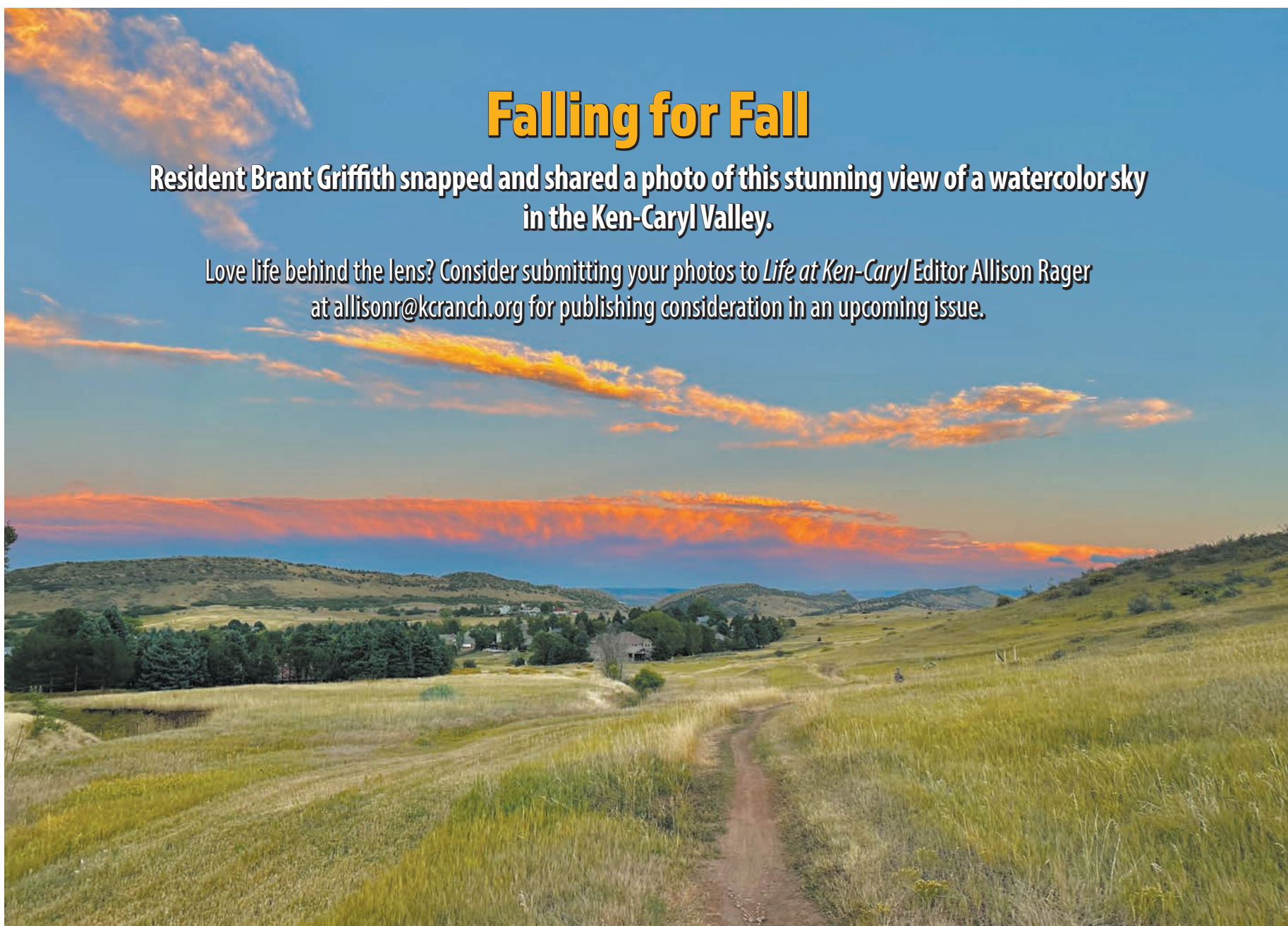


Falling for Fall

Resident Brant Griffith snapped and shared a photo of this stunning view of a watercolor sky in the Ken-Caryl Valley.

