has been in effect for a year now. Even though

midnight is the rule, during peak migration season, birds and moths would greatly appreciate you turning out your outdoor lights at dusk. Their nocturnal migration is triggered by what is called the "sunset cue."

Lights Out Colorado!

Sign Up for the e-News!

The Ken-Caryl Ranch e-News is a weekly newsletter distributed every Monday via email to all residents who subscribe.

It is a great information source and supplement to the newspaper and other forms of communication on Ken-Caryl Ranch.

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

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Picture This! - Happy Trails



Resident Adriana Wiersma took this photo of the sun setting over one of our beautiful trails.

Picture This! - Bear in Mind



Resident Dave Calderini took this photo of a black bear in South Valley Park from a safe distance and kindly reminds other residents to please remember not to approach wildlife.

SPECIAL EVENTS

Save the Date:
Doggie Dip Day,
Aug. 20

Life’s ruff when it is hot outside and you’re donning a fur coat! So, in honor of the ‘dog’ days of summer, we’re turning over the Ranch House pool to our furry, four-legged residents to close out the summer pool season! It’s Fido’s turn to take a dip in the pool for our annual Doggie Dip Day event on Aug. 20 from 10 a.m. – 1 p.m.! Your canine companion will be able to (dog) paddle their way to enjoy fun activities and a chance to win prizes! This event is for well-behaved dogs who can obey owner commands and can get along well with other dogs and patrons. Stay tuned for registration information, coming soon!



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RECREATION PROGRAMS & ACTIVITIES

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

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



Special Events

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



Aquatics

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



KC Fitness

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



KC Fitness

Fitness Classes and Personal Training

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

Tasty Tuesdays

We are feeding your need for food trucks all summer long! Introducing Tasty Tuesdays, where we will host several food trucks – from the sweet to the savory – for your eating pleasure! Join us every Tuesday throughout August from 5:30-8:30 p.m. in the Ranch House parking lot and tantalize your taste buds with the purchase of dinner and dessert! We will feature a rotating bunch of savory and sweet food trucks each week to sweeten the deal! For menus and food truck schedules, please visit the Special Events page on our website at www.ken-carylranh.org.

Swim Lessons

Hey parents! There are still a few spots available later in the summer to enroll your child in swim lessons! To check availability and to register, please visit our website at www.ken-carylranh.org and click on the Register icon at the top right of the page.



Tennis & Pickleball

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

Junior Tennis Lessons

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

Adult Tennis Lessons

Register today for Adult Tennis Lessons! For more information, and to check availability, including available lessons based on skill, please visit our website at www.ken-carylranh.org.

Aqua Fitness Classes

Aqua fitness classes take place in the Community Center pool and are designed to improve your cardiovascular fitness and provide resistance exercises with little pressure on the joints. Registration for all classes is required and will be available every other Wednesday for the following two weeks. To view current class offerings and to register, please visit our website at www.ken-carylranh.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-carylranh.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.

Fitness Class - Chisel & Stretch

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



Sports & Athletics

Challenger Soccer Camps

Kick your summer into high gear! Challenger Soccer is now enrolling for their 2022 Soccer Camps at the Ranch House, starting this month! For more information, program details and to enroll, please visit <https://www.challengersports.com/>.

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, which 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.

Rockin' the Ranch: Summer Concert at Ranch House Park

Join us for a concert at the Ranch House Park on July 30 from 6-7:30 p.m., featuring the rock band, The Milestone! Food trucks will also be on hand for this event for food purchases, beginning at 5:30 p.m. Visit the Special Events page on our website at www.ken-carylranh.org for more information.

Flick'n Float!

Mark your calendars for the next Flick'n Float Dive-In Movies at the Ranch House pool, generously sponsored by our friends at Colorado Credit Union!

Aug. 6 – Turning Red

Guests may arrive beginning at 8 p.m. and the movie will start at approximately 8:15-8:30 p.m. depending on the sunset. These events are free for District residents! With the exception of Noodles, all other floatation devices are not permitted for safety reasons.

Chalk Art Festival

Join us for a Chalk Festival on Aug. 13 from 9 a.m. – 4 p.m. at the Ranch House! More information to come! Stay tuned to the Special Events page on our website at www.ken-carylranh.org.



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RECREATION PROGRAMS & ACTIVITIES

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



Youth Programs



Youth Programs



Youth Programs



Adult Programs

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

We are hiring Before & After Care Instructors! Apply on our website or email lizzb@kcranch.org.

