

Life at Ken-Caryl

www.ken-carylranh.org facebook.com/ken-carylranh info@kcranch.org

Horse and Muggy

Resident photo contributor Adriana Wiersma captures a rare, yet welcome, rainy day in the Ken-Caryl Valley.

Love life behind the lens? Consider submitting your photos to *Life at Ken-Caryl* Editor Allison Hefner at allisonh@kcranch.org.

SPECIAL EVENTS	STAFF SPOTLIGHT	MINDING OUR BUSINESSES	HISTORICAL SOCIETY	POOL CUES
Chalk Art Festival & Battle of the Bands, Aug. 13	Sarah Jones: From KCR Camper to Camp Lead	What is Ayurveda?	History in the Making: James Adams Perley Descendants Donate Family Heirlooms	End of Summer Pool Schedule
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Manager’s Column:
New State Laws Affecting Master Association Policies and Procedures

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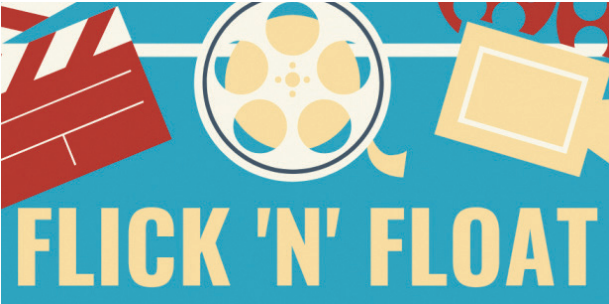
Fairy Tale Endings:
Helping Pets Find Their Fur-ever Homes!
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PAGE 12

Flick ‘n Float: *Turning Red*, Aug. 6

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



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New State Laws Affecting Master Association Policies and Procedures

By Victoria DeSair, Master Association Executive Director

Two new state laws affecting the Ken-Caryl Ranch Master Association will go into effect Aug. 10: HB 22-1137 and HB 22-1139.

HB 1137 is titled the Homeowners’ Association Board Accountability and Transparency bill. The official description is “Concerning practices of unit owners’ associations, and, in connection therewith, authorizing the enforcement of certain matters regarding unit owners’ associations in small claims court and limiting the conduct of unit owners’ associations in collecting unpaid assessments, fees, and fines.”

This new bill affects all HOAs in the state of Colorado. Because this is state law, it overrides the Colorado Common Interest Ownership Act (CCIOA) and anything in our Association documents. To become compliant with the new law, the Master Association will be making changes to our policies and procedures, including the Collections Policy, Enforcement Policy and the Conduct of Meetings Policy.

The Collections Policy will be updated to include new notification requirements, interest rates, application of payments, payment plans and referral of delinquent accounts.

The Enforcement Policy will reflect new procedures required for covenant violations as well as fine limitations, cure periods, and other notice-related specifics.

The Conduct of Meetings Policy will be updated to reflect that collection and disciplinary hearings are to be conducted in executive session.

Details on House Bill 1137 can be found at www.leg.colorado.gov/, keyword HB22-1137.

HB22-1139 also goes into effect on Aug. 10. It prohibits HOAs from regulating the use of a public right-of-way. Therefore, any issues related to on-street parking will fall under the scope of Jefferson County. To understand the county’s parking restrictions, click on Operation and Parking of Vehicles Ordinance at www.jeffco.us/322/Regulations.

Please be patient with staff as we are implementing the new procedures and working out any kinks we may encounter.



August

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

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 Dakota Lodge	10	11 7:30 a.m. Architectural Committee 10:15 a.m. Storytime	12	13 8:30 a.m. Chalk Festival
14	15	16 5:30 p.m. Tasty Tuesday 6 p.m. MA Board Meeting	17 4:30 p.m. Covenant Control Committee	18 10:15 a.m. Storytime	19	20 10 a.m. Doggie Dip Day Ranch House Pool
21	22 5 p.m. Dog Park Task Force	23 10 a.m. Ageless & Unstoppable 3 p.m. MD Board Study Session 5:30 p.m. Tasty Tuesday 6 p.m. MD Board Meeting	24	25 7:30 a.m. Architectural Committee 10:15 a.m. Storytime	26	27
28	29	30 10 a.m. Ageless & Unstoppable 5:30 p.m. Tasty Tuesday	31			

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.

POOL CUES

End of Summer Pool Schedule

- With school starting in just a few weeks, please check out the following dates regarding pool closures and end-of summer pool hours for the 2022 summer season:
- The Ranch House Pool and Bradford Pool will be open until Aug. 14. The Ranch House pool will reopen for one day on Aug. 20 to host Doggie Dip Day from 10 a.m. – 1 p.m.
 - The Community Center Pool and Splash Pad will be open Aug. 15 - Sept. 5, Monday - Friday from 4-7 p.m. and on weekends from 10 a.m. - 7 p.m.
 - Water fitness will be held Aug. 16 – Sept. 4 at the Community Center. The class schedule will be Monday and Wednesday afternoons from 4-4:50 p.m. (Deep water) and Saturday and Sunday mornings from 9-9:50 a.m. Please register online at www.ken-carylranh.org.



- Late season lap swim 6-8:45 a.m. Saturday mornings.
Be sure to mark your calendars for this year’s Doggie Dip Day, Aug. 20 from 10 a.m. – 1 p.m. at the Ranch House pool!

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Chalk Art Festival

Aug. 13

8:30 a.m. – 7 p.m.

Ranch House

Barn BrewHa

Sept. 17

1 - 5 p.m.

Dakota Lodge

2

Life at Ken-Caryl

August 3, 2022

Keep Holding On

By Brian Yowell, Community Administrator

Holding back the flow, thinking of the grow we've had for so long
When somebody hears, thinking of the water that's gone
Strangled by the wishes of patter, not wanting to waste a splatter
Got to water sooner or later

Holding back the flow, chance for us to escape from all this heat
Holding back the flow, nothing here will grow
I've watered all my yard, not wasting water by spraying the bark
Everything has the chance to be good
It always could, yeah

I'll keep holding on,
I'll keep holding on
I'll keep holding on,
I'll keep holding on
So tight

I've watered all my yard, not wasting water by spraying the bark
Everything has the chance to be good
It always could, yeah

I'll keep holding on, I'll keep holding on
I'll keep holding on, I'll keep holding on
Holding, holding, holding, yeah

I say, it's all I have today
It's all I have to say

Well, almost all I have to say... I know it's hot. I know water is expensive (like everything else), but we need to stay diligent in ensuring that our lawns, trees, and plants stay alive and stay looking good. We don't expect the Emerald City, but brown-town is not okay either. And no, a lawn full of weeds doesn't count as grass.

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



◆ RANGER FIELD NOTES

Trail Bracelet Awareness Month Giveaway Winners!

During the month of June, Ken-Caryl's Volunteer Patrollers celebrated Trail Bracelet Awareness Month with a gift card giveaway to 15 trail users randomly spotted displaying Ken-Caryl's yellow open space bracelets! The winning raffle tickets have been selected and posted to our website under the Open Space Bracelets page under the *Open Space* tab on our website at www.ken-carylranh.org.

If your ticket has been selected, please contact Matt Oven, Park Ranger Supervisor, at matto@kcranch.org to claim your prize by Monday, Aug. 8 at 5 p.m. Winners must present a copy of your ticket stub to claim your Amazon gift card.