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




SPECIAL EVENTS	ELECTION NEWS	GREEN SCENE	SPECIAL EVENTS	COVENANT CLIPS
SLASH Your Fire Risk at our SLASH Event in October	2024 Mill Levy and Election FAQs	The Power of Recycling Aluminum	Residents Enjoy a Boot Stompin' Good Time at the Barn Brew-Ha!	Who Likes Apple Pie?
PAGE 5	PAGE 6	PAGE 9	PAGES 16-18	PAGE 5

Manager's Column:
Excited to Serve: My Journey as a New Board Member

PAGE 2

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



PAGE 12

Boo-riffic Boo Bash Returns on Oct. 25!

Get frightfully festive at this year's Boo Bash featuring "trunk-or-treating" on Oct. 25 from 4:30-6:30 p.m. in the Ranch House parking lot. This event is free for resident attendees, no registration required. Residents can also register online for FREE as a trunk-or-treat participant/host car. Businesses may host a car for \$50 and must also register online. Online registration is now open via the Special Events page of our website at www.ken-carylranh.org.

A big howl out to our Spook-tacular Platinum Event Sponsor Crystal Adams with Equity Real Estate!



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Excited to Serve: My Journey as a New Board Member

By Randall Flint, MA Board Treasurer

As a resident of Ken-Caryl since 2016, my initial involvement in neighborhood activities was limited to volunteering about 15 hours a year with the Ken-Caryl Trail Club, focusing on fire mitigation, trash pick-up and various open space projects. In March 2024, I was honored to be elected to the Master Association (MA) Board with a commitment to enhancing transparency, fostering two-way communication with residents and addressing critical neighborhood issues that have long been overlooked amidst ongoing debates over open space usage.



The first six months of my term on the MA Board have been both engaging and rewarding. We've tackled important topics, including recycling, the Equestrian Center, trails and various neighborhood projects, culminating in our recent discussions on the 2025 budget. Weekly, I receive emails from residents sharing their ideas and concerns, and whether I'm at my children's school or out in the community, I frequently engage in conversations about what matters most to you. I'm grateful for the opportunity to hear your perspectives, which often reflect the same hopes and concerns my family shares. Ken-Caryl is truly a community filled with incredible people.

Preparing for MA Board and committee meetings is a significant commitment. This volunteer role is challenging, yet it is a privilege to represent my friends and neighbors in matters affecting our community. The MA oversees five key areas: architectural/covenant control for residential, commercial, and community facilities, trash/recycling contract and pick-up, MA open space planning, maintenance and management, the Equestrian Center and Riding School and community communications, including the *Life at Ken-Caryl* newspaper. It's important to note that both the Equestrian Center and the newspaper are designed to operate at a breakeven cost with expenses being covered by boarder fees and advertising, respectively. Our annual budget is approximately \$5 million, primarily funded through our monthly dues, currently set at \$68. Here's how those dues break down:

- General MA Operations: \$12
- Operations and Maintenance (including trash/recycling, water): \$30
- MA Administration: \$8
- Open Space: \$13
- Reserves: \$4
- One-Time Projects: \$1

As we approach the 2025 budget planning phase, we're carefully considering our aging infrastructure and the rising maintenance and replacement costs necessary to keep our common areas in excellent condition. This includes addressing critical improvements/repairs to retaining walls, drainage systems, irrigation, fences, signage and medians. The Master Association has a responsibility to maintain our community's assets while being financially prudent with our HOA dues. Striking a balance between preserving the desirability of Ken-Caryl and protecting our property values and being mindful of residents' finances is no small task. Our General Manager Brian Yowell and I welcome your feedback on our community priorities as costs escalate across all aspects of our lives and the need for maintenance and replacement continue.

We will continue to utilize insights from the 2021 Community Survey and look forward to gathering more input through the upcoming 2025 Community Survey to shape the vision for our neighborhood in the years ahead. Thank you to everyone who participates and shares their thoughts!