Pre-K Nature Enrichment Programs

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

Outdoor Discovery:
Tuesdays, Sept. 6 – Dec. 6
\$320/Resident, \$384/Non-Resident

Art Ventures:
Thursdays, Sept. 8 – Dec. 8
\$295/Resident, \$354/Non-Resident

Register for Before & After School Care

Register your child for our B&A Care program this fall at either our Ranch House or Dakota Lodge to conveniently serve Bradford and Shaffer families! KCRMD Before & After School Recreation Programs provide a caring, safe and fun learning environment. Students explore a wide variety of activities that develop learning, encourage imagination and promote positive social skills. Join us for exciting science experiments, cooking, art projects, sports, games, reading, homework help and more! We offer year-round care and provide full-day care on most early release days, school holidays and vacations. Register and pay only for the days you need each month! Register on our website at www.ken-carylranh.org, under the Programs tab, then Youth Programs and School-Age Care.

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/kencarylranh>

Summer Youth Enrichment Programs

Looking for a fun way to engage your child's passions this summer? Then consider enrolling them in one of our exciting Summer Enrichment Programs, with full and half-day options available! Register online at www.ken-carylranh.org. All classes hosted at the Ranch House. Programs include:

CREATIVE VIDEOS: Stop Motion (Half Day/Combo Courses Available)

Students become the director, animator and editor of their own stop motion animation film! This course involves creating a story, building a set, filming a movie and editing it all together.

CREATIVE VIDEOS: YouthTuber (Half Day/Combo Courses Available)

Kids have a BLAST in YOUTUBEr, learning on-camera presence and content creation in a hands-on collaborative environment! Our YOUTUBEr kids develop their storytelling style and build social communication skills using a STEAM-based learning approach, students develop their digital well-being with an awareness for online safety. We do not set up YouTube Channels during this class and devices are NOT mandatory to take this class.

FUN MOVIE MAKING: Live Action Flix (Half Day/Combo Courses Available)

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FUN MOVIE MAKING: LEGO FLIX

Bring Lego worlds to life! We provide Legos. You provide your imagination. Work in groups to create a Lego set with Lego characters for a stop-motion movie you'll storyboard, shoot and add voice-overs.

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

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Kristen Peterka
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303-979-1876, ext. 109

Story Time at the Ranch House

Storytime is moving outdoors! Join us for Story Time, in partnership with Jeffco Public Library, each Thursday from 10:15-10:45 a.m. in the Ranch House Picnic Area. Please be sure to check our website calendar at www.ken-carylranh.org, or Ken-Caryl's Facebook page for updates and/or program cancellations.



Teen Programs

Looking for a safe, fun and educational camp for your pre-teen and teen this summer? Then look no further than Ken-Caryl Ranch! We have several camps to keep your pre-teen/teen engaged while having fun and providing them with the opportunity to meet new friends! Register at www.ken-carylranh.org, under the Programs tab, then Youth Programs, Teen/Pre-Teen Programs.



Sign Up for the e-News!

The Ken-Caryl Ranch e-News is a weekly newsletter distributed every Monday via email to all residents who subscribe. It is a great information source and supplement to the newspaper and other forms of communication on Ken-Caryl Ranch.

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

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

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Wildfire Season
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By Daniel Hatlestad, Ken-Caryl Firewise Committee

According to the U.S. Drought Monitor, 98.9% of Colorado was categorized as “abnormally dry” at the onset of June, with 83.6% of the state falling under the classification of “moderate drought.” Over 13% of the state was listed as under “extreme drought.” Extreme drought conditions indicate worsening fuel moisture content, the increasing chance of large fires developing and the introduction of mandatory water restrictions.

The seasonal forecast shows almost the entirety of the state having a 60-70% chance of having above normal temperatures. These conditions coincide with an above-normal fire potential for the majority of the state through September 2022. The snowpack across the state remains lower than normal, with some basins only saved from bottoming out by a late May snowstorm. Other basins, particularly in Southern Colorado, did not receive any precipitation from the storm and remain far below their median snow water equivalent levels.

The higher predicted temperatures coupled with the sobering drought forecast in the upcoming months of 2022 has the potential to kindle a significant year in Colorado wildfire history. The state is expected to experience a potential five-fold increase in acres burned by wildfires by 2050. Looking backwards historically, fire seasons are now an average of about 78 days longer than they were in the 1970s.