MA Board Summary

- On July 19, the Ken-Caryl Ranch Master Association Board held a regular meeting and discussed the following items:
- Resident John Hamilton presented the Trail Club Annual Report. The Trail Club has donated 13,000 hours over the last 20 years, averaging 1,500 hours per year recently. Volunteer hours in 2021 included the Walkin' and Wheelin' event for Bradford Elementary, the Christmas Tree Sale, the Volunteer Trail Patroller program, the Adopt-a-Road program, tread maintenance and vegetation maintenance. 2022 will include noxious weed elimination and fire mitigation as well. The Trail Club expressed support for construction of the Wildcat Trail, dependent upon the wildlife studies, and updating the Open Space Management Plan.
 - The Board requested staff continue to divert resources from other open space projects to finish mowing the 10-foot interface between the open space and private homes.
 - The Board expressed support for a pilot wildfire mitigation project along Wood Sorrel with Trail Club volunteers for labor and Master Association funds used for slash removal.
 - The Board deferred the conversation regarding committee sizes and term limits to the August meeting.
 - The Third Reorganization Agreement information was included in the board packet and will be further discussed at the August meeting.
 - A request for Tim Berg to be re-considered for the Historical Society was reviewed in Executive Session in order to review advice from legal counsel.
 - The Board approved the following motions:
 - o Approve up to \$7,500 from the Special Projects Fund to cover the remaining cost to restore the historic kiln.
 - o Approach San Engineering LLC to negotiate a best and final offer for dredging of the Brannon Gearhart Pond.
 - Public comment at the meeting addressed assorted topics, including the Brannon Gearhart pond, fire mitigation and mowing the 10-foot interface, trail construction and conservation areas, the Open Space Bracelet Awareness campaign and appreciation for staff efforts after the May 20 snowstorm.

◆ SPECIAL EVENTS

Chalk Art Festival & Battle of the Bands, Aug. 13

Save the date for our epic Chalk Art Festival and Battle of the Bands - sure to be an exciting, one-of-a-kind, all-day event!

The event will kick off with chalking! Ken-Caryl residents who pre-register to create a chalk art design, based on our theme: "Living in Ken-Caryl – A Tribute to What Ken-Caryl Means to You" will be working on their art from 8:30 a.m. until 4 p.m. During this time, watch a professional chalk artist, Olivia Mcleod, in action as she creates a Ken-Caryl historic drawing. Judging will take place at 4 p.m. and awards will be distributed in three categories: People's Choice, Best of Show and Honorable Mention.

For more information on the chalking competition and to register as a chalker or chalking team (first come, first serve), visit our website at www.ken-carylranh.org and click on the Register icon located on the top right corner of your screen. Registration is FREE!

Enjoy delicious food beginning at 11 a.m. and dance to local music beginning at noon. Bring your blankets and chairs so you can sit back, enjoy yummy grub and listen to local jams all the way until 7 p.m. Don't forget to vote for your favorite chalk art before 4 p.m. and your favorite band before 7 p.m.!

We are also looking for volunteers for this event! Morning, afternoon and early evening shifts are available. We need you! Contact Willie Ripple at 720-201-2263, or willie@willierippleevents.com.

For more event information and the event schedule, please visit the Special Events page on our website at www.ken-carylranh.org.



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.

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Prickly Poppy in the Open Space

By Liam Cullinane, Natural Resource Specialist

If you’ve been out in the open space this year, chances are you’ve seen a lot of large white flowers with yellow pollen in the middle of them. These plants are prickly poppy (*Argemone polyanthemus*), and they are having a huge year in our open space!

Prickly poppy is a native prairie species that is often confused with noxious thistle species. Rangers have received many reports and questions this year about noxious weeds taking over the open space, only to realize the reporting party was describing prickly poppy. It is a very common mistake to think that prickly poppy is a weed, but they are in fact a great native plant that helps outcompete many of the noxious weed species in the open space. One of the reasons why prickly poppy is such a good competitor of noxious weeds is that the plants prefer to live in highly disturbed areas, similar to the environments that noxious weeds prefer. Disturbance is one of the main factors that causes weed infestations, but because prickly poppy prefers these areas, the plant can really help in the collective fight against noxious weeds!

The following is a bit about the biology and ecology of prickly poppy: It is an annual or biennial plant (depending on the site conditions) that grows about three to five feet tall and produces flowers from June to late August. The plants, as the name implies, are protected by sharp spines from the leaves, stems and seed pods, which make them unpalatable to large mammals. They are also toxic when ingested, giving them important defenses against insect herbivory. Prickly poppy is an important pollinator plant and supports a wide variety of native bees, butterflies and moths, beetles and ants. The large blooms make them easy for pollinators to spot, and they provide these insects with a large amount of pollen and nectar! Next time you are passing a prickly poppy, take a look at the yellow pollen areas to find some pollinator species!

If you have questions about prickly poppy or native plants in general, please contact Natural Resource Specialist Liam Cullinane at liamc@kcranch.org.



Prickly poppy plants.




Native bee (*Lithurgopsis apicalis*) foraging on prickly poppy bloom.

Rocks Placed on Trails Pose Dangers to Trail Users

The Ken-Caryl Ranch Park Rangers have received reports that multiple rocks have been placed on specific sections of Lost Canyon Trail to potentially cause an accident or injury. Some of the rocks have been placed in the middle of other rocks and set with pointed edges up. An observant Ken-Caryl Resident viewed the rocks and removed them. Logs have also been found on Golden Banner and High Meadow Trails strategically placed on blind turns or at the bottom of descents, and also could cause injury. The rangers are increasing patrols, including asking Volunteer Patrollers to be on the lookout for suspicious activity on the trails. If you know any information, or witness a person performing this work, call the rangers at 303-979-1870, ext. 170.



Picture This! - Something to Moon Over



Resident Anne Fioretto was exploring the camera capabilities on her new phone when she was inspired to snap this photo of a full moon earlier this month.



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Construction and Deeding of the NADG Park & Rec Improvements to the Metropolitan District

By Traci Wieland, Metro District Manager

This article is the last 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 Land Development.

Last edition, we discussed the inclusion agreement process and the steps for completion. Under the Inclusion Agreement, NADG will construct the following park & rec improvements to be deeded to the Metropolitan District at no cost:

- In Parcel A:
 - o An approximately 2.5-acre neighborhood park with playground, restroom and picnic shelter;
 - o Linear park with fitness stations;
 - o Trail corridors from the neighborhood park to Chatfield High School and eastern cul-de-sacs; and
 - o Streetscape on each side of Alkire Loop Road.
- In Parcel B:
 - o An approximate 4.98-acre neighborhood park with playground, restroom and picnic shelter;
 - o Four pickleball courts; and
 - o Landscape buffer along Ken Caryl Avenue, Chatfield Avenue; and western boundary of Parcel B.

The Inclusion Agreement gives the Metropolitan District the right to review, comment on, and approve the plans and designs for all of the NADG park & rec improvements before they are constructed. If the Metropolitan District has questions or objections to the plans or designs, then NADG is required to revise the plans and designs to address the Metropolitan District’s questions and objections. The Metropolitan District then will have the right to review, comment on, and approve the revised plans and designs, and the process continues until the Metropolitan District approves the plans and designs. This process of reviewing and approving the plans and designs for the NADG park & rec

improvements began in February 2022 and is expected to continue throughout the year.

