



## Making the Grade

The Ranch House Preschool program earns top rating! Full article on page 13.

OUR COMMUNITY	ELECTION NEWS	RANGER FIELD NOTES	CONSTRUCTION CORNER	COVENANT CLIPS
Want to Get Involved? Consider Applying for a Committee!	KCRMD Ballot Issue 6F Fact Sheet	New Open Space Bracelets for 2025- 2027 Available Dec. 9	Ken Caryl Avenue Trail Project Update	Fall Into Home Preparation
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**Manager's  
Column:**  
Make Your Voice  
Heard: Vote!

**PAGE 2**

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

**Veterans Day Breakfast  
on Nov. 11**

Veterans, join us at Dakota Lodge for a complimentary breakfast on Veterans Day, Nov. 11 at 9 a.m. in your honor. Enjoy a variety of breakfast options, catered by Biscuits and Berries, live music and more!

The event will feature a slideshow of community veterans. Attendees who would like to be included are asked to send photos from their time in the military to KateM@kcranch.org.

Space is limited, and while this event is free, reservations are required. Veterans and their immediate family are welcome. For event details and to register, please visit the Special Events page of our website at www.ken-carylranh.org.



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Littleton, CO 80127  
www.ken-carylranh.org  
A covenant protected community.

## Make Your Voice Heard: Vote!

By Traci Wieland, District Manager

Election Day is Nov. 5, 2024, and ballots were mailed out Oct. 11. Registered voters are encouraged to vote and make your voice heard! Ken-Caryl Ranch Metropolitan District has one item on the ballot, Issue 6F, and the full ballot also includes the Presidential election, state elections and local elections.

### Where can I drop off my ballot?

Please follow the directions on the ballot packet. The closest 24-hour ballot drop box is at the Jeffco South Service Center at 11139 Bradford Road. This fall, Jefferson County will operate 34 in-person voting centers and 40 ballot drop boxes around Jeffco. For a list of vote centers and ballot drop boxes in Jefferson County, visit [www.jeffco.us/3907/Find-a-Voting-Site](http://www.jeffco.us/3907/Find-a-Voting-Site).

### Can I drop off my ballot at the Ranch House?

No! Ballots will not be accepted at any Ken-Caryl Ranch facility or in the Ranch House mail slot!

### Who can vote in this election?

All registered voters can vote in the November 2024 election, but only voters in the Ken-Caryl Ranch Metropolitan District will be able to vote on Ballot Issue 6F. Every registered voter in your household will receive a ballot. It's not one per household like Master Association elections. Please note that residents in Mountain Gate and Bell Ken-Caryl are not part of the Ken-Caryl Ranch Metropolitan District, therefore Ballot Issue 6F will not be on their ballots.



## October

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

Sun.	Mon.	Tues.	Wed.	Thurs.	Fri.	Sat.
20	21	22 6 p.m. MD Board Meeting	23 6 p.m. Community Recycling Seminar	24 7:30 a.m. Architectural Committee Meeting 9:30 a.m. Babytime 10:15 a.m. Storytime	25 4:30 p.m. Boo Bash Ranch House Parking Lot	26
27	28	29	30	31 9:30 a.m. Babytime 10:15 a.m. Storytime		

## November

Sun.	Mon.	Tues.	Wed.	Thurs.	Fri.	Sat.
					1	2 8 a.m. Pumpkin Recycling Ranch House Parking Lot
3	4	5 6 p.m. Community Safety Seminar	6 5:30 p.m. Firewise Committee Meeting Dakota Lodge	7 9:30 a.m. Babytime 10:15 a.m. Storytime	8	9 9 a.m. Holiday Bazaar
10	11 9 a.m. Veterans Day Breakfast Dakota Lodge 3 p.m. Historical Society Meeting	12 6 p.m. Open Space Committee Meeting	13	14 7:30 a.m. Architectural Committee Meeting 9:30 a.m. Babytime 10:15 a.m. Storytime	15	16

Information regarding audio and video conferencing options for public meetings will be communicated as it becomes available. See website at [www.ken-carylranh.org](http://www.ken-carylranh.org) for details.

OUR COMMUNITY

## Introducing the Limestone Trail

In August, the Master Association, in partnership with the Open Space Committee and the Historical Society, hosted a survey to rename the original Kiln Trail located near the North Hogback Trail in the Ken-Caryl Valley. The trail will officially be renamed the Limestone Trail, based on a community vote!

The original Kiln Trail needed to be renamed following the Master Association Board's decision to approve the naming of a new out-and-back trail leading to the restored kiln in the north Hogback area as "Kiln Trail." As there is already a trail nearby with that same name, in order to avoid confusion, a vote to help rename the original "Kiln Trail," was presented to our community.

Thank you to all residents who participated in the survey!

OUR COMMUNITY

## Want to Get Involved? Consider Applying for a Committee!

### Committee Applications Open Nov. 4!

Committees are a vital part of managing affairs of the community. Ken-Caryl Ranch will be accepting applications for new committee members for 2025 on Nov. 4 for the following committees:

- Architectural Committee
- Election Committee
- Equestrian Center Committee
- Firewise Committee
- Historical Society
- Community Planning Committee
- Open Space Committee

All committees are Master Association committees with the exception of the Community Planning Committee, which is a joint committee of the Master Association and Metropolitan District.

All prospective committee members must apply for committee membership using the Committee Application. The application and additional information about each committee will be available on our website at [www.ken-carylranh.org](http://www.ken-carylranh.org) on Nov. 4 under the *About Us* tab. Residents who wish to apply for membership to multiple committees, must submit a separate application form for each committee.

If you have any questions about committees, contact KCRMA General Manager Brian Yowell at [briany@kcranch.org](mailto:briany@kcranch.org).

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## Fall Into Home Preparation for the Coming Months

By Darci Cross, Community Administrator

Hello Ken-Caryl! Happy spooky season!

The days are getting shorter, the air is getting crisper and the leaves are “fall-ing” all around us. That being said, this is your rake and blowers time to shine! Just a reminder that we have lots of big old trees in this community, and we cannot control where the leaves will fall. If giant trees reside on your property, it is a courtesy to help with the leaves that fall and blow into your neighbor’s yard. Please also keep in mind that blowing your leaves into the street causes a lot of issues to the storm drains. The more they fill up, the more likely the drains are to overflow and can cause flooding.

Fall is in full swing, and it is the perfect time to give your home a bit of seasonal flair! Here are a few ideas to keep your curb appeal fresh and festive. Transform your front yard with classic autumn touches like pumpkins, vibrant mums and decorative hay bales. Consider adding an autumn wreath to your door or planting seasonal flowers in containers to brighten your porch. Small touches like these can make a big impact.

Don’t forget about your landscaping as the weather cools! Now’s the time to winterize your lawn and garden. Mow your grass one last time, trim your bushes and consider mulching to protect your plants from the colder months ahead.

We love seeing all the creative fall and Halloween decorations around the neighborhood! There are some epic houses out there. Just a reminder to keep our holiday décor guidelines in mind, especially with timing for Halloween lights and displays. If you’re unsure about any of the rules, the documents can be found on our website under the *Resident Resources* tab.

With Halloween just around the corner, let’s work together to keep our community safe and fun for everyone - especially the little ones! If you’re expecting trick-or-treaters, make sure your porch and walkways are well-lit to avoid any trips or falls. Clear any obstacles from pathways and be sure to secure cords and decorations that could cause hazards. Halloween decorations are fun, but they can also be hazardous if not installed properly. Secure inflatables, lights and other decorations to prevent them from being blown away or causing damage during windy October nights. Also, make sure electrical connections are safe and waterproof, especially as weather becomes more unpredictable.

Before winter weather sets in, it is a good idea to complete outdoor tasks like painting, gutter repairs and roof inspections. Tune up your snowblower, check your shovels and top off your salt for those slippery sidewalks. Consider replacing any worn-out windows or doors to improve insulation and prevent drafts.

I hope you all enjoy this beautiful month, and as always, Be Kind!



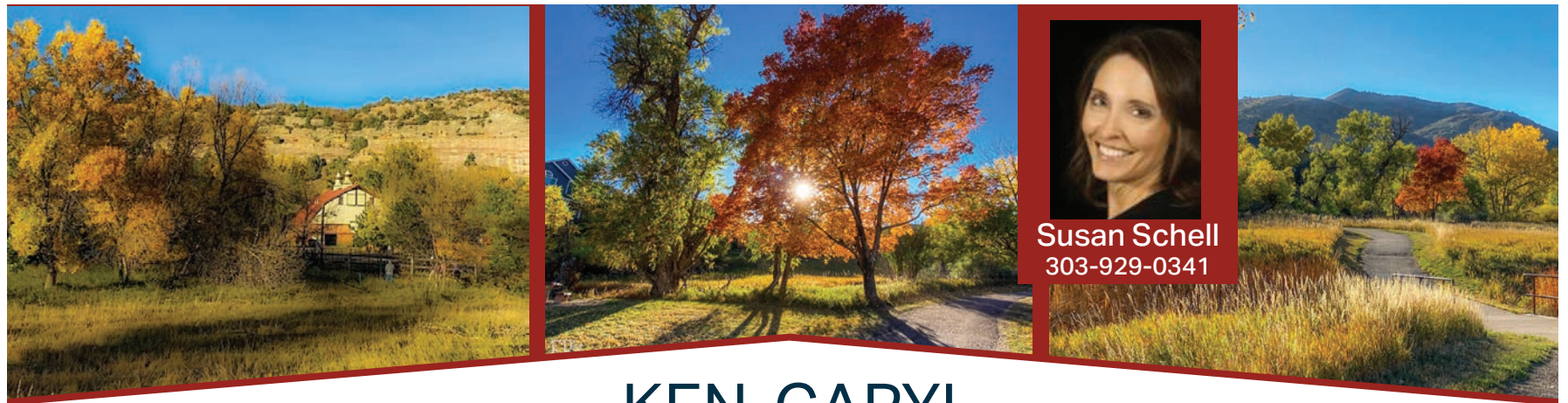
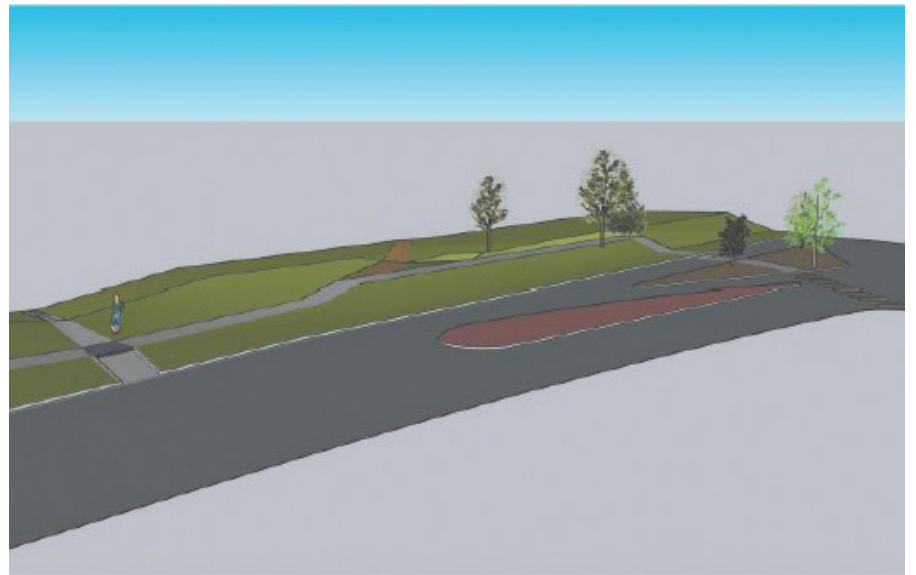
## Ken Caryl Avenue Trail Project Update

The hard surface trail that runs parallel to Ken Caryl Avenue has been undergoing renovations since 2019. The focus of the work has been to remove and replace the old asphalt paving with colored concrete. There are approximately 300 linear feet of the old asphalt trail remaining to complete this renovation. This section is located at the east end of the trail where it ties into South Valley Road and the Mastodon Trail intersection. This trail segment has needed drainage improvements for years. That coupled with input from Jefferson County Traffic Safety and Road and Bridge regarding the additional safety concerns of vehicles exiting the parking lot, the lot will be removed and revegetated.