Colorado is expected to funnel an additional \$20 million in federal funding into firefighting and prevention initiatives in 2022. This funding will be used to help the state expand the firefighting fleet in time for the wildfire season and also implement a statewide dispatch center to assist in delivering aerial aid. This fleet expansion will include adding a second large air tanker and two additional Type 1 helicopters.

2021 Wildfire Season

There were over 1,000 wildfires in Colorado in 2021, burning a total of 48,195 acres, or 75 square miles. The most infamous wildfire of 2021 came at the close of the year, a grim preview of fire seasons in 2022 and beyond. The Marshall Fire may not have been the largest fire of the year (surpassed by the Morgan Creek and Oil Springs fires), but in its first twelve hours it overtook the Black Forest Fire as being the most destructive fire in Colorado’s history. Over one thousand structures were lost, as well as two lives.

The Marshall Fire was borne from a converging number of factors that didn’t start on Dec. 30, but back from the rainy spring, growing the tall, lush grasses that shriveled to tinder in ongoing drought conditions. That brush stayed dry all through that fall and became ripe for feeding hungry fires. But food alone doesn’t fuel fires – they need wind. Which they received in buckets from an extreme wind event that brought wind speeds of up to 115 mph in Boulder County as the fire broke out.

None of these conditions are particularly unusual in Ken-Caryl. The geography of the state, the strong winds that come down the mountains,

the wet spring and the dry summers are all factors that produce the fires we are seeing now.

2020 Wildfire Season

The first year of the new decade was one plagued by broken records. It was one of the worst wildfire seasons in recorded history. Hundreds of thousands of acres burned and numerous lives were affected. The fires left behind over 625,000 acres of charred land and over \$200 million in firefighting measures alone. The largest of the Colorado wildfires in a wildfire season that stretched both long and late into the year were the East Troublesome, Pine Gulch and Cameron Peak fires. These three fires were massive and historic, each breaking previous state records in size, one after the other.

Cameron Peak, in addition to becoming the largest wildfire in state history, also became the first blaze to top out at over 200,000 acres. The swift-moving East Troublesome broke a rapid expansion record when the blaze covered over 120,000 acres

in just one day. Key factors of these three massive blazes are similar. Drought and strong winds seem to be prevailing factors in the growth of all of the fires, while the East Troublesome and Cameron Peak blazes both seemed to burn unusually late in the season. The West Ranch and Oak fires in Ken-Caryl are prime examples of late season wildfires.

Taking simple precautions and following current fire restrictions in place can serve to go a long way to prevent future devastating wildfires. And if we can avoid adding to potentially hazardous conditions by negligent activities or behavior, address fires proactively by prescribed burns and other measures, and work to increase climate change awareness, the changes which follow may help to positively affect the severity of our

wildfires, in time.

Here are some additional potential considerations for Colorado Special Districts:

- Sign up for Jefferson County’s www.LookoutAlert.co for emergency notifications.
- Prepare your home, family and pets for an emergency evacuation.
- Review the limits on your insurance coverage and consider if you have enough.
- Begin the never-ending process of mitigating the fuels and hazards around your home.





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6 WHITE OAK



3 PERIWINKLE



20 AMARANTH



8 MOUNTAIN HIGH



21 MOUNTAIN HIGH



7 PRAIRIE CLOVER

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- 11063 W Twilight Peak
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- 8 Paonia
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- Harlan Cleaver, KC Resident

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Boatloads of Fun: Ken-Caryl Ranch Celebrates the 4th of July!



Resident Mark Celusniak snapped and shared this photo of the crowd in attendance at this year's 4th of July Bash at the Ranch House pool, where residents enjoyed festive fun in the sun and celebrated America's independence!



Resident, realtor, and 4th of July Bash Platinum Sponsor Brean Small with her two daughters at this year's event. Photo courtesy of Brean Small.



Picture This! - Picnic Lunch

Hey, move over deer and make room at the (picnic) table! Residents Brian and Jamie Siebrase took this photo of two bucks in velvet enjoying a picnic lunch in the Ken-Caryl Valley!

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Event attendees at this year's 4th of July Bash at the Ranch House pool. Photo courtesy of Brean Small.



Congrats to this year's boat race winners, the Kesner and Chasman family team! Photo courtesy of Brean Small.



The Rolling Italian Food truck was part of this year's event! Photo courtesy of Brean Small.