Warm regards,
Randall Flint, Treasurer

October

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

Sun.	Mon.	Tues.	Wed.	Thurs.	Fri.	Sat.
6	7	8 6 p.m. Open Space Committee Meeting	9	10 7:30 a.m. Architectural Committee Meeting 9:30 a.m. Babytime 10:15 a.m. Storytime	11	12 9 a.m. SLASH Drop Off Event Equestrian Center
13	14 4 p.m. South Hogback Task Force	15 6 p.m. MA Board Meeting	16	17 7:30 a.m. Equestrian Center Committee Meeting 9:30 a.m. Babytime 10:15 a.m. Storytime	18	19
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		

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

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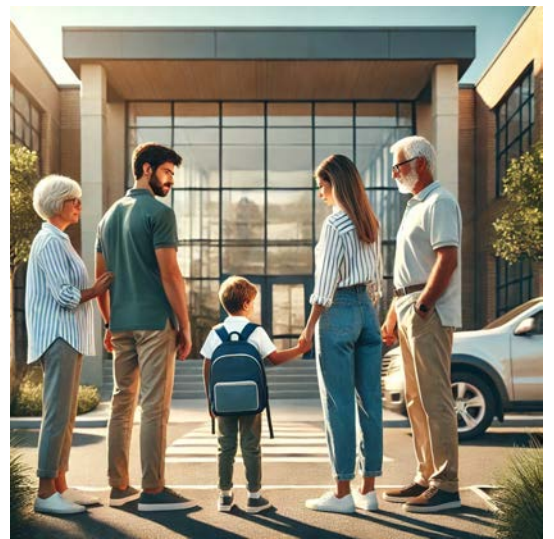
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Register to take the HSPT at Mullen High School and receive a 50% discount on online HSPT Prep.



Auto Collisions With Wildlife on the Rise

Submitted by Gary Norton, Ken-Caryl Ranch Park Ranger

Since 2002, the Ken-Caryl Ranch Ranger staff have been tracking deer fatalities in our community. These are confirmed fatalities that are picked up by the ranger staff. We have also tracked mortally wounded deer that had to be put down. Upon investigation, most fatalities are the result of collisions with vehicles. During that period of time, an average of 28 deer per year have been recovered by the rangers.

Unfortunately, last year was the deadliest year for deer in Ken-Caryl Ranch with 39 dead deer picked up by the ranger staff, despite the increase in educational signage. The year 2024 is on pace to exceed this number with 35 dead deer already picked up, with the fall breeding season right around the corner. Deer that had to be put down with mortal injuries were also at an all-time high this year with 7 and 6 already euthanized in 2024.

By adhering to a few easy tips from Colorado Parks and Wildlife, the Ken-Caryl Ranch community can hopefully reverse the trend of rising deer fatalities.

Staying Safe on Colorado's Highways and Byways

- **Slow Down!**

Driving more slowly increases reaction time and reduces the chance of a collision.

- **Stay Alert**

Stay alert while driving at dusk and dawn. This is when many of Colorado's wildlife are the most active and are likely to be crossing roadways.

- **Scan Ahead**

Scan ahead and watch for movement along roadsides. When driving at night, watch for shining eyes in headlights. Always be prepared for more than one animal.

- **Traffic and Wildlife Signs**

Obey traffic signs and watch for wildlife warning signs.



Interested in Advertising in Life at Ken-Caryl?

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

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April Crockett, aprilc@kcranch.org
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MILL LEVY VOTE:

What you Need to Know

- The current 3.343 mills will be paid off in 2024
- The continuance would ask for 2.229 mills for 10 years
- The Metro District would receive about \$620,000 dedicated solely to capital improvements

USED FOR

District owned playgrounds
Community Park improvements
Dedicated Pickleball courts
Conservation-focused irrigation enhancements
Community Center improvements
Field renovations
Facility infrastructure (HVAC, roofing, lighting, etc.)

NOT USED FOR

Private open space trails
Staff salaries or benefits
Trash/recycling
Master Association owned fencing
Parks maintenance
Recreation programming
General operations

ASK

For a home with a market value of \$1,000,000
Current 3.343 mills = approx. \$224/year for a \$1M home.
Proposed 2.229 mills = approx. \$149/year for the same home.



Scan for more information.

Pay less while improving our community's infrastructure!

Paid for by Yes On 6F For Ken-Caryl.

Who Likes Apple Pie?

By Lauri Lehan, Community Administrator, II

'Tis the season for apple pie, and it looks like we're in for a bumper crop this year! If you're lucky enough to have a fruit tree, you'll be enjoying delicious pie all winter long. Just a reminder, unwelcome critters love your apples too, so be sure to keep them picked and off the ground.