The Ken-Caryl Ranch Master Association Board approved the project in July 2024. HomeStrong is the contractor awarded the project contract and will tentatively begin work on or near Oct. 22 once a permit is acquired. Please be prepared for potential delays in traffic as the work is completed. As part of the contract, HomeStrong will provide traffic management for the duration of the project, with minimal impacts to traffic that will include an occasional delay at the intersection of The Valley. Residents are advised to plan ahead or to use South Valley Road when entering or exiting The Valley as an alternate route. The project time is estimated to take 12 days, weather permitting.

Questions? Please contact Master Association General Manager Brian Yowell at [briany@kcranch.org](mailto:briany@kcranch.org).

## Ken-Caryl Ranch Sidewalk Extension Project



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## New Open Space Bracelets for 2025-2027 Available Dec. 9

It's that time again! Every three years Ken-Caryl Ranch updates the Open Space bracelets, and the new color is...drumroll please...pink!

If you have a yellow open space ID bracelet it is no longer valid past Dec. 31, 2024. To obtain a new pink ID bracelet, which will be good through 2027, please visit the Ranch House or the Community Center beginning Dec. 9 during the following hours:

**Ranch House (7676 S. Continental Divide Rd.)**

Monday – Thursday, 9 a.m. – 4 p.m.

*The Ranch House is closed to the public on Friday.*

**Community Center (1 Club Dr.)**

Monday – Thursday, 6 a.m. – 7 p.m.

Friday, 6 a.m. – 5 p.m.

Saturday, 8 a.m. – 4 p.m.

Sunday, 9 a.m. – 3 p.m.

We have simplified the registration process and it will take just a minute to grab your bracelets and be on your way. All open space bracelet registration will be in-person. We appreciate you stopping by either of the convenient locations listed above. If you are the homeowner, you will just need a photo ID. If you rent your home, are a brand new resident and haven't updated your license, or are not the owner, you can provide any one of the following as address verification:

1. A valid Colorado Driver's License or Colorado I.D. with current KCR address.
2. A valid Colorado I.D. with current KCR address.
3. A valid property tax statement with the applicant's name for the current KCR address.
4. A valid warranty deed with the applicant's name for the current KCR address.
5. A valid lease/rental agreement with the applicant's name for the current KCR address.
6. A recent utility bill (gas, water, electric, cable) with the applicant's name and current KCR address.

Most of our trails are on Ken-Caryl Ranch Private Open Space and are accessible only to residents and their guests. Open space bracelets help rangers and volunteer patrollers quickly identify residents. It is not mandatory to have an ID bracelet when using Ken-Caryl Ranch Open Space, but if you don't have an ID bracelet, please be prepared to stop and answer questions from a KCRMA Park Ranger or Volunteer Patroller.

There is no cost for open space bracelets. Bracelets are issued only two per household and can be temporarily transferred to house guests ONLY while they are staying in your home. Other guests must be accompanied by a Ken-Caryl resident.

Thank you for your support of our trails! Open space bracelet information and updated open space rules regarding trail bracelets will also be available at [www.ken-caryl.org](http://www.ken-caryl.org) under the *Open Space* menu in the *Open Space Bracelet* tab.

## Biking Etiquette 101

Fall in Ken-Caryl is stunning, and what better way to enjoy the crisp air, fall foliage and cooler temps than on your bike? As Ken-Caryl residents are taking to two wheels it's time to review bike safety, especially on Valley Parkway. If you're in doubt, always check local bike and traffic laws.

- Bicyclists should ride on the right side of the road and never against traffic.
- Signal when making turns or risk getting a citation.
- Cyclists should never pass a bike rider on the right.
- Dashed lines in bike lanes mean turning is allowed. Always watch out for motorists and other cyclists.
- Cars should refrain from entering a designated bike lane, with some exceptions regarding turns. Many conventional right-side bike lanes become turning lanes for both cars and bicycles in the last 100 feet or so. You know one's coming up when you start to see the dashed line (although not all feature dashed lines). Motorists are allowed to enter the bike lane for turning only if there's no one beside the car. Don't forget to use your signal and take extra caution to ensure there aren't any cyclists or pedestrians.
- Pedestrians are encouraged to use sidewalks and to refrain from using bike lanes, when applicable, for safety.

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## SUPPORT OUR COMMUNITY EVENTS!

**JOIN US AS A SPONSOR FOR OUR ANNUAL COMMUNITY EVENTS:**

- **Veterans Day Breakfast:** Honor our brave veterans with a delicious breakfast and heartfelt appreciation.
- **Dog Parade & Tree Lighting:** Celebrate the holiday season with furry friends, festive lights and more.
- **Holiday Happenings:** Experience the joy of the holiday season with pictures with Santa, family-friendly activities, and horse-drawn carriage rides.

For more information scan the QR Code or email Kate at [KateM@kcranch.org](mailto:KateM@kcranch.org)




## Keeping Zen in Your Holidays

*Join us for a FREE two-class course that provides instruction in Zen meditation and mindfulness strategies. Learn to stay calm and centered during the holidays!*

Community Center  
Sunshine Room

*Scan the QR code for more info & to register*

November 3 & 17 10:30 A.M.-12:30 P.M.	December 5 & 12 4:30 P.M.-6:30 P.M.
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## Political Signage 2024

With the election season approaching, please note there are regulations in place for signage. Please remember that these rules also apply to all political signage year-round.

In the past, residents have posted signs on their property in support of their candidates and issues, this practice is permitted with regulation. Should a violation be observed or reported, a notice goes to the property owner. Homeowner Associations need to follow the Colorado statutory conditions allowing homeowners to express their political expression during this election season, and homeowners need to adhere to those statutory prohibitions and any regulations put in place by their association pursuant to the law. A handout of the current signage rules is available on our website at [www.ken-caryl-ranch.org](http://www.ken-caryl-ranch.org) under the *Resident Resources* tab.

Colorado law regarding political signs are part of Section 106.5 of CCIOA (Colorado Common Interest Ownership Act), which defines a political sign as "a sign that carries a message intended to influence the outcome of an election, including supporting or opposing the election of a candidate, the recall of a public official, or the passage of a ballot issue." Rules include the following:

- Political signs on any owner's property are limited to two signs.
  - Political signs may not be attached to utility boxes, light poles, traffic signals, fences or trees.
  - Professionally made signs will be allowed on private property only with approval of the private property owner, at least 5' from property boundary.
  - Neither attended nor unattended signage is allowed on property owned or maintained by the Master Association without the approval of the Master Association Board of Directors. The term "attended signage" is meant to include handheld signs or signs in close proximity to a person promoting a candidate or issue. "Unattended signage" is meant to be signage, which is not attended and includes, for example, signage placed on or in vehicles, fixtures, or equipment.
  - Signs may be placed in a window if the window is large enough to display the full sign.
  - Signs shall not exceed 18" x 24"
- There are general signage prohibitions, which also apply for unattended signage which include:
- Banners
  - Lighted or self-illuminating signs
  - Signs shall not be placed in greenbelts, open space areas or Master Association property.
  - Non-compliant signs may be removed without notice on any of the above locations.
  - Non-compliant signs on private property will receive a covenant violation notice.
  - To view the signage policy in its entirety, please visit [www.ken-caryl-ranch.org/residents/signage](http://www.ken-caryl-ranch.org/residents/signage).



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## Horse Around at the 4th Annual Halloweeny!

Mark your calendars for Saturday, Oct. 26, from 11 a.m. to 2 p.m. at the Ken-Caryl Equestrian Center for our 4th Annual Halloweeny! Join us for a spooky and fun-filled day for all ages.

**Event Highlights:**

- **Creepy Course of Calamity (11 a.m. - 12 p.m.)**  
Watch as horse owners and their trusty steeds navigate a spooky obstacle course, all while dressed in their best Halloween attire!
- **Riding School Costume Contest (12 p.m. - 1:30 p.m.)**  
Cheer on our Riding School students as they compete in a festive costume contest on horseback!
- **Pony Rides**  
Little ones ages 3 and up can enjoy pony rides, and no prior Riding School experience is needed to participate!
- **Pumpkin Decorating Contest**  
Open to all ages, and pumpkins will be provided!

**Ticket Information:**

- Tickets are \$25 per person for the day.
  - Cash and checks will be accepted at the event.
  - Arrive early for registration!
- For more details or questions, please email [eqschool@kcranch.org](mailto:eqschool@kcranch.org).



## Local Business Holiday Spotlight in Life at Ken-Caryl



We're celebrating local businesses this holiday season! If you're a resident who owns a small business or a resident business that pays dues directly to the Master Association each month and provides holiday goods and services, then we want to hear from you!

*Life at Ken-Caryl* will be shining the spotlight on local businesses just in time for the holidays! If you are a resident and business owner that sells goods or services and would like to be featured in a special resident business holiday section that will run in the Nov. 20 and Dec. 4 issues of *Life at Ken-Caryl*, please visit the Community Announcements page of our website at [www.ken-carylranh.org](http://www.ken-carylranh.org) to complete our Ken-Caryl Local Business Spotlight: Holiday Edition form.

Submissions are limited to 250 words. Submissions must be received by Nov. 11 for the Nov. 20 edition of *Life at Ken-Caryl*.

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## Partnerships Matter

By Kathy Webster, Resident

For five years now, the Ken-Caryl tennis community has been supporting and participating in the Go Green campaign of the non-profit organization RecycleBalls. Our community has been awarded two certificates for reaching the goal of recycling 10,000 and 15,000 balls, respectively. The community has now reached 20,000 balls recycled, another milestone.

Those tennis players that specialize in doubles know that good partnerships matter. They also matter in recycling. The coordinators of the Ken-Caryl arm of RecycleBalls partnered with Colorado Parks and Wildlife Ranger, Tyler Clark, from Chatfield State Park.

My husband and I were running our dogs at the Chatfield Dog Park and upon leaving, we saw Ranger Clark picking up the many tennis balls discarded by the playful doggie visitors. Ranger Clark patrols daily at the Chatfield Dog Park and picks up hundreds of used tennis balls. He explained that he takes them to the landfill. Gary and I immediately jumped into education mode, asking if he had heard of the RecycleBalls program. Ranger Clark was most receptive and clearly wanted to join efforts in support of the environment. We made arrangements with Ranger Clark to pick up the gathered tennis balls and prepare them for shipping. Ranger Clark also offered to drop bagged tennis balls off at the indoor tennis building here in Ken-Caryl. We left the Park all feeling satisfied about this new partnership that would keep hundreds of tennis balls, which take 400 years to fully disintegrate in nature, out of the landfill. A partnership with the environment was formed.

As in all programs, success means expansion. We are getting so much support from within and even outside of the community, that it is getting harder for Gary and myself to keep up with the filling of boxes and shipping chores. RecycleBalls has initiated a Student Ambassador program to empower young players to educate others, to be a role model, and to exhibit responsibility in the sport of tennis. We would appreciate some young tennis volunteers to help with this important program. This would be considered community service to Ken-Caryl and to the environment. Please contact Kathy or Gary Webster at (303) 906-6126 or (303) 204-0416 if you can volunteer.