Ken-Caryl's Ranch House pool lifeguard team.



Ken-Caryl resident and Human Resource Analyst Brea Edson's daughter Londyn, 3, enjoys a dip in the Ranch House pool as part of this year's celebration! Photo courtesy of Brea Edson.



This year's Annual 4th of July Bash was bumpin', with celebrations at all three community pools, including the 2nd Annual Boat Race at the Ranch House pool! Residents enjoyed competing in contests at the Ranch House, Community Center and Bradford pools, and patrons of the Ranch House pool also had the opportunity to enjoy music throughout the day, and cool down with free ice cream treats and delicious eats, courtesy of food trucks on site!

If you see all of our event sponsors and residents, including Andrew Small, Silver Sponsor/Beacon Roofing, and Jayson Langerman, Bronze Sponsor/Fairway Independent Mortgage around the neighborhood, please be sure to thank them!

A special thanks to eXp realtor and resident Brean Small, Platinum Sponsor, for her generous support of this year's event!



Life at Ken-Caryl Policy: Letter to the Editor

LETTERS TO THE EDITOR ARE WELCOME AND ENCOURAGED from any Ken-Caryl resident in good standing or from any elected official or political candidate. Letters should be concise — no letters over 350 words—and must be received by the published deadline date and time. Deadline dates and times can be found at www.ken-carylranh.org.

The preferred method for submitting letters to the editor is by email to Allison Hefner at allisonh@kcranch.org, but they may be mailed or hand-delivered to the Ranch House, Attn: Allison Hefner, 7676 S. Continental Divide Road, Littleton, CO 80127. A response will be sent via email when a letter or article is received. If you do not receive a response, call 303-979-1876, ext. 108, to confirm receipt.

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

Letters will be published with plain text; use of all caps, italics, bold or excessive exclamation points will not be allowed. Published letters to the editor do not necessarily reflect the views or opinions of the Master Association, its directors, officers, employees, agents, staff, *Life at Ken-Caryl* or its editor. Neither the editor nor the Master Association accepts any responsibility for the content of these letters. Writers accept full responsibility for their written word. Letters should comply with acceptable standards for courtesy and respect.

Email to allisonh@kcranch.org.
 *Deadline for August 3 issue: July 25 at 9 a.m.

Dear Editor:

I have noticed what a strong focus Traci Weiland, the Executive Director of the MD, has. I brought to her attention things that had been neglected for years since we moved here in 2012. One item was our park and playground updates that were forgotten, another item was the lack of ADA compliance and the third was the state of our urban forest - we have many, many trees that are stressed, dying, neglected, or are too close to roads. Unfortunately, another 60 trees were mortally damaged in the last snowstorm. She has also initiated native and low-water plant projects on medians and community property. Traci listened and demonstrated remarkable attention and results in a short period; she is not just bending to the whims of the moment, and she shows she really cares about doing what is right.

Great leadership, Traci!

Tim Berg, Resident

Dear Editor:

Ahhh, the summer days to be outside and enjoy ourselves! In reading past letters to the editor, it seems to me that there are two distinct differences between those that mountain bike and those that hike on our trails. Bikers are out for exercise and have to watch where they are going, while hikers

stop and listen to nature and observe wildlife of all kinds. Recreational/ exercise vs. relax and enjoy. While both enjoy our trails, they do serve two purposes and as such, in my opinion, there should be some separation to avoid conflicts that may - and have - occurred. Even the wildlife show us that they would appreciate some “peace and quiet” in their lives too, by showing aggressive behavior towards people, whether it’s the grouse that has had its “feathers ruffled” for many years or by deer showing their annoyance via aggression of people in areas of the open space/trail system. So, please, can we all be considerate of nature and its wishes for lack of disturbances and human invasion of their habitat when humans want to be in it 24/7?

Another point to bring up is that the 2021 community survey did show support for conservation area (closed to all people): 52% support to 30% oppose (see page 23 of survey results). A second item in the 2021 survey was support for nighttime trail closures for wildlife protection: 27% support to 11% opposition (page 25 of survey results). These are important points and the results of the survey need to be adhered to. I know that this irritates some, but the results are the results. The community was asked for their desires, and if desires are not going to be implemented, then our leaders are not representing the community, but instead their own selfish interests, or the interests of the minority Trail Club. And yes, the Trail Club is the minority in our community. Jefferson County Open Space has yearly closures for wildlife protection and also closes their trails from sunset to sunrise. What makes KCR not follow their lead? Selfishness and lack of respect.