As we embrace the fall season, here's a handy checklist to help you winterize your home:

1. Check Gutters: Keeping your gutters clean will help prevent those annoying ice dams this winter.
 2. Protect Your Pipes: Disconnect hoses from the bibs and insulate the faucet. Don't forget to blow out your sprinkler system to avoid broken lines next spring.
 3. Inspect Your Heating System: If it's been a while, now's the time to get your heating system checked. You don't want to discover it's not working on the first cold day!
 4. Safety First: Residential fires are more common in winter. Check and replace batteries in smoke detectors and carbon monoxide detectors.
 5. Clear Your Yard: Ice, snow and wind can weaken trees. Keep them trimmed and remove any dead branches.
 6. Lawn Care: Fall is a great time to aerate and fertilize your lawn one last time. Be sure to mow as grass that is too long can mat down over winter, making it more susceptible to diseases.
 7. Rake the Lawn: We know it's not the most popular chore, but raking helps remove dead grass buildup that can lead to smothering thatch.
 8. Remove Debris: Clear out dead plants, temporary fencing, and cut back perennials.
 9. Store Outdoor Items: Protect your furniture, pots, and other outdoor items from weathering and wind damage.
 10. Winterize Your Tools: Don't forget to clean your tools and winterize your lawn mower. Your spring self will thank you!
- Happy fall, everyone, and enjoy those pies!



SLASH Your Fire Risk at our SLASH Event in October

Our next SLASH Event on Oct. 12 is from 9 a.m. – 1 p.m. at the Equestrian Center. Members of the KCRMD Parks Department will be at the Equestrian Center, with the assistance of the KCRMA Rangers, to collect and chip SLASH, which are considered to be tree debris, loose pine needles, pinecones and tree bark that can easily ignite and fuel wildfires.

Please note that all SLASH curbside pick-up slots as part of our SLASH Event are filled.

All residents are encouraged to drop off their SLASH at the SLASH event at any time between 9 a.m. - 1 p.m. at the Equestrian Center. This event is FREE. No registration necessary.



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

High Holidays 5785

B'nai Chaim will celebrate the High Holy Days with services for Selichot, Rosh Hashanah, Yom Kippur, Sukkot and Simchat Torah. See www.bnaichaim.org or call 303-697-2668 for service details, ticket reservations and memory book.

Congregation B'nai Chaim is a warm, inclusive Reform Jewish Synagogue located in the southwest Denver metro area.

Recycling Seminar at the Ranch House on Oct. 23

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



Date: Oct. 23

Time: 6 p.m.

Location: The Ranch House

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

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- 3 **WHEN** can you enroll? **October 15th - December 7th**
- 4 **WHO** can help me find the right plan? **Lisa Little!**

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KEN-CARYL RANCH METROPOLITAN DISTRICT

KCR YOUTH PROGRAMS

TURKEY BREAK Camp

GRADES: K-6
HOURS: 8 a.m. - 5 p.m.
LOCATION: RANCH HOUSE
FEE PER DAY: \$65/DISTRICT RESIDENT
\$85/NON-RESIDENT

.....

Daily Field Trips:*
 November 25: Arvada Center
 November 26: ProRodeo Hall of Fame
 November 27: Ninja Nation
*schedule subject to change

REGISTRATION DATES:
B&A DISTRICT RESIDENTS: OCT. 1
B&A NON-RESIDENTS: OCT. 5
PUBLIC DISTRICT RESIDENTS: OCT. 9
PUBLIC NON-RESIDENTS: OCT. 13

Questions? Email youthprograms@kcranch.org

Register online at www.ken-caryl.org

2024 Mill Levy and Election FAQs

What is ballot issue 6F?

Ballot Issue 6F will ask voters in the Ken-Caryl Ranch Metropolitan District whether or not they want to retain 2/3 of the expiring bond repayment mill levy for a period of 10 years. If the voters approve the mill levy, the money would be designated for future capital infrastructure and maintenance of capital infrastructure.

What is the current mill levy for the Ken-Caryl Ranch Metropolitan District?

The mill levy for 2024 is as follows:

- Operations: 15.273
- Bond Debt Service: 3.343

The current bond debt repayment mill of 3.343 is set to end in December 2024. Ballot Issue 6F is asking voters whether or not they want to retain 2.229 out of the 3.343 mills.