Once the Metropolitan District approves the plans and designs for the NADG park & rec improvements, NADG is responsible for building the NADG park & rec improvements to those specifications, and the Metropolitan District is permitted to directly supervise some of the construction, particularly related to irrigation systems and landscaping. Once constructed, the Inclusion Agreement provides a process for the Metropolitan District to inspect the final NADG park & rec improvements and develop a “punch list” of any corrective work to be performed. Once the “punch list” is complete, the Metropolitan District will accept the NADG park & rec improvements, and NADG will deed them to the Metropolitan District for the Metropolitan District’s ownership and operation, just as the Metropolitan District owns and operates other park and recreation facilities within its current boundaries.

Additionally, because the NADG park & rec improvements are anticipated to be built out and deeded to the Metropolitan District in phases as the NADG community grows, the Inclusion Agreement provides that NADG will make payments to the Metropolitan District in the early years of the property’s development, to make up for any costs the Metropolitan District incurs incident to owning and operating the NADG park & rec improvements that are not offset by the initial property tax revenue growth within the NADG community. NADG’s total payment obligation is “capped” at \$250,000, subject to certain adjustments if there is a decrease in the rate used to determine the assessed valuation of the NADG property.

In the event that any NADG park & rec improvements are not built to the approved plans and designs, are not built in accordance with industry standards, otherwise violate the Inclusion Agreement, or are subject to conditions of any HMD bonds that the Metropolitan District does

not want to comply with, then the Metropolitan District does not have to accept ownership of those NADG park & rec improvements. Further, the Inclusion Agreement provides processes for the Metropolitan District and NADG to resolve any disputes that may arise regarding completion of the NADG park & rec improvements, deeding of the NADG park & rec improvements to the Metropolitan District, or any other matter that may arise under the Inclusion Agreement, including good faith conferral, review and determination by a third-party engineer, and mediation, depending on the nature of the dispute.

We hope this three-part series regarding the Agreement for Inclusion of Property between the Ken-Caryl Ranch Metropolitan District and North American Development Group (NADG) was helpful to you and provided valuable information. Please remember you can find the full Executive Summary at www.ken-carylranh.org under the Community & News tab, then Land Development Update.

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What is Ayurveda?

By Lisa Jones, Resident

By now, most people in this country have heard of yoga, but its sister science, Ayurveda (pronounced “EYE-yer-VAY-da”) remains relatively unknown. Just like yoga, Ayurveda dates back more than 5,000 years and has the same philosophical origins. Ayurveda translates to mean the science or knowledge of life. It is the traditional medical system of India and focuses on health and disease prevention. Ayurveda recognizes that complete health comes from not only the physical body, but also the mental/emotional and spiritual bodies. It addresses the root causes of disease by employing diet, lifestyle, biorhythms, herbal medicine, psychology, therapeutic bodywork, and even surgery, when necessary.

Ayurveda teaches that the human being is a microcosm (a small part or reflection) of the macrocosm of the universe. The same elements that make up everything around us also are within us. The same forces or energies that move the oceans, winds, and stars, also move us. Nature operates in rhythms, like the cycles of the sun, moon, and seasons, and we do too. The goal of Ayurveda and yoga is union of the microcosm with the macrocosm. It is when we forget our connection to the macrocosm that we become imbalanced and more susceptible to “dis-ease.”

According to Ayurveda, we are each made up of a unique combination of the five elements – ether/space, air, fire, water and earth. The elements combine to create three compounds that govern specific functions and energies in the body, specifically movement, transformation and

cohesion. These compounds are called doshas, namely vata, pitta and kapha. When the doshas are in balance and working harmoniously, we enjoy good health and ease of normal bodily processes, like digestion, elimination, circulation, and clarity of the mind and senses. When the doshas are imbalanced, digestive disturbances will be the first symptoms to manifest on the physical level. These symptoms may be mild and transient or may not be noticed at all, especially to those not accustomed to paying attention to their digestion. If the doshas aren’t addressed through diet and lifestyle modifications and continue to accumulate, they will overflow into other parts of the body where they can show up as other symptoms.

Within the five elements and the doshas themselves, we can attribute different qualities to each to describe and differentiate one from the other. For example, air and ether/space is cold, dry and light; fire is hot and sharp; and earth and water are heavy and moist. Vata dosha is made up of the elements of air and ether and thus has the same cold, dry and light qualities inherent in those elements. Vata is the force that governs movement. Pitta dosha is composed of mostly fire with a little bit of water. As such, it is hot and sharp with a bit of moistness, or oiliness from the water. Pitta is the force that governs transformation and digestion. Kapha dosha is comprised of earth and water and is heavy, dense and moist. Kapha is the force that governs cohesion, stability and growth.

Too much or too little of the qualities pertaining to each dosha will cause imbalance in the body. For example, an abundance of cold, dry, and light qualities will imbalance

vata dosha and can result in excess gas, constipation, dry skin, and/or other symptoms. Ayurveda addresses imbalance by increasing opposite qualities and reducing like qualities. In the above example, taking in moist, heavy food and reducing dry, light food would be a dietary modification to alleviate the symptoms experienced from the imbalance of vata dosha.

With Ayurveda, we begin to tune into our body’s subtle or not-so-subtle messages that tell the story of our imbalances. With that information and with greater awareness, we can make modifications to our diet and lifestyle to create more balance. Ayurveda gives us the wisdom and the tools to create an optimum environment within the body for healing and health. When that occurs, the microcosm reflects this wellness back out into the macrocosm for the betterment of all.

Lisa Jones is currently an Ayurvedic Health Counselor Intern here in Ken-Caryl Ranch. If you are interested in journeying toward your own health

and healing, please visit: www.coreelationwellness.com, or call 303-276-5412.



Resident Lisa Jones, Owner of Core Elation Wellness, LLC.

◆ OUR COMMUNITY

Ranger Staff Mowing 10-Foot Open Space / Residential Interface for Pilot Project

The Ken-Caryl Ranch Ranger staff is currently in the process of mowing a 10-foot interface between private homes and open space in the Valley, meaning that mowing will take place from a homeowner’s property line into our open space, and not necessarily from a homeowner’s fence. This mowing is part of our commitment to fire mitigation efforts and will be completed in the coming weeks. This 10-foot area is land owned by the Master Association. This mowing is part of an ongoing pilot project that started with homes on the west side of the Valley and North Ranch. If you have any questions or concerns, contact MA Executive Director Victoria DeSair at victoriad@kcranch.org, or 303-979-1876, ext. 122.



Ghee - Ayurveda's Golden Elixir. Photo courtesy of Megumi Nachev on Unsplash.



Ayurvedic Herbal Remedy. Photo courtesy of Katherine Hanlon on Unsplash.

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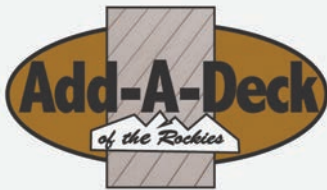
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Pickleball, Anyone?

Additional Pickleball Courts at Bradford

The courts at Bradford now have lines for four pickleball courts, which means no more lowering the tennis net! The pickleball nets are located along the side fences for players to simply roll them out and lock the wheels. Players must still reserve a tennis court prior to play, but reservations can now accommodate up to eight people on a single reservation (two pickleball courts per tennis court). Enjoy!