Rilla Reinsma, Resident

Dear Editor:

I would like to thank Susan Schell, a local Metro Brokers real estate agent, for placing over 1,000 U.S. flags throughout our community to help us honor and appreciate our freedom on our Independence Day.

For over the past 8 years, Susan, with the help of seven local youths in the area, places the U.S. flags in our front lawns.

Let’s honor and thank Susan for providing this patriotic touch to our community, which Susan has been in since 1992.

Jim Ruscetta, Resident

Dear Editor:

This a response to the inaccuracies in Paul Camp’s letter to the editor in the June 8 issue in which he misrepresented my comments at the May MA Board Meeting. At that meeting, a resident made a suggestion that a “waste food to compost” machine to be installed and operated by the MA. The suggestion was merely that – there was no cost data provided, neither up-front nor operating, no identified waste savings, and no analysis of demand.

But also missing was an ecological justification showing that the estimated reduction in CO2 such machine was supposed to provide would offset the additional CO2 emitted by vehicles of residents who would be driving their cars to such facility. Using data provided by the manufacturer to calculate savings from food, and easily obtained data from the EPA for CO2 from gasoline, it was clear that the machine, even if used, would actually lead to more emissions in total.

My statement from the Board table

was that “This composter would have no environmental benefit,” not that composting in general has no environmental benefit (the misrepresentation by Mr. Camp).

It’s a pity that Mr. Camp was not so concerned about CO2 emissions when he was on the Board and Open Space Committee and approved converting to concrete many miles of asphalt trails, which could have been easily repaired with some asphalt patches. Not only would he have saved the residents of KC almost one million dollars, but concrete production is also one of the most CO2 intensive emitters in the world.

Think about that next time there is an election and candidates are asking for your vote, having previously approved the “asphalt to concrete,” and “dirt to concrete” trails conversion process.

Philip Varley, Resident and MA Board Treasurer

◆
 LIFE AT KEN-CARYL

ISSN 0899-6318

Life at Ken-Caryl is a private newspaper published every other week by the Ken-Caryl Ranch Master Association. OUR PURPOSE is to bring timely information to the residents of Ken-Caryl Ranch. The editorial direction of this publication comes ultimately from the Ken-Caryl Ranch Master Association Board of Directors. NOTICE: The views of the authors of the various articles and letters in this newspaper do not necessarily reflect the views of the committees, directors, management, or the community as a whole. Deadline dates are published at www.ken-carylranh.org under the Community & News, then Newspaper & e-News tabs.