When is the election, and how will I get my ballot?

Election Day is Nov. 5, 2024, but ballots will be mailed out Oct. 11, 2024. Ballot Issue 6F will be part of the full ballot that also includes the Presidential election, state elections, and local elections. If you moved recently, make sure you change your address with the Secretary of State so your ballot will arrive. Election mail cannot be forwarded. If your ballot does not arrive, go to any vote center and request a replacement or vote in-person. You can register to vote up to and including on Election Day.

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. List of vote centers and ballot drop boxes in Jefferson County.

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 in the Ken-Caryl Ranch Metropolitan District will be able to vote on Ballot Issue 6F. That means every registered voter in your household will receive a ballot. It's not one per household like Master Association elections. For voter registration, checking your mail ballot status, and other election-related information, please visit the Colorado Secretary of State Go Vote Colorado website.

Do residents in the Mountain Gate condos or Bell Ken-Caryl Apartments get to vote on the 6F mill levy?

No. Residents in Mountain Gate and Bell Ken-Caryl are not part of the Ken-Caryl Ranch Metropolitan District. They are in the Plains Metropolitan District.

What is the mill levy history for the Ken-Caryl Ranch Metropolitan District?

Year	Mills Levied - Operations	Mills Levied - Debt Service
1994	14.950	0.000
1995	14.950	0.000
1996	14.950	0.000
1997	14.950	0.000
1998	14.950	0.000
1999	14.950	0.000
2000	14.950	0.000
2001	14.420	0.000
2002	14.420	0.000
2003	14.950	0.000
2004	13.360	0.000
2005	14.420	0.000
2006	14.420	0.000
2007	14.170	0.000
2008	12.710	0.000
2009	15.339	0.000
2010	15.228	0.000
2011	15.240	0.000
2012	15.242	0.000
2013	15.239	0.000
2014	15.227	0.000
2015	15.217	6.180
2016	15.214	5.440
2017	15.225	5.460
2018	15.225	5.460
2019	15.280	4.398
2020	15.216	3.968
2021	15.222	3.968
2022	15.364	3.968
2023	15.227	3.984
2024	15.273	3.343

How do I calculate my property taxes?

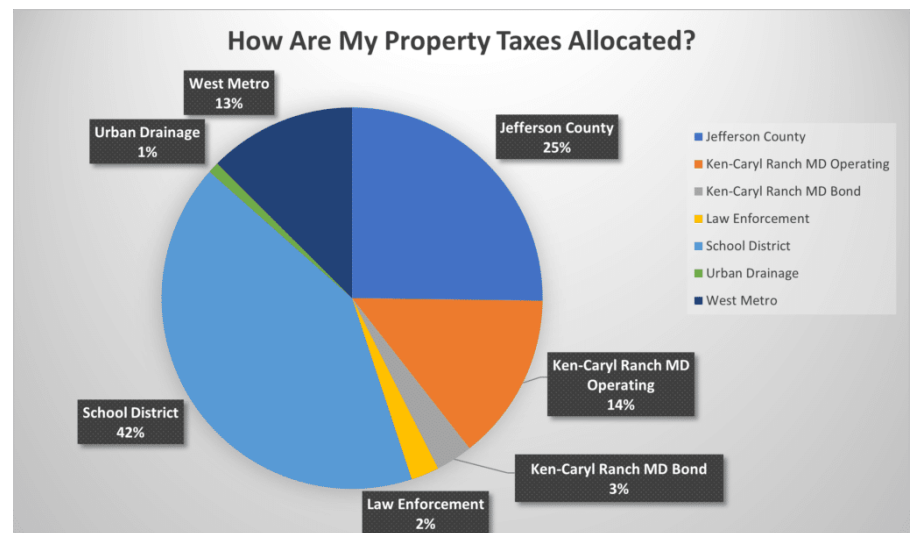
Your property taxes are based on the property "assessed value" established by the Jefferson County Assessor and the total mill levies for the taxing authorities that provide public services. A mill is 1/10 of one cent, or \$1 of revenue for each \$1,000 of assessed value. A property's "assessed value" is calculated by multiplying the property's actual value, as determined by the Assessor, by a reduced rate set by the legislature to arrive at an assessed value. Currently, the reduced rate is 6.7%. The amount of tax due is then calculated by multiplying

the assessed value by the tax mill levy for each taxing authority within the tax district.