To register for pickleball, please visit our website at www.ken-caryl ranch.org and click on the Register icon on the top right corner of your screen.



◆ **OUR COMMUNITY**

FREE Aqua Fitness Class & Fitness Center Closure

Haven't had a chance to try an aqua class, yet? Then, come join us for a FREE Aqua Zumba class on Friday, Aug. 5 at the Community Center pool from 8:45-9:35 a.m. No pre-registration is required! Following the class, join us on the pool deck for refreshments and information provided by Kaiser Permanente!

Please note: the Community Center/Fitness Facility will be closed Monday, Aug. 8 and Tuesday, Aug. 9 for deep cleaning. There will be no indoor fitness classes and no access to the gym during those days. Aqua classes will take place as usual. We apologize for any inconvenience and thank you for your understanding.



Ken-Caryl

The reason we live here...

WHAT A YEAR SO FAR! STUNNING RESULTS!

- Average sales up 25% Valley and 33% Plains
- Average price/sq ft up 25% Valley and 21% Plains
- Number of homes sold down 16% Valley and 16% Plains
- Days on market down 20% Valley and held at 5 days in Plains
- Sale to list ratio 108% Valley and 103% Plains

2022 Mid-Year Review - Sales

Ken-Caryl Valley Residential

Community	# of Homes Sold	Average Sales Price	Average % of List/Sold	Average Square Feet	Average Price per Square Foot	Average Days on Market
Barrington Ridge	0	-	-	-	-	-
Bradford Place	4	\$1,437,500	107%	3,028	\$475	5
Bridle Gate	0	-	-	-	-	-
Carriage Hill	1	\$1,650,000	104%	3,839	\$430	5
The Colony	0	-	-	-	-	-
Deer Creek	1	\$950,000	112%	1,675	\$567	5
Deerwood Vista	2	\$1,935,000	103%	3,687	\$525	5
Eagles Pointe	2	\$1,832,500	115%	3,490	\$525	3
The Enclave	2	\$880,000	122%	1,892	\$465	4
Heirloom	2	\$1,136,000	108%	2,517	\$451	5
Legacy	3	\$1,236,667	100%	3,127	\$395	3
Manor Ridge	0	-	-	-	-	-
North Ranch	6	\$1,772,250	106%	4,023	\$441	3
Retreat	0	-	-	-	-	-
Shaffer Hill	0	-	-	-	-	-
Shavano	2	\$1,155,000	116%	2,209	\$523	5
Stallion Pointe	2	\$908,000	104%	2,177	\$417	3
Stratford Farms	3	\$1,017,000	111%	2,003	\$508	4
Traditions	1	\$1,030,000	119%	2,110	\$488	3
Wynterbrooke	0	-	-	-	-	-
TOTALS YTD 2022	31	\$1,369,919	108%	2,942	\$466	4
TOTALS YTD 2021	37	\$1,097,669	103%	2,938	\$374	5
% Change 2021 vs 2022	-16%	+25%	+5%	0%	+25%	-20%

87% of closed transactions went for at or over their asking price.
90% of closed transactions went under contract in 7 days or less.

– Living and Loving the Ken-Caryl Lifestyle
– 29-Year Resident AND Local Expert

Ken-Caryl Plains Residential

Community	# of Homes Sold	Average Sales Price	Average % of List/Sold	Average Square Feet	Average Price per Square Foot	Average Days on Market
Aspen Meadows	2	\$790,000	118%	2,194	\$360	2
Cimarron	6	\$799,383	111%	2,350	\$340	4
Quail Ridge	2	\$813,750	110%	2,147	\$379	10
Saddlewood	3	\$821,667	115%	1,976	\$416	4
Spread	4	\$1,005,000	99%	3,378	\$298	10
Territory	3	\$549,333	102%	1,268	\$433	3
Village	7	\$756,214	106%	2,199	\$344	3
TOTALS YTD 2022	27	\$793,715	107%	2,275	\$349	5
TOTALS YTD 2021	32	\$596,214	105%	2,067	\$288	5
% Change 2021 vs 2022	-16%	+33%	+2%	+10%	+21%	0%

96% of closed transactions went for at or over their asking price.
89% of closed transactions went under contract in 7 days or less.

Ken-Caryl Plains Condos & Townhomes

Community	# of Homes Sold	Average Sales Price	Average % of List/Sold	Average Square Feet	Average Price per Square Foot	Average Days on Market
Mountain Gate	14	\$375,466	107%	1,057	\$355	4
Settlement	5	\$469,700	110%	1,376	\$341	3
Sunset Ridge	6	\$515,408	107%	1,500	\$344	4
TOTALS YTD 2022	25	\$427,899	108%	1,227	\$349	4
TOTALS YTD 2021	27	\$347,849	105%	1,235	\$282	4
% Change 2021 vs 2022	-7%	+23%	+2%	-1%	+24%	-2%

96% of closed transactions went for at or over their asking price.
92% of closed transactions went under contract in 7 days or less.



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◆ SPECIAL EVENTS

◆ OUR COMMUNITY

Save the Date for the Barn BrewHa, Sept. 17

Join us for a day of boot stompin' fun and enjoy live music, beer from Blue Spruce Brewing, pony rides, a petting zoo and more on Sept. 17 from 1-5 p.m. at Dakota Lodge. This event is free! Beer, wine and food truck delights will also be available for purchase.

Join us in support the Jeffco Action Center at this year's event! Sponsor Fusion Financial Group will give one drink ticket per adult donation of six nonperishable items.



Kids Disc Golf Day, Aug. 7

Hey kids! Join us for an introduction of the basics of disc golf with professional instruction from an experienced disc golfer, Aug. 7 at 10 a.m. Participants age 7 - 14 will learn about the basic rules, safety, disc types/grips and throwing styles. Individual and group instruction will be available. The day will include a clinic, games and a quick fun competition with prizes! Register today at www.ken-caryl-ranch.org and click on the Register icon on the top right corner of your screen.



◆ OUR COMMUNITY

Wednesday Night at the Manor House, Aug. 10

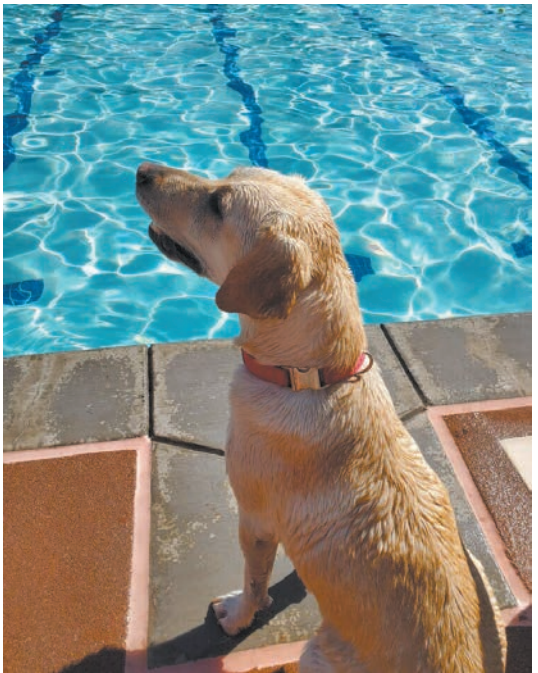
The Manor House will host their final free Wednesday night event of the season on Aug. 10! Food trucks will be available for food purchases and attendees can enjoy live music! As always, no outside alcohol is permitted, and children are allowed with supervision. No dogs are allowed. Doors open at 5 p.m.