Thank you to all residents who have participated in the program, helping to

make RecycleBalls successful. This is good "Green" work! Let's continue working together on our follow-through to reach our next milestone of 25,000 tennis balls recycled.





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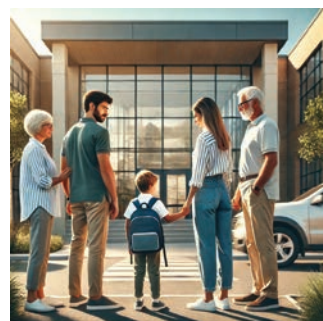


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## Green Scene: Harvesting Rainwater with Collection Barrels

As our community grows more conscious of environmental sustainability, one simple and effective way to conserve water is by installing rain barrels. With Colorado's semi-arid climate and unpredictable rainfall, capturing and reusing rainwater for outdoor purposes can be a game-changer for both the environment and your wallet.

### Why Use a Rain Barrel?

Rain barrels help collect runoff from your roof, storing it for later outdoor use, such as lawn and garden irrigation, on the property where the water was collected. Though the rainwater can legally be used for a variety of outdoor uses (car washing, hot tub filling, irrigation, etc.) rainwater users should evaluate the quality of the collected rainwater to ensure it is appropriate for the proposed outdoor use. The water cannot be used for drinking water or indoor household purposes. Using rainwater reduces the demand on our local water supply and limits stormwater runoff, which can erode soil and carry pollutants into nearby streams and rivers. This is especially beneficial in neighborhoods like Ken-Caryl, where conserving our natural resources is a priority.

### How Do Rain Barrels Work?

Rain barrels are typically installed at the base of a downspout to capture rainwater as it drains off your roof. They come in various sizes, with a common barrel holding 50 to 100 gallons of water. The barrels are equipped with a spigot, allowing you to easily fill watering cans or attach hoses for irrigation. Some models even come with overflow systems to handle larger amounts of rain.

### Is It Legal to Collect Rainwater in Colorado?

Yes! Thanks to legislation passed in 2016, Colorado residents can collect

up to 110 gallons of rainwater with two rain barrels per household.

### Benefits of Rain Barrels

**Water Conservation:** Rain barrels reduce your reliance on treated tap water for gardening and landscaping, helping you conserve water and save on your water bill.

**Eco-Friendly:** Collecting rainwater lessens stormwater runoff, reducing the strain on our waterways and lowering the risk of pollutants entering local streams.

**Plant Health:** Rainwater is free of chemicals like chlorine and fluoride, which are found in tap water, making it better for your plants and garden.

### How to Get Started

**Choose Your Barrel:** The rain barrel must be compliant with Colorado law and must coordinate with the architectural style of the house. You can purchase a rain barrel at most home improvement stores or online. Rain barrels are required to have sealable lids to prevent insects or other pests from using the stored water.

**Apply for Architectural Approval:** Your submittal should include the dimensions and material of the rain barrel, a photo of the proposed location and the manufacturer's spec sheet or photo of the proposed installation. These items can be submitted digitally on our website at [ken-carylrancho.org/resident-resources/home-improvements/](http://ken-carylrancho.org/resident-resources/home-improvements/).

**Location, Location, Location:** Place your barrel under a downspout in a stable, level area that's close to your garden or the parts of your yard that need watering.

**Maintenance:** Make sure to clean your barrel periodically to prevent debris buildup. Consider using a screen to keep out leaves and pests

### A Greener Ken-Caryl

By incorporating rain barrels into your home's landscaping plan, you're not just saving water—you're contributing to the overall sustainability of our community. Every drop collected helps reduce the burden on our natural water resources and strengthens our commitment to protecting the environment for future generations.



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NOVEMBER 23  
DECEMBER 28

9 A.M.–2 P.M.  
COMMUNITY CENTER

\$80 DISTRICT RESIDENT  
\$104 NON-RESIDENT

**For More Info and to Register**

**Upon completion students will be CPR/AED/ Pediatric First Aid certified**

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# VETERANS DAY Breakfast

NOVEMBER 11  
DAKOTA LODGE 9:00- 10:30 A.M.

PLEASE JOIN US AT OUR VETERANS DAY BREAKFAST TO HONOR ALL WHO SERVED

REGISTRATION IS FREE AND REQUIRED. SCAN THE QR CODE OR VISIT OUR WEBSITE TO REGISTER.

FEATURING A COMPLIMENTARY BREAKFAST CATERED BY BISCUITS AND BERRIES, LIVE MUSIC, AND MORE!

## Trees Along Valley Parkway

The Ken-Caryl Ranch Metropolitan District is planning to remove approximately 50 dead, dying or dangerous trees along Valley Parkway in December. New trees will be planted in the future, but decisions regarding timing and location of new plantings will be strategically decided to optimize the health, viability and diversity of the new trees. There are significant challenges with replanting in this area due to the lack of proper space for new trees to thrive.

Ken-Caryl Ranch was master planned decades ago with mostly Cottonwood trees to provide a fast-growing canopy. Today, most of these trees have met or exceeded their life span. The Ken-Caryl Ranch Metropolitan District and Master Association are dedicated to improving the urban forest in the community. Here are some facts regarding tree maintenance and replacement:

- The Master Association and District have separate budgets to support tree replacements and depending on the year will plant anywhere from 30 to 50 trees.
- The District hired a skilled employee in August of 2022 with decades of forestry experience with the City of Denver and as a private tree care business owner.
- Contractors play a large role in major tree removal and maintenance projects due to the scale of the projects and limited number of internal forestry staff.
- 2022: A major urban forestry project included removing 20 dead, dying or dangerous trees along the drainage area south of Community Park.
- 2023: Work continued by removing 26 dead, dying or dangerous trees along Ken-Caryl Ave. in between Simms and S. Continental Divide Road and 13 along Valley Parkway.
- 2024: Completed major maintenance of nearly all the trees around the Ranch House and planted approximately 15 new trees around the new picnic shelter. Also removed 27 dead, dying or dangerous trees along Continental Divide Road. Staff planted 15 new trees in strategic locations along Continental Divide that will provide maximum growth and long-term success.

Thank you for your understanding as we implement these important urban forest improvements! If you have any questions, please contact Parks Director Richard Plack at richardp@kcranch.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](http://www.ken-carylranh.org) and fill out the e-News sign-up form on the home page or send an email to [allisonr@kcranch.org](mailto:allisonr@kcranch.org).

**On Guard** Three of the cutest volunteer patrollers! As seen and snapped by resident Heidi Werth.



# Annual Gift & Craft Holiday Bazaar

## SATURDAY, NOVEMBER 9

### 9 A.M. - 4 P.M.

### Ranch House

**THANK YOU TO OUR GENEROUS SPONSOR!**

Interested in being a vendor?  
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Proud Sponsor of the  
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Soak in the Holiday Spirit!  
Saturday, Nov. 9  
9 a.m. – 4 p.m.  
Ranch House.



## DEER CREEK

2 Tecoma Circle - \$975,000

This 4 bedroom and 4 bath home has been meticulously updated with the most thoughtful touches and has breathtaking views. Gourmet kitchen-Ample storage space-Fully finished basement-Recreation room-New top-of-the-line hot tub-Modern composite deck.



## HEIRLOOM

20 Mesa Oak - \$1,175,000

Recently updated with 4 bedrooms and 3 baths, situated directly across from Heirloom Park. Finished basement-3 car tandem garage-Mature landscaping on a large corner lot-Outdoor firepit-Newer roof-Newer HVAC-New paint-Central air.



## ENCLAVE

8 Pinyon Pine Lane - \$1,100,000



## SETTLEMENT

8040 W. Spanish Peak - \$450,000



## LEGACY

30 Desert Willow Lane - \$1,375,000



## ASPEN MEADOWS

7666 S. Galena Peak - \$790,000



## EAGLES POINTE

4 Lindenwood Lane - \$1,390,000



## NORTH RANCH

4 Snowy Owl Lane - \$1,350,000

## RECENT SALES

4 Lantana • 8053 S. Vermejo Peak • 29 Long Spur • 6 Bobcat Lane • 2 White Pine  
5 Mourning Dove • 2 Mountain Alder • 8 Shore Pine • 10809 Park Range Rd • 15 Lindenwood Ln  
4 Kokanee • 6 Amberwood • 6 Prairie Clover • 4 May Cherry • 12 Barrington • 35 Blue Sage  
27 Tamarade • 10 Long Spur • 9541 S. Cougar Road • 7602 S. Davis Peak • 40 Willowleaf

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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:



### Burger King – 299262

Burger King is a 2-year-old male Samoyed. He has had many life changes recently, and is ready for a consistent routine. He greatly enjoys playing with other dogs but prefers not to share his favorite toys. Burger King is recommended to be an only dog or go to an adopter who will manage the environment to prevent conflicts with other dogs.



### Harley – 300548

Harley is a 17-year-old male cat. Adorable Harley has quickly warmed up to new human friends and endeared himself to shelter staff and volunteers with his cute little voice and fondness for petting. He lived successfully with dogs and may fit well into a home with cat-friendly canines.

To find out more about Burger King, Harley and other deserving pets in need of good homes, visit [www.FoothillsAnimalShelter.org](http://www.FoothillsAnimalShelter.org).

### Sign Up for the e-News!

To sign up for the e-News, go to [www.ken-carylranh.org](http://www.ken-carylranh.org) and fill out the e-News sign-up form on the home page or send an email to [allisonr@kcranch.org](mailto:allisonr@kcranch.org).



## Factual Summary

Ken-Caryl Ranch Metropolitan District  
Proposed Property Tax Retention  
November 5, 2024 Coordinated Mail Ballot Election

This Factual Summary is being provided in accordance with the authority granted by C.R.S. § 1-45-117(b)(I).

### Ballot Issue

During its meeting on July 23, 2024, the District's Board of Directors adopted a Resolution calling for an election on November 5, 2024 to seek voter approval for a temporary retention of a property tax. The ballot issue is as follows:

WITHOUT RAISING ITS CURRENT TOTAL PROPERTY TAX RATE, SHALL KEN-CARYL RANCH METROPOLITAN DISTRICT BE AUTHORIZED TO TEMPORARILY RETAIN 2.229 MILLS OUT OF THE TOTAL 3.343 MILLS IN PROPERTY TAXES IT CURRENTLY ASSESSES TO PAY OFF ITS BOND DEBT, WHICH DEBT IS SCHEDULED TO BE PAID OFF IN 2024, THROUGH THE ASSESSMENT OF A CAPITAL EXPENDITURES MILL LEVY, BEGINNING IN ASSESSMENT YEAR 2024 (FOR COLLECTION IN 2025) AND SUNSETTING AT THE END OF ASSESSMENT YEAR 2034 (FOR COLLECTION IN 2035), TO BE USED FOR FUTURE CAPITAL INFRASTRUCTURE AND THE MAINTENANCE OF CAPITAL INFRASTRUCTURE, AND SHALL ALL REVENUE AND ANY EARNINGS ON THIS TEMPORARILY RETAINED TAX CONSTITUTE A VOTER-APPROVED REVENUE CHANGE WITHIN THE MEANING OF ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION AND AN EXCEPTION TO THE LIMITATIONS SET FORTH IN SECTIONS 29-1-301 AND 29-1-1702 OF THE COLORADO REVISED STATUTES, AND ANY OTHER LAW?