How are my property taxes allocated to various entities?

The Jefferson County Treasurer's Office collects property taxes and then disburses funds to various taxing authorities such as the school district, special districts, Jefferson County, and law enforcement. The largest portion, 42%, of your property tax bill goes to Jeffco Schools. Your local park and recreation provider, the Ken-Caryl Ranch Metropolitan District, receives 14% of your total property tax bill for general operating expenses and another 3% for the bond repayment mill, totaling 17%. The bond repayment mill began in 2014 and is set to expire in December 2024. See the pie chart below for a full breakout of your property tax allocations.



What is the difference between the Ken-Caryl Ranch Metropolitan District and the Master Association?

Metropolitan District (Parks and Recreation)

- Recreation centers, tennis center, parks, pools, ballfields, sports courts, and the Veterans' Monument.
 - Recreational programming and community events.
 - Preschool, before & after care, and summer camp.
 - Most landscape maintenance and snow removal.
 - Public open space and trails.
 - Primary revenue sources: taxes, program fees
- Master Association (HOA)*
- Covenant enforcement and architectural control.
 - Trash removal and recycling.
 - Equestrian Center.
 - Communications – Newspaper, e-News, website, social media.
 - Private open space and trails.
 - Primary revenue source: dues

ART VENTURES

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WHEN: THURSDAYS, OCT. 10-NOV. 21
(NO PROGRAM OCT. 31)

HOURS: 1:45-3:00 P.M.

AGES: 3-5 YEARS (MUST BE POTTY TRAINED)

FEES: \$90/DISTRICT RESIDENT
\$117/NON-RESIDENT

LOCATION: COMMUNITY CENTER

Scan the QR code below to register!
Registration opens Sept. 19 for District residents and Sept. 26 for non-residents.

Questions?
Email CoraL@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).

GIVING BACK

Celebrate And Donate at Devin's 7th Annual Birthday Blood Drive

By Kaitlin Vellore, Resident

Seven years ago, Kaitlin Vellore's angel, Devin, was born and her own life was saved because of blood donations! Help the family celebrate and save another life during a blood drive on Saturday, Oct. 26 from 10 a.m. – 2 p.m. at the Dakota Lodge.

The Vellore family has committed to pay it forward every year with a blood drive on Devin's Birthday! The family is so honored to keep this tradition going in honor of Devin's 7th birthday, and it brings them so much joy to see friends and neighbors donate for the first, fifth or twenty-fifth time! Thank you for helping the family pay it forward!

According to Kaitlin, they do need to schedule all blood drive participants. Participants can go directly to donors.vitalant.org to sign up to donate blood. Sign in as a guest and use site code 00437. Please contact Kaitlin Vellore with questions at kaitlin.vellore@gmail.com, or 914-473-9257.



Kaitlin Vellore's life was saved when giving birth to her son Devin (pictured) because of blood donations.

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?



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.

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.



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.

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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 under the *Resident Resources* tab.

Colorado law regarding political signs are part of Section 106.5 of CClOA (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.



Art tells a story and has layers of meaning. Black & white fine art photography is an art that captures the relationship between its subjects. What better art to hang in your home than that of a fine art portrait of your family!

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BOTOX MUST BE USED IN 1 APPOINTMENT.

20 FREE UNITS OF BOTOX ARE FOR MEMBERS ONLY.

Green Scene: The Power of Recycling Aluminum

Aluminum is everywhere in our daily lives—soda cans, food containers, foil wrap, and even some household items like baking trays. But did you know that recycling aluminum is one of the most impactful ways we can contribute to a sustainable future? Here's why recycling aluminum is a win-win for both the environment and the economy.

Why Aluminum Recycling Matters

- **Energy Efficiency:** Recycling aluminum saves a tremendous amount of energy. Producing new aluminum from raw materials takes 95% more energy than recycling used aluminum. The energy saved from recycling a single aluminum can is enough to power a television for three hours!
- **Infinite Recyclability:** Unlike some other materials that degrade after multiple recycling processes, aluminum can be recycled infinitely without losing quality. This means that your soda can could potentially be reused over and over again without ending up in a landfill.