◆ SPECIAL EVENTS

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 fun, and enjoy paw-some activities and a chance to win prizes! This event is for fully vaccinated, well-behaved dogs who can obey owner commands and can get along well with other dogs and patrons. Registration is now open! To register, visit our website at www.ken-caryl-ranch.org and click on the Registration icon at the top right corner of your screen.





truckster

TASTY TUESDAYS @ KEN-CARYL RANCH

EVERY Tuesday FROM 5:30-8:30 PM



Scan for your upcoming food truck schedule, menus, online ordering, and more!

Download the Truckster app to find your favorite food truck, book catering, and order from your phone.

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TILE ROOFS:
Golden Eagle # 26,28,32,35,45,47,67,70,75 & 77
Mule Deer # 3,4,6,30,31,34,39,42,43,46,47 & 48
Wren # 1,2 & 4
Goshawk # 3,4,6 & 7

COMPOSITE ROOFS:
Willowleaf # 16,24,26,30,46,70,98 & 100
Honey Locust # 22,23,25 & 27
Dawn Heath # 57,58,60 & 65
Wintercress # 2,5,6 & 11
and many more!



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24 Lindenwood Lane
Littleton, CO 80127



Trash & Recycling Information

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

Trash and Recycling Totes

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

Holiday Trash Delays

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

WasteConnect Mobile App

Never miss your collection day again! With their WasteConnect™ Mobile App you can:

- Sign-up for waste collection reminders
- Receive Service Alerts for collection delays
- Search how to properly dispose of materials

Get the app on Google play or download it from the Apple App Store.



Picture This! - "Dear" Creek



Resident John Claypool joyfully notes that they call his subdivision Deer Creek for a reason! He recently took this photo of his three new neighbors on Manzanita.



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**SOLD BY BRE
\$30,000 OVER LIST PRICE!**



11090 W. Pyramid Peak

VILLAGE

RARE Ranch floorplan with 3 bedrooms on Main, large corner lot in cul-de-sac and mountain views.

LISTED AND SOLD BY BRE!



5 Sycamore Lane

LEGACY

Beautiful 4 bed, 4 bath home with over 4,000 sq ft and a 3 car garage in a cul-de-sac.

**LISTED BY BRE AND SOLD
\$156,000 OVER LIST PRICE!**



12 Mountain Alder

BRADFORD PLACE

5 bed, 4 bath home with a 3 car garage and fabulous views from the deck.

SOLD!



4 Big Cone Spruce

BRADFORD PLACE

LISTED BY BRE AND SOLD \$110,000 OVER LIST PRICE!

SOLD!



49 Blue Sage

STRATFORD FARMS

4 bed, 4 bath home just under 3,000 sq ft with a main floor master that backs to open space. Just under \$1M.

SOLD!



11466 W. Last Dollar Pass

VILLAGE

SOLD BY BRE OVER LIST PRICE

SOLD!



8260 S. San Juan Range Road

VILLAGE

LISTED BY BRE AND SOLD FOR \$55,000 OVER LIST PRICE!

SOLD!



28 White Pine Drive

THE ENCLAVE

BRE'S BUYERS BEAT 10 OTHER OFFERS & WON!



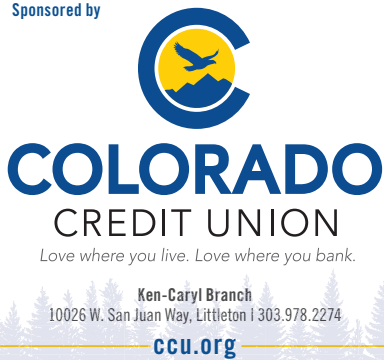
When you're ready to BUY or SELL in Ken-Caryl, Dream BIG and Call SMALL!

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WWW.BREANSMALL.COM



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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:



Beau (#252919): Beau is a 3-year-old, male Catahoula Leopard Dog mix. If you can imagine starting every day with a charming smile and adoring look, then Beau might be the perfect fit for your family. Somewhat stressed by his confinement, Beau is eager to put the shelter in the rear view mirror and ready to stretch his legs alongside an active new friend, and undertake daily new adventures lovingly planned to stimulate both mind and body while simultaneously developing his dog-to-dog socialization skills. Due to some guarding behavior around treats and treasures, he is only available for adoption to families with children aged 10 or older.



Kat (#252031): Kat is an 8-year-old, female cat. Delivered to the shelter by a kind soul after her owner had passed away, this irresistibly gorgeous and sweet girl – known to greet people with adorable chirps, and then purring and leaning her whole body into pets – is at the perfect age to enjoy both relaxation and play and is highly likely to make an affectionate and steady companion. Due to some sensitivities around being picked up or handled when it's not on her terms, Kat is recommended for a family with older or no children and may be most comfortable in a single-pet home.

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

DOGGIE DIP DAY!

SATURDAY AUGUST 20TH AT THE
RANCH HOUSE POOL
10 AM - 1:30 PM



Resident: \$10
Non-Resident: \$12



Session Schedule:

10- 11 am

11:15 am- 12:15 pm

12:30- 1:30 pm

Activities Include:

Fetch competition

Farthest jump

Doggie Paddle race

Sign up for a session on our website! Spots are limited, so don't wait!

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

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Stepping Stone Co-op's Sidewalk Sale Supports Adults with Disabilities

Stepping Stone Support Center works to provide opportunities and job simulations to empower adults with disabilities as they work toward more independent lives. Their participants are all members of the Stepping Stone Cooperative where they learn to run their own businesses. The co-op will be hosting a Co-op End of Summer Sidewalk Sale, Lemonade Stand and Art Walk on Aug. 13 from 9:30 a.m. – 1 p.m. at their 10670 Bradford Rd. location in Littleton to support the co-op and its participants.

Stepping Stone Co-op is designed to empower participants by teaching them the skills it takes to work hard, make decisions as a team and see concrete benefits. The participants are all equal members of the co-op, and all of their prevocational activities are run under auspices of the co-op.

The Stepping Stone Co-op consists of five teams: Food Bank, Culinary, Product, Coffee Shop, and F.L.A.M.E.S., where participants have the opportunity to sell items they craft like candles, lotions and lip balms, dog treats and culinary items for purchase to support the co-op and its participants. Participants, upon coming to Stepping Stone, go through a job application and interview to apply for the team they want to join. Once they're on a team, they work there for a month and learn the ins and outs of

running their team's business.

"Our co-op, run by adults with developmental disabilities, and supported by staff members, hosts quarterly events at the center to sell their products, promote their coffee shop and food bank services, and to offer a place for the community to come together and celebrate neurodiversity," said Meredith Eisinger, Stepping Stone Support Center Co-Op Coordinator.

According to Eisinger, at the end of each month, participants can apply for a transfer to another team. Transfers are considered and approved based on certain criteria. There are regular co-op meetings, and the participants vote on any changes or implementations that each team proposes at the meetings. Although there are teams within the co-op, all the teams are working together. The income made by each team goes back to the co-op.

"The proceeds allow the participants to expand their business, buy new equipment needed to increase quality



and quantity of their products, and provide real-life, financial feedback as a reflection of their hard work and newfound job skills," said Suzanne Ogborn, Stepping Stone Co-op Program Director. "Participants will split the money in their monthly dividends. It really is an amazing concept!"