### Metropolitan District

The Ken-Caryl Ranch Metropolitan District ("District") is a political subdivision of the State of Colorado, organized pursuant to the Colorado Special Districts Act, C.R.S. § 32-1-101, et seq. ("Act"), to provide passive and active park and recreation services and amenities to the community. The District provides park and recreation services including park maintenance, swimming pools, athletic fields, community space, tennis courts, recreation programs, and special events, among other recreational opportunities.



### Summary of the Issue

For several years, the District Board has been discussing the ongoing funding of long-term capital and maintenance needs. While District daily operations are currently sustainable, financial forecasting has revealed that revenues may not be enough to provide long-term funding for the capital and maintenance projects identified in the District's Capital Plan.

In 2014, the District's voters authorized the District to issue General Obligation Bonds, and approved the assessment of a debt repayment property tax to repay the bonds. Currently, taxpayers pay 15.209 mills in operating property tax and 3.343 mills in debt repayment property tax. The bonds are scheduled to be paid off, and the debt repayment property tax to end, in December 2024.

The District Board decided to place a property tax ballot issue on the November 5, 2024 ballot, which seeks voter authorization to temporarily retain an amount of 2.229 mills currently contained within the total 3.343 mills in debt repayment property tax that it currently assesses, instead of ending the full amount of the debt repayment property tax when the bonds are paid off. The temporary property tax retention would be used to fund ongoing capital infrastructure and maintenance of capital infrastructure and would not incur new debt. The temporary property tax retention would end after 10 years.



### Arguments for the Proposal

- If successful, the temporary property tax retention would generate revenue for the District to fund the capital and maintenance projects and needs in the District's Capital Plan. These include infrastructure projects throughout the community, which may include:
  - Community Center improvements
  - Community Park improvements
  - Tennis facility improvements
  - Pickleball courts
  - District-owned playground replacements
  - Conservation-focused irrigation enhancements
  - Fitness equipment
  - Parking lot maintenance
  - Field renovations
  - Facility heating and cooling systems
  - Flooring, lighting, roofing, and equipment.
- The District's current revenue forecasting indicates that, without the additional tax revenue, the District Board will need to begin deferring capital and maintenance projects, as adequate revenue to fund them will not be available beyond 2027.
- While total tax revenue for the District has increased since 2018 primarily due to property valuation increases, the District has also incurred increased expenses due to inflation and the impacts of prior deferred maintenance.
- Retaining 2/3 of the current bond repayment property tax (2.229 mills) will still result in a 1.114 decrease in the District's total property tax, and will provide the District with revenue to implement Capital Plan projects and needs. The property tax retention is temporary, and will expire after 10 years.

### Arguments Against the Proposal

- The current bond repayment property tax is scheduled to end in December 2024, when the bonds are paid off. This means that, in the absence of this proposal, property owners would see a 3.343 mill reduction in the total District property tax beginning in 2025.
- However, if the proposal is successful, then property owners will only see a reduction of 1.114 mills, because the remaining property tax will be retained for 10 years.
- Accordingly, voters who support further reduced taxes and small government may oppose the District's retention of the 2.229 mills that would otherwise end.
- Additionally, all voters may not support all of the capital and maintenance projects funded by the property tax retention.
- Finally, the District's current financial forecasting shows that existing revenue may be sufficient to fund the District's capital and maintenance projects through 2027.
- District voters may prefer that the District seek a property tax increase in a future year, once existing revenues are no longer sufficient to fund the capital and maintenance projects and needs identified in the District's Capital Plan.

## Ranch House Preschool Program Earns Top Rating

The early years are critical for a child's learning and development. Neuroscientists have shown that the first five years – particularly the first three – have the greatest potential for setting a strong foundation for lifelong learning and health. During that time, children's brains are developing at rapid rates with 700-1,000 new neural connections being formed every second.

The Ken-Caryl Ranch Metropolitan District Preschool program at the Ranch House was recently rated Level 5 by Colorado Shines, showing the District's commitment to giving children a strong start and preparing them for kindergarten and life-long success. Colorado Shines is a free service offered through the Colorado

Department of Human Services Office of Early Childhood. It rates Colorado's early care and learning programs, connects families with quality programs, and helps programs improve quality.

The program is designed to look at how early learning programs:

- Support children's health and safety.
- Ensure their early childhood professionals are well-trained and effective.
- Provide a supportive learning environment that teaches children new skills.
- Help parents become partners in their child's learning.
- Demonstrate strong leadership and business practices.

"I love the Ken-Caryl Ranch Preschool program because the teachers are deeply dedicated to the kids, and the families actively engage and partner with us," said Preschool Director Cara Curtis. "There's

nothing better than a community united in nurturing our little future learners, who will grow to be our next generation of community members."

The easy-to-use Colorado Shines website at ColoradoShines.com allows families to search for quality childcare and preschool programs such as the District's Preschool. The site includes location, hours, licensing information

and, most importantly, the Colorado Shines quality rating.

If you have any questions about the District's Preschool program, contact Preschool Director Cara Curtis at [carac@kcranch.org](mailto:carac@kcranch.org) or visit the preschool page on the Ken-Caryl Ranch website at [ken-carylranh.org/programs/youth-programs/preschool-tots-nursery/](http://ken-carylranh.org/programs/youth-programs/preschool-tots-nursery/).



Ken-Caryl Ranch Preschool students earn an A+ education!

**MUSIC TOGETHER JINGLE JAM!**

**AGES 0-5**

**TUESDAYS**  
9:15 A.M. & 10:15 A.M.  
RANCH HOUSE

**SESSION DATES**  
**DECEMBER 3-17**

SCAN TO REGISTER AND FOR MORE INFO

KEN-CARYL RANCH METROPOLITAN DISTRICT

### ◆ PICTURE THIS!

#### Cheers to Community Connections!



The residents of Manzanita street held the 4th Annual Manzanita Oktoberfest gathering on Oct. 5 to celebrate community and the incredible residents who reside on their street! More than 30 residents gathered, sharing smoked meats, home brewed beer, lots of desserts and face painting. Many neighbors are original owners and long-time residents, proving that Manzanita street (regardless if you are a left turner or right turner!) is a special place to live! Photo and article submission courtesy of resident Anna Camp Martinez.

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### Sign Up for the e-News!

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

Advertising information is available at [www.ken-carylranh.org](http://www.ken-carylranh.org) under the Community & News section.

### Display Advertising & Classifieds

April Crockett, [aprilc@kcranch.org](mailto:aprilc@kcranch.org)  
303-979-1876, ext. 117

# RECREATION PROGRAMS & ACTIVITIES

All special events are FREE for Ken-Caryl Ranch residents to attend unless otherwise noted. Classes are fee-based unless otherwise noted. Register online at [www.ken-carylranh.org](http://www.ken-carylranh.org) today!



## Special Events



## Special Events



## Special Events



## Tennis & Pickleball

### Recycling Seminar

To recycle, or not to recycle? If that is the question, we've got the answers! Join us for a Community Recycling Seminar at the Ranch House hosted by the Ken-Caryl Ranch Master Association in partnership with Waste Connections on Oct. 23 at 6 p.m.

Featured Speaker: Barrett Jensen, Government Affairs Manager with Waste Connections

What to Expect:

- Learn what can and cannot be recycled
- Discover details about Waste Connections' new recycling facility in Commerce City
- Understand the process of waste at their landfill
- Get informed on Colorado's new Extended Producer Responsibility (EPR) standards

### 4th Annual Hallowhinny

Join us for our 4th Hallowhinny on Saturday, Oct. 26 from 11 a.m. - 2 p.m. at the Equestrian Center! Once again, the Hallowhinny will feature a Creepy Course of Calamity where horse owners and their trusty steeds will be decked out and ready to brave the spooky obstacles, a riding costume contest for current Riding School students and pony rides for the little ones! The Hallowhinny is open to participants ages 3 years and up and all are welcome! Be sure to arrive early to sign your kiddo up for our Pumpkin Decorating Contest where pumpkins will be provided. Tickets are \$25 for the day, cash or check only. Please arrive early for registration. Scan the QR code below for more information. Questions? Please email [eqschool@kcranch.org](mailto:eqschool@kcranch.org).



### Holiday Bazaar

Get a head start on your holiday shopping at our annual Holiday Bazaar on Nov. 9 from 9 a.m. - 4 p.m. at the Ranch House! Join us for a festive day filled with unique, handcrafted gifts, décor and goodies from local vendors. Whether you're searching for that perfect gift or just looking to soak in the holiday spirit, there's something for everyone! Interested in becoming a vendor? Scan the below QR code to register and find all the information you need to showcase your products at this community-loved event! Thank you to Platinum Sponsor, Eva Stadelmaier with Remax.



### Junior Tennis Lessons

Looking for tennis lessons for your young player? For more information and to register, scan the Tennis & Pickleball QR code above.

### Adult Tennis Lessons

Register today for Adult Tennis Lessons! For more information, and to check availability, including available lessons based on skill, scan the Tennis & Pickleball QR code above.

### Cardio Tennis Added on Wednesdays

Get your heart pumping for the return of Cardio Tennis on Wednesday evenings!

- 6-7 p.m. - Level 3.5+
- 7-8 p.m. - Level 3.0 & below

You can sign up 48 hours in advance and payment is required at the time of registration. Register using the QR code.



### Boo Bash

Join us on Oct. 25 from 4:30-6:30 p.m. in the Ranch House parking lot for a frightfully fun evening! Don your best costume, and prepare for a Halloween bash like no other. Enjoy gooey s'mores, thrilling hayrides and a "cauldron" of treats that will make your taste buds tingle. Don't miss out on this family-friendly event that's sure to make your Halloween season a scream! This event is free for resident attendees, no registration required. Thank you to our Platinum Sponsor Crystal Adams with Equity Real Estate.

### Pumpkin Recycling for a Cause!

The Ken-Caryl Ranch Master Association invites you to recycle your pumpkins while supporting a local non-profit at our Pumpkin Drop-Off Event on Saturday, Nov. 2 from 9-11 a.m. in the Ranch House parking lot! After Halloween, don't throw away your pumpkins - donate your old whole or carved pumpkins, free of paint, wax, markers and signs of mold, to Hog Haven Farm, a pig rescue and sanctuary located near Denver. Founded by Erin Brinkley-Burgardt and Andrew Burgardt, Hog Haven Farm has been giving rescued pigs a safe and loving home for more than 10 years, and your pumpkins will make a delicious and nutritious treat for them! All collected pumpkins will be transported to Hog Haven Farm on Monday, Nov. 4. Help reduce waste and support the pigs at Hog Haven! Thank you to residents John and Lisa Losasso and Madelyn Orr for bringing this opportunity to our attention!

### Dog Parade and Holiday Tree Lighting

Kick off the holiday season with our festive Dog Parade and Tree Lighting on Saturday, Nov. 23 at 2:30 p.m. at the Ranch House! More joyful details coming soon! Thank you to Platinum Sponsor Eva Stadelmaier with Remax.

### Veterans Day Breakfast

Veterans, join us at Dakota Lodge for a complimentary breakfast on Veterans Day in your honor. Enjoy a variety of breakfast options, catered by Biscuits and Berries, live music and more on Nov. 11 at 9 a.m.! During the breakfast, we'll feature a slideshow of community veterans. If you'd like to be included, please send photos from your time in the military to [KateM@kcranch.org](mailto:KateM@kcranch.org). Space is limited, and reservations are required. Veterans and their immediate family are welcome. Please select the total number of participants when registering. There's no need to register each person individually. Register using the QR code below.