- **Reduced Environmental Impact:** Mining bauxite, the raw material used to make aluminum, is energy-intensive and has a significant environmental footprint, including habitat destruction and water pollution. Recycling aluminum reduces the demand for new materials and lessens the environmental damage.

How You Can Make a Difference

- **Rinse and Recycle:** Aluminum cans, trays and foil should be cleaned of food residue before being placed in your recycling bin. Contaminated items can lead to the rejection of otherwise recyclable materials.
- **Don't Crush Cans:** While it may seem like a space-saving idea, crushing cans can make them harder to sort at recycling facilities, so it's better to leave them in their original shape.
- **Look Beyond the Can:** Aluminum is used in many other products, such as pie plates, yogurt tops, and even some cookware. Check packaging labels to see if your items are made from aluminum and be sure to recycle them.

Fun Fact: Aluminum Recycling in Numbers

Aluminum recycling is one of the most successful recycling systems

in the U.S., with nearly 75% of all aluminum ever produced still in use today. Each year, enough recycled aluminum is processed in the U.S. to build 13 aircraft carriers! Imagine what we could achieve if even more of us participated.

The Bottom Line

Recycling aluminum isn't just good for the environment—it's essential. By making sure your used

aluminum makes it to the recycling bin, you're not only saving energy but also reducing the need for environmentally harmful mining. It's a simple action with a massive impact. So, the next time you finish a can of soda or use aluminum foil, remember recycle it, and you're helping create a more sustainable future for everyone! Stay green, Ken-Caryl!





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Resident Trunk Registration: **FREE**

Business Trunk Registration: **\$50**

Thank you to our very generous sponsor!






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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











Congratulations to the Seasonal Employee Scholarship Winners!

The Ken-Caryl Ranch Metropolitan District established a Seasonal Employee Scholarship Program, and the District is thrilled to announce this year's winners:

- Cassidy Cilento
- Josh Kohlmeier
- Madeline Smith

Each of these employees will receive a \$500 scholarship aimed at providing financial assistance to support educational pursuits. We invite you to join us in celebrating these recipients and hope you enjoy learning about their achievements!



Cassidy Cilento

Job Title: Teen Programs Lead
High School Attended: Columbine High School
Year of Graduation: 2020
College Attending: Western Governors University
Major: Special Education and Elementary Education

"While being at Ken-Caryl Ranch, I have come into contact with many people around me, and those people have given me door opening opportunities that I value," said Cassidy. "One career goal of mine is to become a 1st grade teacher. While working with both summer camps and in the teens program, it has helped me grow my core values and my skills to help me achieve my goals. It has also allowed me to succeed in school due to the lessons and skills I learn in the job while communicating and interacting with other staff members, students and parents as well as the community."



Josh Kohlmeier

Job Title: Lead Summer Camp Counselor
High School Attended: Chatfield Senior High School
Year of Graduation: 2020
College Attending: Colorado State University Global
Major: Bachelor's in Business Management, Minor in Human Resources and Organizational Development

"In my time working with the Metro District, there have been many valuable lessons and take aways to be had. The one that has stuck the closest to me is the power of community," said Josh. "Growing up in the Ken-Caryl area, there was always an amazing sense of community from the neighbors I had to the friends I made attending summer camp and other youth programs activities. When I began as a youth programs volunteer in 2017, I was overwhelmed by the community Ken-Caryl also had within the organization. I have also been so fortunate to work with kids and that has been so rewarding on so many levels, seeing kids transform into kind, funny, intelligent, strong and amazing young adults is an incredible opportunity to even be the smallest part of."



Madeline Smith

Job Title: Summer Camp Counselor
High School Attended: D'Evelyn Junior/Senior High School
Year of Graduation: 2022
College Attending: University of Denver
Major: Psychology and Criminology

"During the two summers I have worked for Ken-Caryl Ranch doing summer camp and Before and After Care, I have learned a lot about myself and my future aspirations," said Madeline. "Throughout my life, I have always wanted to be a teacher due to my love for kids. However, after high school, I was unsure of the career path I wanted to take. I decided to major in psychology in college as I found it interesting, but there are so many different paths I can take with this. In all the classes I have taken so far, classes about child development and developmental psychology as a whole have stood out to me. When I started working at Ken-Caryl Ranch last summer, I realized this was the path for me - working with kids."