If you cannot attend the event, you can check out and purchase products via Stepping Stone Co-op's online store at <https://steppingstonecoop.square.site/>.

"Thank you so much for helping the participants' business grow," said Eisinger. "They are an amazing group of adults and appreciate the support from the Ken-Caryl community!"



Stepping Stone Co-op participants.



Items for purchase at the Stepping Stone Co-op's End of Summer Sidewalk Sale include lotions, candles and dog biscuits, which help to support the co-op and its participants.

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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

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 on hand 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.

Flick 'n Float!

Mark your calendars for the last Flick 'n Float Dive-In Movie of the season 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.



Special Events

Chalk Art Festival & Battle of the Bands

Join us for a Chalk Art Festival and Battle of the Bands on Aug. 13 from 8:30 a.m. – 7 p.m. at the Ranch House! For more information, schedule and to register for free for the chalk art contest, visit the Special Events page on our website at www.ken-carylranh.org.

Barn BrewHa

Mark your calendars and plan to join us for a day of boot stompin' fun and enjoy live music, beer from Blue Spruce Brewing, pony rides, a petting zoo and more on Sept. 17 from 1-5 p.m. at Dakota Lodge. This event is free! Beer, wine and food truck sales are available.

Doggie Dip Day

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 fun and 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. Registration available on our website at www.ken-carylranh.org and click on the Register icon on the homepage.



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.



KC Fitness

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

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.



KC Fitness

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.

FREE Aqua Zumba Class, Aug. 5

Haven't had a chance to try an aqua class, yet? Come join us for a FREE Aqua Zumba class on Friday, Aug. 5 at the Community Center pool from 8:45-9:35 a.m. No pre-registration is required! Following the class, join us on the pool deck for refreshments and information provided by Kaiser Permanente!

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!

All fitness classes require pre-registration. If you have any questions, please contact the front desk at the Community Center at 303-979-2233.



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Sports & Athletics

Kids Disc Golf Day, Aug. 7!

Join us for an introduction of the basics of disc golf with professional instruction from an experienced disc golfer, Aug. 7 at 10 a.m. Participants will learn about the basic rules, safety, disc types/grips, and throwing styles. Individual and group instruction will be available. The day will include a clinic, games, and a quick fun competition with prizes! Register today at www.ken-carylranh.org and click on the Register icon on the top right corner of your screen!

RECREATION PROGRAMS & ACTIVITIES

Register online at www.ken-caryl ranch.org today!

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



Youth Programs



Youth Programs



Youth Programs



Youth 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
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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-caryl ranch.org, under the Programs tab, then Youth Programs and School-Age Care.



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Community Garage Sale • Community Recycling Event • Community Planning Committee



HAS THE REAL ESTATE MARKET FLIPPED?



HAS IT SHIFTED?

Give me a call to talk about what this may mean for you.

WHAT BRIAN'S CLIENTS ARE SAYING

Brian continues to provide fantastic service even beyond the transaction. His involvement in keeping clients up to date with market insights as well as general questions is incredibly valuable. Once a client, always a client no matter if you're actively working in the market.

- Chris L.

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

PROUD SPONSOR



Ken-Caryl Community Event

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-caryl ranch.org, or Ken-Caryl's Facebook page for updates and/or program cancellations.



Adult Programs

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

Ageless & Unstoppable: Continuing Education for Adults, Retirees & Seniors

Join us for fun, adult-focused programming from 10-11:30 a.m. on Tuesdays at the Ranch House, featuring discussions on how to sharpen your skills, tenacity, resiliency, purpose, and imagination as well as guest speakers and fun events and games! No pre-registration required. Light refreshments will be served. Details on class topics are available on the Adults & Seniors page on our website at www.ken-caryl ranch.org under the Programs tab.

15

Life at Ken-Caryl

August 3, 2022

Picture This! - Magnificent Monarch



Resident John Rodell took this photo of a magnificent monarch butterfly in Brannon Gearhart Park that was perfectly perched on some milkweed. John notes that milkweed has been noted for attracting these beauties, which don't always migrate or fly west of the hogback!

STAFF SPOTLIGHT

Sarah Jones: From KCR Camper to Camp Lead

By Allison Hefner, Editor

Sarah Jones, who spent summers as a child enjoying Ken-Caryl Ranch's summer camp program, now serves as the Lions Summer Camp Lead Counselor, which caters to 4th-6th graders. Sarah, who is a teacher during the year, has spent the last 11 years returning to the Ranch as a camp counselor in the summer; helping to provide the same fun and exciting day camp experience to today's younger campers that she herself enjoyed as a child.

Sarah grew up in Chatfield Bluffs as the only child to parents Steve and Sarah Jones, and began attending summer camp in Ken-Caryl Ranch early on, where she reflects fondly on her time as a camper.

"I remember starting camp in second grade in the basement at the Ranch House," said Sarah. "I was in the 2-3 camp and stayed through the middle school leadership camp. After I finished the middle school leadership camp, I began volunteering for the preschool summer camp at the Ranch House. I remember playing games in the racquet ball courts at the Community Center and playing marker tag as well when we were able to run all around the Community Center before it had the garden, playground, or pavilion."

Sarah began volunteering for Ken-Caryl's preschool camps at the Ranch House and the Community Center from 2011-2013. She was then hired to work in the kinder camp and floated between both the preschool camps for a summer and then floated between K-1, 2-3, and preschool camps the following summer. She then served as a Hoots counselor for one year and a Lions counselor for another year. Sarah has been the Hoots Camp Coordinator and the Lions Camp Coordinator for the past four years.

(Continued on page 17)



Sarah Jones as a Ken-Caryl Ranch camper.



Sarah Jones, who previously attend summer camp in Ken-Caryl Ranch, now serves as a Lions Camp Lead Counselor in the summer.

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Picture This! - Grin and Bear it!

A photograph of a black bear walking across a grassy area, possibly a yard or park, near a paved path. The bear is seen from a distance, and its shadow is cast on the grass.

Resident Chris Boyd shared this photo of a black bear trolling the neighborhood.

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Life at Ken-Caryl

August 3, 2022

◆ STAFF SPOTLIGHT

(Continued from page 16)

Sarah enjoys her role as camp lead, and in engaging with the latest generation of Ken-Caryl Ranch campers. She especially enjoys getting to know the kids and the opportunity to engage them in fun activities.

“I loved going here as a kid and volunteering,” said Sarah. “I also enjoy the activities, field trips, staff environment, and of course the kids!”

Sarah’s love of working with children extends to the classroom, working as an educator for the past four years. She has taught 5th grade for two years at Governor’s Ranch and 4th grade for one year in Littleton Public Schools. When the weather turns brisk and the leaves start to fall, she will return to the classroom as a 3rd grade teacher at Welchester Elementary. Sarah has three dogs; Bella, Sophie and Hazel, who currently live with her parents and her two cats, Bixby and Lilly, who currently reside with her.

Interested in Advertising in Life at Ken-Caryl?

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

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kristenp@kcranch.org
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Picture This! - Orange Crush



We are crushing on resident photo contributor Adriana Wiersma’s latest submission of an orange sky over the Valley!

Sign Up for the e-News!

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.