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

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

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

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

| Services: (B) Babysitting; (L) Lawn care; (P) Pet or house sitting; (S) Snow shoveling | | | | |
|--|--------------|-------------|-----|---------------------|
| Name | Phone | Services | Age | Neighborhood |
| Olivia Anderson | 303-902-5026 | B, P, S | 15 | Aspen Meadows |
| Jade Atkinson | 720-616-0063 | P | 15 | Aspen Meadows |
| Hutch Barber | 303-249-0468 | P | 14 | Legacy |
| William Barrs | 202-253-8227 | L, P, S | 11 | Retreat |
| Colette Bennett | 720-415-0311 | P | 16 | North Ranch |
| Piper Blarr | 720-255-6877 | B, P | 16 | Colony |
| Aliza Bochner | 720-880-8336 | B, P | 17 | North Ranch |
| Eva Bochner | 720-899-0033 | B, P | 16 | North Ranch |
| Mariel Bochner | 319-338-4414 | B, P | 12 | North Ranch |
| Abby Burton | 720-616-1333 | B, P | 16 | Aspen Meadows |
| Bridget Cassidy | 720-244-1359 | B, P | 17 | Stratford Farms |
| Hope Cuttitta | 303-517-8864 | B, P | 17 | Deer Creek |
| Ella Daugherty | 303-591-2004 | B, P | 16 | Legacy |
| Quinn Daugherty | 303-591-2004 | B, P | 15 | Legacy |
| Razi Daugherty | 303-591-2004 | B, P | 12 | Legacy |
| Presley Davis | 720-487-8778 | B, P | 13 | Sunset Ridge |
| Megan Ellis | 720-290-2033 | B, P, S | 14 | Heirloom |
| Logan Fairbanks | 432-260-5071 | B, P, L, S | 12 | Deer Creek |
| Jack Famariss | 720-434-7033 | B, P | 14 | 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 | 303-668-0581 | B, L, P, S | 13 | Mountain Gate |
| Lauren Fox | 720-273-4077 | B | 12 | North Ranch |
| Abbie Gallant | 303-517-8864 | B,P | 17 | Deer Creek |
| Connor Glitzer | 303-489-3932 | L, S | 16 | The Village |
| Maria Gonzalez | 720-224-3612 | B, P, S | 12 | Cimmaron |
| Kyra Goudzwaard | 720-552-0175 | B, P | 15 | Barrington Ridge |
| Cameron Guider | 303-868-7198 | B,P | 14 | Aspen Meadows |
| Will Guider | 303-868-7198 | L,P,S | 14 | Aspen Meadows |
| Kara Hammond | 720-979-4069 | B, P | 13 | Carriage Hill |
| Keegan Hardesty | 720-484-9557 | B, L, P, S | 15 | Cimarron |
| Mac Hardesty | 720-672-1225 | L, P, S | 13 | Cimarron |
| Gailyn Harrigan | 720-390-2770 | B, L, P, S | 13 | Colony |
| Michael Hefner | 303-359-9052 | P, L | 12 | The Spread |
| Reed Hershey | 720-828-3245 | B, L, P | 12 | North Ranch |
| JJ Heupel | 720-372-9476 | B, L, P, S | 16 | Enclave /Traditions |
| Natalie Himmel | 720-788-3419 | B, P | 15 | Eagles Pointe |
| Kellen Hodges | 720-496-6113 | B, L, P, S | 17 | Saddlewood |
| Maddox Hodges | 720-472-2003 | B, L, P, S | 14 | Saddlewood |
| Reece Hodges | 303-667-2606 | L, P, S | 12 | Saddlewood |
| Gunnar Holmes | 720-505-6764 | L, S | 15 | Carriage Hill |
| Amelia Hopping | 720-626-7750 | B, P, S, L | 14 | North Ranch |
| Erin Hurley | 720-600-8261 | B, P, S | 12 | Aspen Meadows |
| Afton Jones | 720-705-9797 | B | 16 | Manor Ridge |
| Tyler Karchut | 605-641-5672 | B, P, S | 13 | Bradford Place |
| Harrison Kauffman | 303-520-4819 | L, P, S | 17 | Wynterbrooke |
| Salome Kekelia | 801-201-1183 | B | 13 | Territory |
| Eva Kiebler | 303-478-6050 | B, P | 15 | Cimarron |
| Sierra King | 720-582-3334 | L | 14 | Heirloom |
| Kellen Lay | 720-629-5566 | L, S | 12 | Wynterbrooke |
| Cadence Leal | 303-944-9122 | B, P, S, | 14 | Sunset Ridge |
| Andrew Lerudis | 720-691-3985 | L, P, S | 15 | Village |
| Daniel Lobelo | 720-203-2912 | L, P, S | 14 | Deerwood Vista |
| Shea McCaughey | 720-774-7499 | B, P | 13 | Cimmaron |
| Mitch McGatlin | 703-850-0642 | B, L, P, S, | 16 | Legacy |
| Riley McGatlin | 703-244-8558 | B, L, P, S | 14 | Legacy |
| Rleigh Rose McMahon | 720-375-3352 | B, P | 13 | Stallion Pointe |
| Nathan McAnally | 303-358-1993 | L, P, S | 12 | Retreat |
| Janey Millstone | 720-668-1029 | B, P | 15 | North Ranch |
| Sydney Millstone | 720-471-3245 | B, P, L | 15 | North Ranch |
| Hannah Mote | 720-305-8757 | B, P | 14 | Stallion Pointe |
| Kellan Nash | 720-630-5764 | L, P, S | 13 | Retreat |
| Catherine Newsom | 303-325-5232 | B, P | 17 | Legacy |
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| Alec Prinzi | 303-810-3221 | B, L, P, S | 12 | Shaffer Hill |
| Nathan Rector | 720-506-5616 | S, L | 12 | Sunset Ridge |
| Joshua Reisinger | 303-587-0927 | L, P, S | 16 | Eagles Pointe |
| Alessandra Roberts | 720-394-3910 | B, P, S, | 13 | Village |
| Paulina Roberts | 720-394-3910 | B, P, S | 12 | Village |
| Griffin Ruszkowski | 303-960-9883 | L, P, S | 13 | Stallion Pointe |
| Jake Ruszkowski | 720-607-2809 | B, L, P, S | 17 | Stallion Pointe |
| Sebastian Ruszkowski | 720-766-9843 | L, P, S | 15 | Stallion Pointe |
| Libby Sauer | 303-506-9752 | B, P | 12 | North Ranch |
| Nicholas Schuster | 720-990-7465 | B, P | 17 | Heirloom |
| Liam Schuster | 720-480-0691 | B, P | 12 | Heirloom |
| Aly Secondo | 720-625-9910 | B, P | 12 | Cimarron |
| Ava Secondo | 303-883-2592 | B, P | 15 | Cimarron |
| Maria Seybert | 303-668-5987 | B, P | 18 | Saddlewood |
| Austin Skeffington | 720-308-8704 | L | 17 | Wynterbrooke |
| Anna Smith | 567-217-1248 | B | 16 | North Ranch |
| Cameron Sternberg | 303-949-3691 | P | 12 | Aspen Meadows |
| Wesley Sternberg | 303-949-3691 | P | 14 | Aspen Meadows |
| Lachlan Stevens | 720-742-0086 | B, L, P, S | 14 | Bradford Place |
| Seumas Stevens | 720-210-6065 | B, L, P, S | 14 | Bradford Place |
| Maddy Szabo | 720-768-5452 | B | 16 | Aspen Meadows |
| Jack Torgerson | 303-981-7617 | B, P | 16 | Legacy |
| Aiden Tyler | 720-448-7638 | P, S | 15 | Cimarron |
| Catie Watkins | 720-705-1656 | B, P | 14 | Manor Ridge |
| Judah Webster | 703-655-4428 | B,L,P,S | 14 | The Spread |
| Wyatt Webster | 703-655-4428 | B,L,P,S | 12 | The Spread |
| Ava Yaley | 970-946-8955 | B, P | 15 | Carriage Hill |
| Cole Yaley | 970-946-7649 | B, P, S | 13 | Carriage Hill |