### Sign Up for the e-News!

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#### Display Advertising & Classifieds

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303-979-1876, ext. 117

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**KC Fitness**



**Youth Programs**



**Teen Programs**



**Adult Programs**

**Fitness Classes and Personal Training**  
Please scan the QR code above to visit our website for the most up-to-date information on classes, hours and fitness sessions.

**Music Together**  
Music Together® is an internationally recognized early childhood music program offering 45 minutes of pure musical fun for you and your child each week. Our classes are mixed age for children birth through age 5 and their parent(s) or caregiver. The Music Together award-winning curriculum is used in a fun, developmentally appropriate environment which utilizes singing, moving, playing instruments, and making music. All sessions are held at the Ranch House. For upcoming program information and to register, please scan the QR code.

**Kids Watch Babysitting Class**  
Join us for Kids Watch Babysitting Class and gain insight into launching your own babysitting venture, engaging kids and handling emergencies effectively. The next course will take place on Oct. 26 from 9 a.m. – 2 p.m. at the Community Center. This interactive course for ages 10-16 covers hands-on learning, encompassing baby care basics like diapering and feeding, along with essential skills such as child and infant first aid, choking procedures and CPR. Each participant will receive a pediatric first aid reference text, a babysitting manual, a Kids Watch certificate and a Heartsmart CPR/AED/Pediatric First Aid 2-year Certification card from West CPR LLC. For more information on all upcoming courses and to register, please scan the QR code below.

**Keeping Zen in Your Holidays**  
Keeping Zen in Your Holidays is a two-class course that provides instruction in Zen meditation and mindfulness strategies. Participants will learn a Zen approach to relieving holiday stress and staying calm when challenges arise threatening to undermine holiday joy. This class provides a good introduction to Zen practices that participants can use throughout the year. Classes offered in November and December at the Community Center. For class details and to register, please scan the QR code below.



**Youth Programs**

**Challenger Soccer Holiday Break Camps!**  
When school is out of session, Challenger Soccer is in! Their holiday programs bust boredom and help kids continue to hone their soccer skills! Challenger's coaches follow an innovative curriculum that combine drills and games in a relaxed and fun environment to encourage development! Fall Break and Thanksgiving camps available at the Ranch House! For more information and to register, please scan the QR code below.

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



**Storytime at the Ranch House**  
Please join us each Thursday from 10:15-10:45 a.m. in the Bradford room at the Ranch House for Storytime, in partnership with the Jeffco Library, and have fun with our youngest residents!

**Ageless & Unstoppable**  
Come along for a ride along the Platte River with Cycling Without Age Littleton (CWAL) as part of our next Ageless & Unstoppable program on Nov. 5! CWAL provides free recreational Trishaw experiences for older adults with mobility or stability challenges, and for anyone with special needs who is otherwise unable to ride a bike. Enjoy a free trishaw experience in a 3-wheeled electric assist bicycle with a forward bench that carries 1 to 2 passengers with a certified pilot sitting directly behind, 'driving' the bike. Participants will meet at the Ranch House at 10:30 a.m. and take a shuttle bus down to Nixon's by Hudson Gardens to enjoy short rides along the Platte River. For details and to sign a required waiver, please scan the QR code below.  
Ageless & Unstoppable, programming geared toward seniors, retirees and adults, runs on the first Tuesday of each month from 11 a.m. – 12:30 p.m. at the Ranch House, offering diverse, robust and exciting programming! Ageless & Unstoppable is proudly supported by Platinum Sponsor Kali Hepker with Equity Real Estate.

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## Colorado Credit Union Honored with Denver Business Journal's Partners in Philanthropy Award

Resident business and Ken-Caryl Ranch event sponsor, Colorado Credit Union, is proud to announce that it has been named an award winner of the Denver Business Journal's 2024 Partners in Philanthropy award. This recognition celebrates the credit union's commitment to giving back to the community through its extensive philanthropic efforts and community engagement initiatives.

The Partners in Philanthropy award recognizes businesses that have demonstrated an exceptional commitment to corporate giving and community service by supporting area non-profits through partnerships, donations and volunteer work.

Colorado Credit Union has a long history of commitment to the communities it serves. From teaching financial literacy in area schools to both monetary and in person donations of time, Colorado Credit Union strives to better the community while being a good corporate citizen. Although Colorado Credit Union has been active in the community for over 50 years, a more defined and deeper commitment to Community Impact was established in 2022, by adding the initiative as a fifth pillar to the organization's strategic plan. The overarching goal of this plan was to have a unified strategy that fully represents the organization, the staff, the individual communities

### ◆ OUR COMMUNITY

## Pumpkin Recycling for a Cause!

The Ken-Caryl Ranch Master Association invites you to recycle your pumpkins while supporting a local non-profit at our Pumpkin Drop-Off Event on Nov. 2 from 8 a.m. – 10 a.m. in the Ranch House parking lot!

After Halloween, don't throw away your pumpkins - donate them to Hog Haven Farm, a pig rescue and sanctuary located near Denver. Founded by Erin Brinkley-Burgardt and Andrew Burgardt, Hog Haven Farm has been giving rescued pigs a safe and loving home for more than 10 years, and your pumpkins will make a delicious and nutritious treat for them!

#### Pumpkin Drop-Off Details:

- **When:** Nov. 2 from 8 a.m. – 10 a.m.
- **Where:** Ranch House parking lot
- **What to Donate:** Whole or carved pumpkins (no wax, paint, markers or signs of rot and mold).

All collected pumpkins will be transported to Hog Haven Farm on Saturday after collection has ended. Help reduce waste and support the pigs at Hog Haven!

For more information about Hog Haven Farm, please visit their website at [hoghavenfarm.org](http://hoghavenfarm.org). This idea was suggested by residents John and Lisa Losasso, and Madelyn Orr. For questions regarding pumpkin collection, contact April Crockett at [aprilc@kcranch.org](mailto:aprilc@kcranch.org).

the branches serve, the interest of members, as well as existing and new school, nonprofit, and community partners. Through this initiative, Colorado Credit Union strengthens their commitment to sustainable outreach, financial education, and the development of products and services that will ensure a legacy of long-term impact for the greatest number of people in the community.

"We are deeply honored to receive this award from the Denver Business Journal," said Colorado Credit Union President Mike Williams. "This recognition fuels our passion for giving back to the community that has always supported us. We are committed to continuing our efforts in financial empowerment and inclusion for all."

Over the past year, Colorado Credit Union has been involved in

numerous philanthropic initiatives, including financial literacy programs for underserved communities, partnerships with local nonprofits, and volunteer efforts that have made a lasting impact on the communities they serve. Colorado Credit Union extends its gratitude to its members, employees, and community partners who have supported and participated in these initiatives.

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**PUMPKIN RECYCLING FOR A CAUSE**

Ranch House Parking Lot  
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## USTA Celebrates its 1 Millionth Player in Ken-Caryl Ranch

By Allison Rager, Editor

Congratulations to long-time Ken-Caryl Ranch tennis player, Phyllis Glawe, who is the 1 millionth United States Tennis Association (USTA) player to be registered in Colorado. Glawe was commemorated at the “Celebrating Colorado’s 1 Million League Players” event held at the Community Center on Sept. 27.

Glawe, who has been playing tennis recreationally since she was 8 years old, received the news that she was the 1 millionth USTA registered tennis player on her birthday, making the day extra special. She has been playing recreational tennis in Ken-Caryl Ranch for nearly 15 years and feels a strong connection to our community and Ken-Caryl’s tennis program.

“I started playing tennis at Ken-Caryl at the urging of Leslie Davis, who coached both of my (then) young sons, John and Thomas,” said Glawe. “One day, Leslie and I were chatting after their lessons and she asked if I ever played... she encouraged me to look into permanent court time and lessons to get back into the sport. I had not played seriously since college. I started playing league in 2010 with a 3.0 ladies’ team. I have gradually moved up the ranks of ladies’ league play and now play on a ladies 4.5 team as well as with a mixed doubles group in both 7.0 and 7.5 level.”

Considered to be the world’s healthiest sport compared to other sports in a recent National Geographic article published on their website on Sept. 4, 2024, tennis is a growing and popular sport, especially in the state of Colorado. According to the USTA, Colorado is the #1 state for tennis tournament play in the United States, with the Denver/Boulder region leading the nation in tennis league participation. And while tennis is a sport, tennis leagues encompass lifestyle, health, wellness and community.

Glawe couldn’t agree more and values tennis to helping her achieve mental and physical health, well-being and balance.

“Tennis demands that staying in shape physically is a must, and this is a priority for me,” said Glawe. “The mental focus required is another



Phyllis Glawe, a long-time Ken-Caryl Ranch tennis player, is the one millionth USTA registered tennis player in Colorado. Photo courtesy of USTA Colorado.

benefit, as engagement means leaving all (or most) other concerns off the court. My veterinary career is a challenging one and the temporary escape from the demands of practice is invaluable to balancing my life.”

The USTA proudly registered their first tennis player in Colorado in 1980. The association reached 500,000 players in 2011 and while Glawe’s registration helped to achieve the 1 millionth inspiring milestone, it’s more about the 999,999 local tennis players that helped reach this point.

“Our organization’s vision is to foster the well-being of individuals and communities statewide,” said Fritz Garger, Executive Director, USTA Colorado. “In addition to boasting the nation’s most extensive level-based tournament participation, USTA Colorado’s league program is nationally renowned – for its staggering participation numbers – and for the professionalism and quality of our local league play and statewide playoff events. To have reached 1 million players in league play over these 44 years is impressive. By design, our league program provides opportunities for players of ALL skill levels – from entry-level players to advanced players – it truly is for everyone. We know our sport enhances and benefits lives, which matters to us. We’re excited about this milestone and look forward to expanding our reach so more and more participants can reap the



Phyllis Glawe, center, and her teammates celebrate her as USTA’s 1 Millionth registered player in Colorado.



Phyllis Glawe’s 2024 ITA Mixed team (Ken-Caryl Community Center Green). From left, Chris Glawe, Phyllis Glawe, Ken Eiken, Char Eiken, Helen Lazzell and Randy Lazzell. Photo courtesy of USTA Colorado.

benefits of our sport in the years to come.”

According to Glawe, tennis is a family affair. Both her sons, John, 25, and Thomas, 22, started playing at a young age. Her husband Chris is also an avid tennis player, and the couple have played together in the mixed doubles league for several years.

“As I remember all of the people I have met, played with and socialized with from the Ken-Caryl teams on which I have played, I smile and am grateful,” said Glawe. “The enduring friendships, the comradery, the positive experiences both on and off the court are the memories that I will carry with me. Tennis can certainly be a singular sport for many individuals, in which success is measured by the number of personal wins. However, for me personally, that is not the primary reason to play. Don’t get me wrong, I can be quite competitive and certainly down on myself when experiencing a poor performance in a match. But at the end of the day, it is meeting a challenge with friends and being grateful that I can still play that keeps me engaged in the sport.”

Glawe enjoys her time on the court and being part of the Ken-Caryl Ranch tennis community.

“Ken-Caryl is a beautiful facility,” said Glawe. “I am always struck by this when we play as “visitors” to other facilities. Many are wonderful places, but particularly the outdoor courts at both the Community Center and [at the] Ranch [House] are just so beautiful and well maintained. Our opponents that visit Ken-Caryl during matches frequently comment upon this. I am so glad that I happened upon this community facility and the

staff—so blessed.”

Glawe feels equally blessed for the friendships she has made in Ken-Caryl Ranch, both on and off the court, and reflects fondly on the memories she shared with her late friend and fellow tennis player, Mary Lou Mulderrig-Boyd.