◆ OUR RISING GENERATION

Troop 686 Adventures Through Summer Camp at Yellowstone National Park

Scouts from Troop 686 recently enjoyed fun in the sun at Boy Scouts of America (BSA) Camp Buffalo Bill. Scouts earned merit badges while forming friendships and trying new things in the great outdoors. For these scouts, that included visiting Old Faithful, as pictured below!

If your son or daughter is interested in joining Troop 686, please contact Marisa Famariss at famariss4@gmail.com. The Troop meets every Wednesday at 7 p.m. Additional information can be found at bsatroop686.org.



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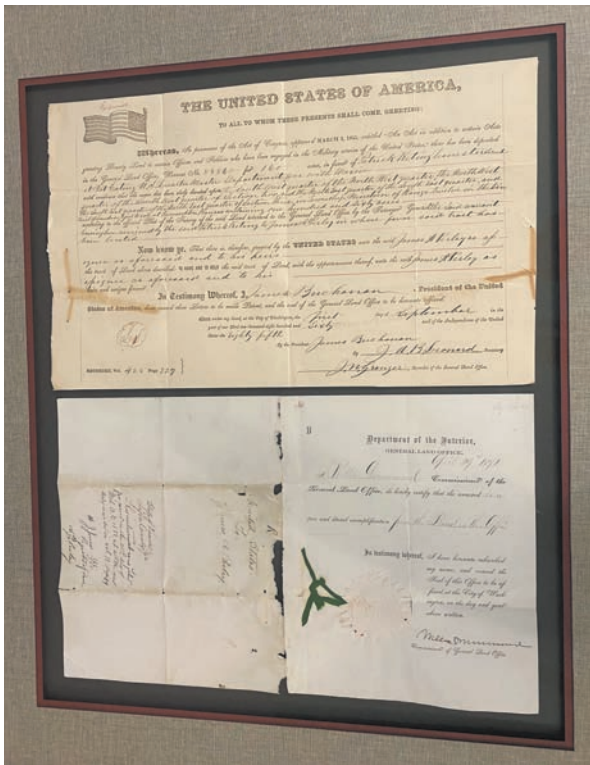
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History in the Making: James Adams Perley Descendants Donate Family Heirlooms

By Allison Hefner, Editor

Members of the Ken-Caryl Ranch Historical Society were recently witnesses of (Ken-Caryl) history in the making! Karen VanGundy, who believes that she is the oldest living great-grandchild of Ken-Caryl Rancher James Adams Perley, along with her husband Bruce and daughter Brittany Gallagher, recently donated several items of historical and personal value



The land grant awarded to James Adam Perley when he purchased his property in 1895.

• JEFFCO CONNECT

Valley Parkway Improvements Update

Raised crosswalks will replace the stop signs at the intersection of White Oak/Club and Mountain Laurel as the combined vehicular, pedestrian and bicycle volume entering the intersection from the minor street approaches (total of both approaches) did not meet the required threshold. If this threshold is not met, motorists begin to run/roll the stop sign as they become accustomed to the lack of traffic at side streets, as noted by residents. The more often motorists run/roll these stop signs, the greater the hazard for other roadway users that anticipate the motorist will stop. This project is being completed by Jefferson County, and not the MA or MD, and resulted from resident feedback solicited during the county's May 3, 2022 community meeting where all residents were invited to attend. This meeting was advertised across all of Ken-Caryl's communications channels. As this project is directed by the county, please direct questions or concerns to Christina Lane at clane@co.jefferson.co.us. More information, including an information pamphlet, project timeline and details is available on the Community Announcement's page of our website at www.ken-carylranh.org.

to the society, honoring its dedication to preserving Ken-Caryl's history and early foundations.

James Adams Perley, born in 1835 in Vermont, emigrated west and became a miner in Blackhawk, Colorado. There he met his future wife, Charlotte Virden, who he married in 1864. Perley purchased the Bradford Ranch in 1895, where they raised steers for slaughter and milk cows. Some of their six children, Warren, Emma, Eliza, Martha, Lydia, and James Henry also lived with them at various times.

VanGundy, who is the great-granddaughter of Perley's daughter Emma, donated a framed photo of the Perley property during its heyday as a working Ranch at the Historical Society's meeting on July 13. VanGundy believes it is one of

only six copies in existence. Prior to donating the photo, she remarked that the photo had resided with the Perley family for generations prior to its recent donation to the Historical Society.

"This photo was passed down from my grandparents, then to my parents, and when they passed away to me, as the oldest grandchild," said VanGundy when addressing the Historical Society. "It hung in my home until this morning for you all to have it to hang in a special place."

In addition, VanGundy and her family also donated a framed copy of the land grant that was awarded

to James Adam Perley when he purchased the property in the late 1800s.

"I feel very strongly that [these items] should be entrusted to your care and we are confident that they will be well cared for," remarked VanGundy. "It makes me happy to see these pieces with you all as [I believe] they need to be kept in historical

context."

According to VanGundy, James Adam Perley received the land grant prior to Colorado becoming a state, when the area purchased was part of Kansas territory. She believes the land grant was signed by then President James Buchanan's secretary. The land grant was presented to the Historical Society in a museum-quality frame for its safe keeping.

"I believe we share a keen interest

in the Bradford-Perley property," said VanGundy. "I truly appreciate all you have done to preserve this beautiful property."

Historical Society Co-Chair Jim Antes graciously accepted the items on behalf of the society with a promise to preserve them for all residents to enjoy.

"We know that [the photo and land deed] are family treasures and we will treat them as such," said Jim.



Karen VanGundy and her family with Historical Society Co-Chair Jim Antes, far right, at the July 13 Historical Society Meeting where she donated family heirlooms for preservation.



From left, Brittany Gallagher, daughter of Karen and Bruce VanGundy (pictured), recently donated a framed photo of the Perley Ranch to the Ken-Caryl Ranch Historical Society. Karen VanGundy is a direct descendant of James Adam Perley.



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Picture This! - Things that Make you go Hummmm-ingbird!



Resident Tim Berg shared this photo of a hummingbird who recently visited his garden. According to Tim, he likes to nurture pollinator plants that serve to attract these birds – he gets dozens visiting every day!

LETTERS TO THE EDITOR

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 Aug. 17 paper is Aug. 8 at 9 a.m.

Dear Editor:

Recently there were some updates to the plants at the entrance of Deer Creek, my neighborhood. I am so appreciative and glad to see this area getting attention. My understanding is that there are three ladies, Dawn Harrell, Meg Betram and Janet Toenjes, who are responsible for this, and I just want to express my appreciation for their efforts.

Also, there are two ladies on my street who serve on the Open Space Committee, and they are also doing a wonderful job. Having a well-maintained trail right behind my house that my grandkids can use to stay safe from traffic when they come to visit me, is a blessing. I also appreciate the fire mitigation work that has been done by Tim Berg and the many volunteers who have given so freely of their time to increase safety in our neighborhood.

Stephanie Berg, Resident

Dear Editor:

In response to the letter written by Phillip Varley, July 20, 2022. Congratulations to Paul Camp for replacing our asphalt bike paths with concrete. Riding on concrete is a much more pleasant experience (no patching and/or maintenance). On asphalt, weeds creep through and create cracks, you bounce along for a most unpleasant ride. However, Mr. Varley's concern was not the bumpy ride it was with the CO2 "intense emitters" of concrete. An unspecified threat to the community at large.