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



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We are in the height of Wildfire Season. NOW is the time to REVIEW YOUR INSURANCE!

MIKE'S MINIMUM HOME INSURANCE CHECKLIST FOR WILDFIRE READINESS:

✓ **Dwelling Coverage:** This is the amount your insurance company could pay to rebuild your house. Early indications in Boulder show that many people are underinsured due to recent spikes in building costs. Fortunately, most policies have extended replacement cost or even guaranteed replacement cost. I recommend adding guaranteed replacement cost. Unfortunately, most companies don't offer guaranteed replacement cost. If your insurance carrier doesn't offer guaranteed replacement cost, you should add the maximum amount of extended replacement cost available.

✓ **Additional Living Expenses or Loss of Use:** This coverage pays your additional living expenses incurred from a covered loss. Owner-occupied home owner policies for detached homes include 12 months of coverage in Colorado. In a total loss of your home, 12 months would likely not be enough. Many companies can provide 24 months of coverage, some companies can even provide more. I recommend no less than 24 months of additional living expenses.

✓ **Personal Property:** Personal property includes most of the things inside the average house. Most personal property is either covered at replacement cost or actual cash value. If your property is covered at actual cash value (ACV), you would get Goodwill store values for your items. If you have replacement cost, you could receive the amount to replace your

items with new things. I recommend every couple of years inventorying your belongings with a video and upload the video to the cloud. Go through every room, open every closet, open every drawer. Take pictures of important documents, including deeds and titles. This will make your claim much easier as the video will help you remember the items you lost.

✓ **Ordinance and Law:** Most home policies include 10% of your dwelling limit for code upgrades. There's been several changes to the building codes for new construction in the past 30-40 years. The Jefferson County code requirements for 'green' homes, fire safety, electrical, plumbing and drainage could add hundreds of thousands of dollars to the rebuild. I recommend increasing your ordinance and law coverage to at least 20%, if not more.

Conclusion

Home insurance can be complex. In recent years, many companies have grown their business by offering the cheapest price. Ask yourself, if the worst were to happen in Ken Caryl, would you be thankful that you saved \$200 a year on your home insurance, or would you be relieved that you properly protected your home? I'd be happy to review your current insurance policy and make recommendations at no cost.



Scan this QR code to securely upload your home insurance to me for review.

*The recommendations in this ad are generalities.
Contact Mike for a customized plan.*



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