“I was especially grateful to meet and play doubles with [Mary Lou] in the Ken-Caryl community,” said Glawe. “She and I initially bonded over the friendship developed between our sons, Thomas and Malcolm. We became good friends and shared a lot in common - tennis, our faith, our families. Her laughter, her warmth and her wit still resonate with me. Mary Lou died suddenly in 2019, and many mourned her loss. A tree was planted in the Ken-Caryl Community Center outdoor court area. Her memory is one of the gifts that readily comes to mind also from playing in this... community.”

Glawe continues to enjoy playing tennis in Ken-Caryl Ranch and has strong ties to the community. Off the court, she works as a veterinary oncologist at VCA Deer Creek Animal Hospital who has been treating pets diagnosed with cancer for more than 30 years.

Ken-Caryl Ranch was also recognized by the USTA at the event for our community’s contribution of \$200,000 in league fees that have supported community programs, schools, courts, events and outreach initiatives over the past 25 years.



Ken-Caryl Ranch Tennis Director Robert Campbell, left, and Jim Conzelman, MD Board Vice President, at the “Celebrating Colorado’s 1 Million League Players” event at the Community Center.

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\*For more information on creating defensible space and legal requirements visit  
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**TWO ZONES MAKE UP THE REQUIRED 100 FEET OF DEFENSIBLE SPACE:**

**ZONE 1: 30 feet of Lean, Clean & Green**

- 1 Remove all dead plants, grass and weeds.
- 2 Remove dead or dry leaves and pine needles from your yard, roof and rain gutters.
- 3 Keep tree branches 10 feet away from your chimney and other trees.

**ZONE 2: 30-100 feet of Reduced Fuel**

- 4 Cut or mow annual grass down to a maximum height of 4 inches.
- 5 Create horizontal spacing between shrubs and trees.
- 6 Create vertical spacing between grass, shrubs and trees.

**Use Equipment Properly to Keep from Sparking a Wildfire**

- 7 Mow before 10 a.m., and never on a hot or windy day. String trimmers are a safer option (vs. lawnmowers) for clearing vegetation.



**VERTICAL SPACING**

Large trees do not have to be cut and removed as long as all of the plants beneath them are removed. This eliminates a vertical "fire ladder."



**HORIZONTAL SPACING**

Create horizontal and vertical spacing between plants, the amount of spacing will depend on how steep the slope is and the size of the plants.

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](http://www.ken-carylranh.org).

The preferred method for submitting letters to the editor is by email to Allison Rager at [allisonr@kcranch.org](mailto:allisonr@kcranch.org), but they may be mailed or hand-delivered to the Ranch House, Attn: Allison Rager, 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 [allisonr@kcranch.org](mailto:allisonr@kcranch.org).  
Deadline for Nov. 6 paper is Oct. 28 at 9 a.m.

**Editor's note:** The editor is responsible for fact checking all letters to the editor to ensure that correct information and data are published. The editor was informed by Metro District staff that the 83% in MD administrative staffing costs between the years 2022-2024, as cited in several letters to the editor published in the Oct. 9, 2023, issue was not factual. The MD financial data that is publicly available on the Ken-Caryl Ranch website verifies that the actual increase in administrative staffing costs between the years 2022-2024 (increase from 2022 to 2024) was in fact, 35%. The 83% MD administrative staffing cost increase that cite 2021 as part of the calculations is accurate as it includes the year 2021 in the calculations (increase from 2021 to 2024). The editor followed all proper protocol and procedure in verifying data presented in all letters to the editor published in the Oct. 9, 2024, issue of *Life at Ken-Caryl* with Metro District staff.

**Dear Editor:**

I am observing a troublingly common pattern of wildlife harassment in my neighborhood. I have witnessed residents throwing large stones at vulnerable fawns, use of brooms to chase deer who are not occupying private property, individuals hurling miscellaneous objects at deer and the use of hoses or leaf blowers to threaten passing wildlife. Unfortunately, this aggressive behavior seems to be trending toward the norm. I have sadly

reached the point where I feel I cannot look out my window and enjoy the presence of a passing buck or doe. Instead, I'm faced with the realization that the animal will likely be attacked. I recently brought my concerns to the attention of Colorado Parks and Wildlife, The Ken-Caryl Conservation Club and Ken-Caryl Ranch officials. The harassment of wildlife violates Colorado law. It's deeply unpleasant to witness. It presents dangers to the perpetrator and the four-legged victim — particularly during rutting season. And, in the context of the events I've witnessed, it's utterly unnecessary. I implore Ken-Caryl Valley's residents to consider a humane and ethical approach to human-wildlife interaction that is in greater keeping with our society's evolved standards of decency. We have all chosen to live in an area that is defined, in no small part, by an abundance of wildlife. They're our neighbors. It's their home, too. I sincerely hope that we can all begin to act that way.

Sarah Morel, Resident

**Dear Editor:**

Not speaking for the Board, but as a member of the community. Bottom line on 6F for Ken-Caryl property taxpayers:

- For the past 10 years you have paid at least 18.6 mills for Ken-Caryl
- If 6F passes, you will pay 17.5 mills for the next 10 years, after which 2.2 mills will expire
- If 6F fails, you will pay 15.3 mills

Either way, your Ken-Caryl property tax rate in 2025 will be lower than it was in 2024. And the difference between "yes" and "no" is about 2 percent of your total property tax bill for the next 10 years.

Q) What does 6F pay for?

A) 6F proceeds will be earmarked solely for maintenance and capital projects in Ken-Caryl — raising approximately \$650,000 annually to ensure that maintenance continues to happen in our parks, greenbelts and District facilities. The District has identified 113 maintenance projects totaling more than \$10 million between 2025-2034. This isn't just about any one project.

Q) Why is this on the ballot?

A) Fully 78 percent of the community said they supported retaining some or all of the retiring bond-mill to fund future capital projects in the 2021 Ken-Caryl Community Survey. More than half of the community participated in that survey. That's why I promised you in 2023, if re-elected, I would ask the Board to explore this topic for the community's consideration.

Proud to do my part. Now the decision is yours.

Joe Levy, Resident

**Dear Editor:**

I have lived about one mile from Community Park for over 20 years. The estimates I saw in *Life at Ken-Caryl* of over \$2 million to reconstruct this park seem inappropriate. The park has a nice open green space area for walking the dog or doubling as soccer fields, a nearby covered picnic area and playground, a baseball diamond, small parking area and 2 porta potties.

On a weekend when baseball and soccer are being played, Sangre De Cristo Road is crowded with many cars, but not uncontrollable because there is additional parking across the street at Shaffer Elementary School.

This park was originally designed to be a low maintenance and functional

park. That is the roll it is filling. No additional funding is needed and would only create unneeded and unwanted traffic and parking problems. The non-residents who seem to use this park very frequently will have to wait for embellishments.

Joe Breheny, Resident

**Dear Editor:**

Please vote no on 6F. The 6F ballot language begins "without raising its current total property tax rate" — implying that 6F is not a tax increase. This is 100% untrue. 6F is absolutely a 15% tax increase. This new tax is on top of the 22% increase that Ken-Caryl Ranch Metro District (KCRMD) just received, because of the increase in property values. If KCRMD wasn't increasing our taxes, there would be no need for this election. The only reason this election is held is to increase our taxes. KCRMD wants you to pay them money that you formerly paid a lender for ten years. Our last payment to that lender was on our 2023 tax bill — and now taxpayers owe the lender \$0. But KCRMD has not sent our final payment to the lender — allowing them to use this misleading language. It is unfortunate that our neighbors and administrators running KCRMD feel that this manipulation of words and timing is appropriate. Why not just tell us that they need more money? Because they know they don't need more money, given the huge tax increases that we have already paid, and will continue to pay. Please vote no on 6F, and show KCRMD that we will not accept their methods.

Gary Webster, Resident

**Dear Editor:**

Vote no on 6F. The Ken-Caryl Ranch Metro District (KCRMD) claims it will be out of money to make improvements to assets after 2027. This is false! KCRMD's analysis begins with \$1.35-million. A Colorado Open Records Act (CORA) request revealed that KCRMD had \$8.383 million in cash as of Sept. 1, 2024. If you want more information on what's actually happening with Ken-Caryl Ranch Metro District's financial operations, please visit [VoteNO6F.com](http://VoteNO6F.com).

Marc and Maria Barrios, Residents

**Dear Editor:**

Vote NO on 6F  
The lack of honesty, disclosure and financial misrepresentation is why we are voting no on 6F. The prime proponents of 6F are board members, employees and contractors. They have a right to express their opinion, but lack of transparency regarding their affiliation is misleading at best and deceitful at worse.

The Editor's note in the last issue claims to "verify" that the increase of KCRMD administrative staffing over the last 3 years is inaccurate. The "verification" came from KCRMD administrative staff. There was no attempt to contact the residents who wrote the letters for facts and clarification. This is incompetent and insulting.

The KCRMD's administrative staffing costs are up 83% from year end 2021 to budget year end 2024.

For accurate analysis of financial data visit [VoteNo6F.com](http://VoteNo6F.com)

Ruth Sundberg, Resident  
Cathy Packard, Resident

**Editor's note:** The editor is responsible for fact checking all letters to the editor to ensure that correct information and data are published. The editor was informed

by Metro District staff that the 83% in MD administrative staffing costs between the years 2022-2024, as cited in several letters to the editor published in the Oct. 9, 2023, issue was inaccurate. After reviewing the financial data that is publicly available on the Ken-Caryl Ranch website, the actual increase in administrative staffing costs between the years 2022-2024 was in fact, 35%. The 83% MD administrative staffing cost increase cited in Ms. Sundberg and Ms. Packard's letter is more accurate as it includes the year 2021 in their calculations. The editor followed all proper protocol and procedure in verifying data presented in all letters to the editor published in the Oct. 9, 2024, issue of *Life at Ken-Caryl* with Metro District staff.

**Dear Editor:**

"Fake Headlines" and deceptive words promoting how the new tax being proposed by 6F will be used are disturbing and should serve as a warning that this ballot initiative is not beneficial to Ken-Caryl residents.

The slogan "Pay Less, Get More" is false, hence the legal requirement for a vote of residents to decide whether to charge 2.2 mills for another ten years. When the existing Mill Levy of 3.3 mills was approved seven years ago for a bond whose specificity included new infrastructure projects, it included a "sunset clause", i.e., after the bond was paid off, (December 2024), the mill levy of 3.3 would go away, reducing residents' property taxes. 6F undoes that promise of an end to a tax.

So, while it is factually correct that we will pay less tax in 2025 than 2024, irrespective of the ballot outcome, if 6F passes, we will pay more tax than we would have if the original sunset clause

is honored.

The descriptions of “uses of funds” are also cleverly chosen to seem unthreatening. But before you are taken in, ask MD management for a written statement of what “conservation focused irrigation enhancement” means. The answer is “turf reduction”.

1. This proposes to reprise the failed 2016 plan, which at that time was introduced with little fanfare, and was only stopped when trees started dying for lack of water and sufficient residents found the map on-line proposing a 15% reduction in turf and demanded the water be turned back on – but not before many trees ultimately died.

2. There is no cost justification for turf reduction because the wages incurred in removing grass and replacing with rock will cost many times more than any water savings.

3. Turf grass in medians and verges has huge aesthetic value. This is why luxury resorts and country clubs always have carefully manicured and watered entranceways – it’s because it’s attractive and provides a feel-good welcome – just as Ken-Caryl’s original plans did! Taking out the grass will condemn Ken-Caryl’s roads to a barren, heat generating wasteland.