We are surrounded by CO2 alarmists, so it's necessary from time to time to bring them back to reality. For those of you not headed to the hills to find a cave to hide out in until this existential threat passes, I offer some interesting reading:

"50 years of Failed Doomsday, Eco-pocalyptic Predictions; the So-called 'experts' Are 0-50" by Mark J. Perry, September 23, 2019. In this article, Perry enumerates 50 predictions made over a number of years that foretold some kind of destructive climate change disaster that never happened.

One of my personal favorites: "Rising Seas Could Obliterate Nations" 30, June 1989 United Nations AP. Noel Brown, Director of the Office of the UN New

(Continued on page 22)

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★★★★★ Andria Bergman
littleton, co



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★★★★★ Jennifer Pool
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I highly recommend Biomend. The dermaplaning treatment makes my skin feel rejuvenated, smooth and glowing. I see Traci for all my skin care needs. She is kind, gentle, and experienced.

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(Continued from page 21)
York Environmental Program UNEP says, “entire nations could be wiped off the face of the earth if the global warming trend is not reversed by the year 2000”. The article goes on to say that the warming of the ice caps will raise sea levels by as much as 3 feet and so on...

For those of you concerned by this never-ending monotonous misinformation, keep your bags packed and close by the door. Me, I'll be enjoying my smooth bike ride around KC on concrete paths inhaling CO2.

Happy Trails.
Joe Breheny, Resident

Dear Editor:

As you enter the Ken-Caryl Valley at Ken Caryl Avenue and South Valley Road, you would anticipate that you, your visitors, and potential homebuyers would be invited into a scene that is picturesque and welcoming. Instead, there is a small group of trees that are dead or dying, and a space littered with broken branches and bare limbs. Next, turn on the Valley Parkway and from there to Amaranth, which is the turnoff to my home, and there are between 40 and 50 dead and dying trees plus large patches of brown grass and weeds taking over the median and curbsides. At that corner, there is also a small park where neighbors gather and children play. This area too is unsightly with bare areas and dirt patches; I wonder when it was last watered and weeded?

If we, as homeowners, let our property be this uncared for and unkempt, we would definitely

be getting a notice from the homeowner's association.
We have lived here for 20 years, and I am surprised that the once beautiful landscape that greeted all who live and visit Ken-Caryl Valley is deteriorating at such a rapid rate.
What is the plan to address this situation? If there is a shortage of maintenance staff to take care of these areas, what about hiring tree and landscaping companies to remedy this situation? And if not that, are unused funds for maintenance being set aside for the future? What will these areas look like next year and the next if this continues to be a low priority for our community?

Heidi Gesso, Resident

Dear Editor:

My family and I still being relatively new to the neighborhood, I finally attended my first MA meeting in July, and was taken aback by the tone of some of the comments of those in attendance.
I regularly use the trails for hiking with my family, nature-gazing, running and mountain biking, and do not find those activities to be mutually exclusive. I have both read and heard that the survey's results supporting conservation translate to a total closure of trails, but find that to be wholly inaccurate. I personally support conservation, but have run the upper trails for hours without meeting another soul, seriously putting in doubt the claim of any kind of impact on wildlife up there. And I probably do not need to remind anyone of how that wildlife regularly makes its way into our backyards.

If I had to attempt an explanation of the root cause of the problem, I would blame it on basic human communication, or lack thereof. As a runner, the vast majority of bikers have been polite and courteous towards me, but a few (typically younger) have blown right past me at breakneck speeds; while as a biker the vast majority of hikers actually gave way to me and were extremely polite, while a few (typically older) actually made it a point to block me and throw invectives at me for no good reason.
I believe that if we all chose to respect one another, and one another's ways of enjoying the fantastic place we live in, we would not fall into that "us against them" mentality that is plaguing us and morph this place back into the living paradise it truly is.

Jerome Eyquem, Resident

◆ LIFE AT KEN-CARYL

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Life at Ken-Caryl is a private newspaper published every other week by the Ken-Caryl Ranch Master Association. OUR PURPOSE is to bring timely information to the residents of Ken-Caryl Ranch. The editorial direction of this publication comes ultimately from the Ken-Caryl Ranch Master Association Board of Directors. NOTICE: The views of the authors of the various articles and letters in this newspaper do not necessarily reflect the views of the committees, directors, management, or the community as a whole. Deadline dates are published at www.ken-carylranh.org under the *Community & News*, then *Newspaper & e-News* tabs.
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PATRIOTS CARPETS – Carpet installation, repairs, and restretches. Over 25 years’ experience. Locally owned. Free Estimates. 303-903-5190. email: rydoh@msn.com.

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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.

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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	13	North Ranch
Abby Burton	720-616-1333	B, P	16	Aspen Meadows
Bridget Cassidy	720-244-1359	B, P	17	Stratford Farms
Alice Cuttitta	303-517-8864	B, P	13	Deer Creek
Hope Cuttitta	720-404-0282	B, P	18	Deer Creek
Ella Daugherty	303-591-2004	B, P	16	Legacy
Quinn Daugherty	303-591-2004	B, P	15	Legacy
Razi Daugherty	303-591-2004	B, P	12	Legacy
Presley Davis	720-487-8778	B, P	13	Sunset Ridge
Megan Ellis	720-290-2033	B, P, S	14	Heirloom
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
Eva Gallant	303-517-8864	B, P	15	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
Salome Kekelia	801-201-1183	B	13	Territory
Eva Kiebler	303-478-6050	B, P	15	Cimarron
Sierra King	720-582-3334	L	14	Heirloom
Kellen Lay	720-629-5566	L, S	12	Wynterbrooke
Andrew Lerudis	720-691-3985	L, P, S	15	Village
Daniel Lobelo	720-203-2912	L, P, S	14	Deerwood Vista
Shea McCaughey	720-774-7499	B, P	13	Cimmaron
Mitch McGatlin	703-850-0642	B, L, P, S,	16	Legacy
Riley McGatlin	703-244-8558	B, L, P, S	14	Legacy
Raleigh 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
Samara Pirozzi	720-818-2203	B, P	16	Traditions
Lillian Pool	720-985-1667	B, P	16	Bradford Place
Alec Prinzi	303-810-3221	B, L, P, S	12	Shaffer Hill
Nathan Rector	720-506-5616	S, L	12	Sunset Ridge
Joshua Reisinger	303-587-0927	L, P, S	16	Eagles Pointe
Alessandra Roberts	720-394-3910	B, P, S,	13	Village
Paulina Roberts	720-394-3910	B, P, S	12	Village
Griffin Ruskowski	303-960-9883	L, P, S	13	Stallion Pointe
Jake Ruskowski	720-607-2809	B, L, P, S	17	Stallion Pointe
Sebastian Ruskowski	720-766-9843	L, P, S	15	Stallion Pointe
Libby Sauer	303-506-9752	B, P	12	North Ranch
Nicholas Schuster	720-990-7465	B, P	18	Heirloom
Liam Schuster	720-480-0691	B, P	13	Heirloom
Aly Secondo	720-625-9910	B, P	12	Cimarron
Ava Secondo	303-883-2592	B, P	15	Cimarron
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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11 a.m. - 7 p.m. Food trucks

12 p.m. - 7 p.m. Local bands*

**Local bands include Bottoms Up, The Cabin Burners,
The High 90's, School of Rock, The Vinyls and Yellow Dog.*



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