*Philip Varley, Resident*

**Dear Editor:**

The Oct. 9, 2024 issue of *Life at Ken-Caryl* presented a number of valid reasons to “Vote No on 6F.” In summary, 6F represents a new 15% tax increase, KCRMD already has high taxes and KCRMD has millions more in cash than they included in their promotion of 6F.

The editor must have agreed with all of the many reasons listed to Vote No except one. The Editor added a note stating that the 83% increase in KCRMD Administrative Staffing Costs since 2021 was “not accurate.” The editor’s statement is incorrect. The truth is that this 83% increase figure is accurate - I just did the calculation.

Since 2021, the Ken-Caryl Ranch Metropolitan District (KCRMD) has indeed increased its spending on Administrative Staffing Costs by 83%. Anyone can verify this, as I did, by looking at the 2021 actual numbers found in the 2023 budget (page 27) and comparing them to the 2024 budget (pdf pages 30 and 31) – both are available on the Ken-Caryl website. These are not my numbers – they are KCRMD’s numbers.

We all care about maintaining our community, but there is no valid reason for this tax increase. Unnecessarily increasing taxes place burdens on many families, seniors and business. It is concerning that supporters of this tax hike have created a fictional narrative to justify 6F, rather than presenting simple factual financial information. KCRMD has millions more in cash than most taxpayers likely perceive. KCRMD already has a high tax rate. With proper financial management, KCRMD can handle necessary maintenance and replace aging equipment using existing cash and future revenues. There is no risk of running out of cash by 2027 as stated by supporters.

Visit [VoteNo6F.com](http://VoteNo6F.com) for actual factual financial information.

*Tom Pritekel, Resident*

*Editor’s note: The actual increase in MD administrative staffing costs between the years 2022-2024, as cited in several letters to the editor published in the Oct. 9, 2024 issue was in fact, 35%. The 83% staffing cost increase cited in Mr. Pritekel’s letter*

*is more accurate as it includes the years 2021 through 2024 in his calculations. Opinions expressed in letters to the editor do not necessarily reflect those of the editor or the MA staff.*

**Dear Editor:**

I’m voting NO on 6F Why?

- 1) Ballot language is intentionally misleading
- 2) 6F is a 15% tax increase
- 3) Financial misrepresentation by KCRMD
- 4) Manipulation of the facts by KCRMD
- 5) Historic tax revenue and cash on hand.
- 6) Administrative staffing costs up 83% since 2021
- 7) Deceptive answers to direct questions

The editor’s note in this issue verifies that the 83% tax increase in administrative staffing costs is accurate. It is important to know where your tax dollars are being spent before agreeing to additional. tax. Facts matter! Words can be used to manipulate a preferred outcome, but numbers don’t lie. Be wary when any a ballot question contains the words “without raising your taxes.” A huge red flag!

*Jan Rousselot, Resident*

**Dear Editor:**

Ken-Caryl Ranch Metro District does not need to tax us even more. Yes - 6F is a new 15% tax increase. I am disappointed that KC leadership and some misinformed or deceptive individuals misrepresent 6F as anything other than a new additional 15% tax increase. If 6F were not a new additional tax increase, 6F would not be on the ballot. KC already has much higher taxes than our neighbors. In spite of KC’s already higher tax rate, our neighbors have superior facilities and services (trash, equestrian, most open spaces and trails, are part of our HOA and funded separately with dues). We just paid a 22% tax increase - and will pay that same 22% higher amount again in our 2024 taxes even if 6F fails. We all call KC home and want to maintain it, but KCRMD already has millions more than transparently disclosed around 6F. The MD already has the funds it seeks in 6F with more cash on the way. Enough already. The good news - KC is in strong financial health with millions more than disclosed in its marketing of 6F. The bad - attempting to deceive taxpayers and bloated spending on Administration Labor-related costs which have risen over 80% over the last three years (since 2021). Count me as a solid no on 6F. Vote no on 6F. Visit [VoteNo6F.com](http://VoteNo6F.com) for more information.

*Brian Zwiebel, Resident*

**Dear Editor:**

Please Vote no on 1A, Elimination of TABOR.

Jefferson County is asking voters to permanently eliminate our TABOR refunds and property tax caps. Jefferson County tax revenue already grows each year with population growth plus inflation. TABOR (Colorado Taxpayers Bill of Rights) is a key provision in Colorado’s constitution to protect taxpayers from government growth and overreach. Once exempt from TABOR, the government will likely never again ask citizens to restrict their tax revenues or cap spending.

In 2023, Jefferson County over-collected nearly \$40 million that

was then returned to taxpayers. By “deTABORing,” Jefferson County taxpayers would forever forgo such reimbursements and our right to restrict exorbitant increases in government revenue and reckless spending. Rather than constantly increasing revenues from taxpayers, Jefferson County should be more effective in how they spend our tax dollars. Jefferson County is above average in total assessment evaluation and mills levied on properties compared to other counties. As taxpayers, we need more efficient resource allocation vs. giving Jeffco an open checkbook.

TABOR was designed to control government spending. If state or local governments want to spend more than legally allocated, they have to ask taxpayers for permission to increase taxes or to keep and spend over collection of taxes. Without this protection, Jeffco can spend and spend without any checks and balances. Please Vote no on forever eliminating TABOR, our taxpayer bill of rights.

*Leonor Lucero, Resident*

**Dear Editor:**

Why I’m Voting Yes on 6F.

As a long-time resident of Ken-Caryl, I believe it’s important to invest in our community, even if I don’t utilize all the amenities as much as I used to. Supporting Measure 6F is a small yet important step toward ensuring our neighborhoods remain desirable and appealing for future residents.

Enhanced amenities contribute to our overall quality of life and increase the attractiveness of our community. This not only influences demand but can also positively affect property values. By investing in infrastructure improvements, we demonstrate our commitment to maintaining and adapting our assets to meet changing needs of residents.

Ultimately, the return on investment for keeping Ken-Caryl at the top of the list for prospective buyers—and for us to continue enjoying our community—makes this an easy decision.

*Dan Miller, Resident*

**Dear Editor:**

Objective Reasons to Vote No on 6F.

1. The language of the 6F ballot is not just misleading – it is false. 6F is a 15% tax increase. Your current (2024) total tax rate is 15.2, which will rise to 17.4 if 6F passes.
2. KCRMD is not facing a cash shortage in 2027. As of Sept. 1, 2024, KCRMD had \$8.383-million in cash. In its projections for the 6F tax increase, KCRMD only cites one accounting “bucket” funded with a mere \$1.359-million at year-end, ignoring the remaining \$7-million.
3. KCRMD’s Administrative Salaries have increased by 86% since 2021 (three-year period 2022-2024).
4. Voting “No” does not indicate a lack of concern for your neighborhood or a desire to neglect maintenance. It simply means that KCRMD does not need additional funding.
5. KCRMD’s 2024 operating tax revenue receipts increased by 22.4% over 2023 despite Governor Polis urging districts to lower tax rates.
6. Taxpayers made the final payment on the 10-year Bond in their 2023 property tax bill. Taxpayers’ obligation to the lender in their 2024 property tax bill is \$0. The messaging around 6F uses terms like “extending” or “retaining” to deceptively market 6F, when in fact, 6F is a tax increase.

7. KCRMD already has high taxes. Why do we pay double what Foothills charges?
8. If 6F passes, your KCRMD operating tax will be 40% higher in 2024 than it was in 2022.
9. Due to its high tax rate, KCRMD will continue to enjoy historically high tax revenues. It has an extremely strong cash position with no demonstrated need for higher taxes. KCRMD has sufficient cash and future tax revenues to fund all planned capital and maintenance projects over the next 10-years.

Vote No on 6F. Visit [VoteNo6F.com](http://VoteNo6F.com) for more information.

*Kevin Jordan, Resident*

**Dear Editor:**

Vote NO on 6F

6F is not tax cut, it is a tax increase.

- 1) The ballot language “without raising its current total property tax rate” is misleading. For 2024, our taxes paid to KCRMD will decrease to 15.21%. If 6F is passed, our taxes will increase to 17.44%. This increase would be on top of the 22.4% property tax increase we just incurred.
- 2) Property values continue to increase in Ken-Caryl, meaning property tax revenue received also increases.
- 3) The KCRMD is communicating they will run out of funds to pay for maintenance and capital projects by 2027, which is untrue. As of Sept. 4, 2024, they have \$8.4 million in cash in their accounts. KCRMD has allocated \$1.35 million to its capital improvements and maintenance fund and has over \$6 million in other funds. There is plenty of money to fund capital improvements and maintenance.

I believe the ballot language is intentionally misleading; therefore I recommend that community members vote no on 6F. KCRMD has plenty of money and we do not need this tax increase.

*Greg Craven, Resident*

**Dear Editor:**

Ballots recently arrived in the mail. One ballot measure – given the “6F” notation by the County – is as local as it gets. It directly affects the services that we receive from one of two governing entities in Ken-Caryl. In this case it is the Ken-Caryl Metro District [MD] (not the Master Association [MA], aka the “HOA”). As such, 6F covers the appearance, functionality and operations of our parks, playgrounds, pools and many other services not easily distinguished as “MD” vs. “MA”.

While I am sympathetic to the fact that all of our property taxes have increased dramatically with the overall increase in home prices, this measure merely extends – at two-thirds of the current rate – a tax that we are all already paying. For the home that is worth \$1M, this tax (set aside the debate on whether one wants to view it as an increase or decrease) ends up being about \$12/mo. for that home. What we get in exchange is certainty that the Ken-Caryl Metro District will be able to adequately fund reserves, maintain existing services and amenities and invest in those amenities for the future. If it does not pass, we’ll be fine for a few more years but only because staff has turned the ship around and improved finances. Within 2-3 years (the MDs own projections), a combination of reducing or eliminating future capital projects along with a reduction in current services is the

Letter continues on page 20

likely outcome. At that point, it would not be surprising to see us needing another bond to be issued (ironically, the very reason this 6F measure is on the ballot as the last 10-year bond is being paid off on schedule). Not only would that be even more contested than this measure, but it is likely that costs for said capital projects and services that were deferred will cost us even more. Talk about a tax increase – voting no on this measure is almost assuredly a deferred tax increase in the future.

Vote yes on 6F.  
Mark Celusniak, Resident

**Dear Editor:**

Some education on our governing entities within Ken-Caryl (KC).

How are medians maintained? How do pools operate? How does open space work? Everyone pays monthly dues and a portion (~20%) of yearly taxes toward services and amenities. Ken-Caryl has an HOA (aka the Master Association, "MA" – monthly dues) and a Metropolitan District (aka the "MD"). The latter takes advantage of State Statute.

Colorado Revised Statute Title 32, also known as the Special District Act, was created to allow for the formation of districts to provide public services above and beyond what counties or municipalities may provide. The law defines ten services that districts may provide to their residents and requires that at least 2/10 are provided. Districts are mainly funded through property taxes. Currently, there are approximately 1,850 special districts in Colorado with more forming each year as urban growth expands.

Financially speaking, the MA/HOA (monthly dues) owns the property and the MD (taxes and program revenues) operates and manages the MA-owned property. Within the MDs purview are three pools, parks, greenbelts, flora and fauna, recreation programs – everything but the Open Space. None of your HOA dues pay for any of these amenities. Currently, property taxes make up about 60% of the MD's budget. The MD supplements this with fees paid by participation in various activities.

For MD budgetary purposes, parks, greenbelts, medians and equipment used to maintain them are planned to operate at a loss. They are amenities we all enjoy freely, but the vast acreage owned by the MA requires maintenance. "Parks" is a required budget line item by law. When budget cuts are necessary, the Parks Department often is first in line and it directly affects equipment budgets, herbicide application, trees and even staffing levels.

Mark Celusniak, Resident

**Dear Editor:**

Do you feel that you are paying more and getting less from the KC Metro District? Are the KCRMD's amenities relevant to your life? Does your family use the Community Center building or do you exercise and recreate elsewhere to get more for less?

We voted for the 2014 KC bond issue. Like most KC residents, disappointment followed. About half of the \$8,000,000 was spent on renovations at the Community Center, Dakota Lodge and the Ranch House to take a deeper dive into the childcare business. That

didn't work out so well. Today, most KC parents find private sector childcare more compelling, practical and convenient. Despite clear advantages in location and free facilities, the Metro District is losing business to the free market. Are the MD's future plans any better?

Community Park does need some maintenance. But if the MD transforms it into Clement Park with field expansions, bike park, and 4 irritatingly noisy pickleball courts—only 150' from Shaffer Elementary—non-resident crowds and congestion will repel residents. All amenities and fields, plus Shaffer's fields and activities, will easily create parking demand for over 400 vehicles on evenings and weekends. The new lot is inadequate. Many vehicles will park on streets in front of homes in surrounding neighborhoods.

The public park now has big areas of open space that residents use as an unofficial dog run, kids fly kites and drones, launch rockets, and just play freely as kids. That will change if the park is redeveloped as planned and

open to the whole world, anybody and everybody can use it. Resident taxpayers are not even crying out for bathrooms at the park; Honey Pots are standard at most athletic fields. Where permanent bathrooms have been built elsewhere, they are often closed due to vandalism, squatters and maintenance problems.

We can't afford the MD's plan. Spending millions to build more amenities for non-residents means paying more for less. The only way to stop the insanity is to stop 6F. So, this Ranchside family will vote NO on 6F because it's not for us, it's for them.

Jerry Sullivan, Resident

**Dear Editor:**

Vote no on 6F. 6F is a tax increase. That is a fact. Signs supporting 6F saying "Pay Less. Get More" is like saying "Eat Cake, Lose Weight!" What a delightful thought, but let's be honest, it's ridiculous and a recipe for disappointment. Vote no on 6F and visit voteno6f.com for the facts.

Gary Sundberg, Resident

◆ CLASSIFIEDS

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You can download a contract and view deadline dates at [www.ken-carylranch.org](http://www.ken-carylranch.org) under Community & News, then Newspaper: Life at Ken-Caryl. The deadline for placement of classified advertising is 5 p.m. on the published deadline date. 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. 117 or email [aprilc@kcranch.org](mailto:aprilc@kcranch.org) for more information.

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# RUFF LIVING!

**MY HUMANS' NAMES ARE:**  
Vanessa, Shea, CJ and Lukah

**MY BREED IS:**  
Bernedoodle

**MY SECRET TALENT IS:**  
I can leap through a hoop with style!

**I'M ALWAYS GETTING IN TROUBLE FOR:**  
Eating food off the table when no one is looking.

**I CAN'T LIVE WITHOUT MY:**  
Daily walks

**I'M KNOWN FOR:**  
My wild zoomies and the best doggie cuddles!

**I LOVE IT WHEN:**  
My humans spoil me with pets and treats!

**MY PERFECT DAY:**  
Hiking and then getting tons of pets afterwards!

**LIFE IS RUFF WHEN:**  
There's a deer right outside my shocking fence and we can't play!



Hi, my name is  
**SMOKEY**

Submit your dog to be featured in a 2024 edition of Life at Ken-Caryl's "Ruff Living" column at <https://ken-carylranch.org/submit-to-ruff-living/>.

Submissions are first-come, first-served!



◆ CLASSIFIEDS

**JACK OF ALL TRADES** - Residential and Business Maintenance, Repairs and Remodels What do you need done? Burt 720-532-2685 or burtagent@gmail.com.

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◆ TEEN SERVICES

This listing includes Ken-Caryl teens who babysit, mow lawns, house or pet sit, or shovel snow. To be included on the list, teens should email their name, number, age, neighborhood and list of services offered to Allison Rager at Allisonr@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
Hutch Barber	303-249-0468	P	14	Legacy
William Barrs	720-788-3109	L, P, H, S	13	Retreat
Jack Bayton	720-485-8783,	B	17	North Ranch
Violet Beckwith	720-736-6601	B, P, H	12	Heirloom
Eva Bochner	720-899-0033	B, P	18	North Ranch
Mariel Bochner	319-338-4414	B, P	15	North Ranch
Mia Briceno	573-801-4342	B, P, H	13	Deer Creek
Abby Burton	720-616-1333	B, P	18	Aspen Meadows
Caprice Camilli	720-347-3411	B, P	14	Wynterbrooke
Elena Carpenter	303-999-9764	B, P	13	Traditions
Alice Cuttitta-Gallant	303-517-8864	B	15	Deer Creek
Ella Daugherty	303-591-2004	B, P	19	Legacy
Quinn Daugherty	303-591-2004	B, P	17	Legacy
Razi Daugherty	303-591-2004	B, P	15	Legacy
Presley Davis	720-487-8778	B, P	15	Sunset Ridge
Rosemary Detterick	720-628-2638	B, P	14	Saddlewood
Jack Famariss	720-434-7033	B, P	17	North Ranch
Ryan Flint	303-517-3749	L,PS	16	Retreat
Caleb Flint	303-517-3749	L,PS	14	Retreat
Brayden Fox	303-906-4339	L, P, S	15	Deerwood Vista
Lauren Fox	720-273-4077	B	15	North Ranch
Liam Fox	303-906-4339	L, P, S	13	Deerwood Vista
Shaun Fox	303-906-4339	L, P, S	14	Deerwood Vista
Fiona Freitag	720-456-1556	B	11	Deerwood Vista
Lily Freitas	303-999-1993	B, P	12	Retreat
Eva Gallant	303-517-8864	B, P	16	Deer Creek
Georgia Gilmore	720-210-4177	B	16	Heirloom
Connor Glitzer	303-489-3932	L, S	18	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,PS	14	Aspen Meadows
Aubrienne Hansen	720-822-5512	P	13	Stallion Pointe.
Keegan Hardesty	720-484-9557	L, P, S	17	Cimarron
Mac Hardesty	720-672-1225	L, P, S	15	Cimarron
Gailyn Harrigan	720-390-2770	B, L, P, S	13	Colony
Natalie Himmel	720-788-3419	B, P	15	Eagles Pointe
Reece Hodges	303-667-2606	L, P, S	12	Saddlewood
Amelia Hopping	720-626-7750	B, P, S, L	14	North Ranch
Erin Hurley	720-600-8261	B, P, S	12	Aspen Meadows
Eva Kiebler	303-478-6050	B, P	17	Cimarron
Sierra King	720-582-3334	L	19	Heirloom
Anna Knappe	720-990-1498	B, P	14	Retreat
Kellen Lay	720-629-5566	L, S	16	Wynterbrooke
Daniel Lobelo	720-203-2912	L, P, S	19	Deerwood Vista
Olivia Loring	561-414-7678	P	15	Stallion Pointe
Shea McCaughey	720-774-7499	B, P	15	Cimmaron
Riley McGatlin	703-244-8558	B, L, P, S	18	Legacy
Raleigh Rose McMahon	720-375-3352	B, P	18	Stallion Pointe
Nathan McAnally	303-358-1993	L, P, S	14	Retreat
Charlotte Miller	303-882-4415	B, P	17	Manor Ridge
Janey Millstone	720-668-1029	B, P	17	North Ranch
Sydney Millstone	720-471-3245	B, P, L	16	North Ranch
Lexi Moscardini	347-803-6421	B, P	14	Manor Ridge
Kellan Nash	720-630-5764	L, P, S	16	Retreat
Alec Prinzi	303-810-3221	B, L, P, S	12	Shaffer Hill
Grace Qvale	303-994-7171	B	14	Stallion Pointe
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,	15	Village
Paulina Roberts	720-394-3910	B, P, S	13	Village
Griffin Ruszkowski	303-960-9883	L, P, S	15	Stallion Pointe
Sebastian Ruszkowski	720-660-2234	L, P, S	17	Stallion Pointe
Libby Sauer	303-506-9752	B, P	14	North Ranch
Lucy Schick	720-226-5984	B, P	13	North Ranch
Maggie Schmisek	720-960-7707	B, P	14	Traditions
Liam Schuster	720-480-0691	B, P	15	Heirloom
Alyssa Secondo	720-625-9910	B, P	15	Cimarron
Ava Secondo	720-595-7665	B, P	18	Cimarron
Jon Siebrase	314-960-1524	L	13	Stallion Pointe
Brian Siebrase	314-960-1524	L	11	Stallion Pointe
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
Ryann Stewart	303-817-4120	B	13	Heirloom
Allison Stutz	720-220-1420	B, P	16	Legacy
Maddy Szabo	720-768-5452	B	16	Aspen Meadows
Charlotte Watkins	720-649-0813	B, P	13	Manor Ridge
Judah Webster	703-655-4428	B, L, P, S	16	The Spread
Wyatt Webster	703-655-4428	B, L, P, S	14	The Spread
Alayna Whittaker	720-409-0891	B, P	13	Deer Creek
Isabel Whittaker	720-634-6735	B	15	Deer Creek
Ava Yaley	970-946-8955	B, P	17	Carriage Hill
Cole Yaley	970-946-7649	B, P, S	15	Carriage Hill
Conor Young	720-883-3616	B, L, P, S	14	North Ranch
Liam Young	720-883-3616	L, S, P	14	North Ranch

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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- Medicare Specialists representing all top companies and plans – Supplements, Advantage, Drug plans
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  - *Turning 65 or retiring soon?* We'll explain your options so you can make an informed decision
- No obligation or charge for us to review your options and provide an analysis specific to your situation

We represent 19 organizations which offer 250 products in the state of Colorado. You can always contact Medicare.gov, 1-800-MEDICARE, or your local State Health Insurance Program (SHIP) for help with choices.

## Annual Enrollment Period is here! October 15 – December 7

Don't miss this opportunity to have your plan reviewed!

**SPECIAL ATTENTION Medigap/Medicare Supplement Policyholders** – Is your Medigap policy premium getting expensive? Have you wanted to try a Medicare Advantage plan but are concerned if you don't like it you can't go back to your current plan? We have the answer for you! There is something called a Trial Right that allows you to test drive an Advantage plan for up to 12 months. If you don't like it you're not stuck. You're able to go back to the Medigap plan you had GUARANTEED.

## PERACARE MEDICARE MEMBERS . . . IS YOUR MEDICARE PLAN PREMIUM GOING UP BY \$200 OR MORE PER MONTH?

If you, your spouse, family members or friends have PERA Medicare with UHC (UnitedHealthcare) – we recommend taking a close look at the 2025 plan information. Premiums are going up by \$200 or more per month.

We are very familiar with the PERA plan. If you or someone you know would like a comparison to other plans please contact us. We will do a comparative analysis, no cost or obligation.

## What your neighbors say about working with us

*Tammey and Tom's knowledge of Medicare is incredible. They were so thorough in helping me pick the plan that was best for my situation.* Judy B. (client since 2010)

*I started with Tom and Tammey at HBS when I went on Medicare 10 years ago. Now Torrie is my agent and I'm more than pleased with her service. Each year I know Torrie will schedule a call, present her findings and with my agreement we're set for another year.* Patrice V. (client since 2014)

*Sarah and I wanted to thank you Jenell, for helping us with the cluttered world of Medicare. We really appreciate the insight & understanding you provided, we could not have done this without your help. Thank you so much!* Sarah & Kevin L. (clients since 2023)

Tear here to keep our contact information for your future Medicare needs.

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