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Trash & Recycling Information

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

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

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



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SUSAN KUTIS, DDS

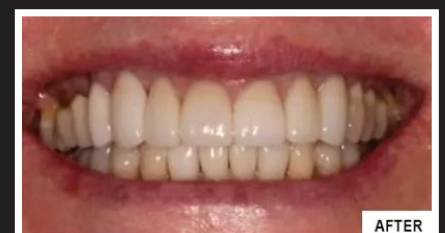
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UNALTERED ACTUAL PATIENT PHOTOS

South Valley Road Trail New Name: Quarry Trail

The Ken-Caryl Ranch Metropolitan District recently held a naming contest for the South Valley Road Trail. The trail will now be named Quarry Trail in honor of the Quarry Fire first responders. The name was suggested by three residents: Mike Gordon, David Boone, and Julie Baxes. Congratulations to the winners! They each received a hydration backpack and a \$25 Amazon gift card. If you haven't had a chance to check out the trail, make your way over there. It runs along the east side of South Valley Road, just south of the entrance to The Valley. The newly renovated concrete trail is now 10 feet wide and offers an enhanced user experience that better accommodates multiple user types. This project, which cost approximately \$600,000, was a 50/50 funding collaboration between the Ken-Caryl Ranch Metropolitan District and Jefferson County Open Space's Trails Partnership Program, which is funded with Jefferson County Open Space sales tax proceeds. The Ken-Caryl Ranch Master Association also contributed \$5,000 toward the project.



Can I Get Two Bucks...?

Resident and Community Administrator II Lauri Lehan snapped and shared this photo of two lounging bucks while making her rounds in Ken-Caryl Ranch.



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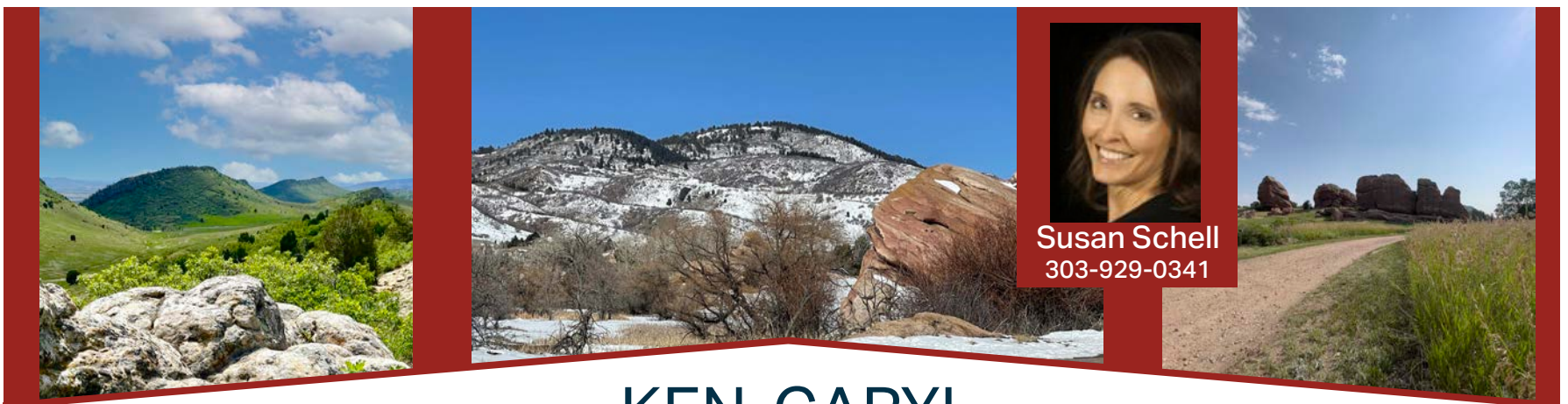
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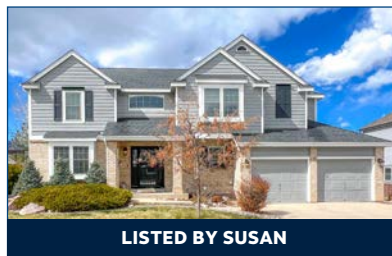
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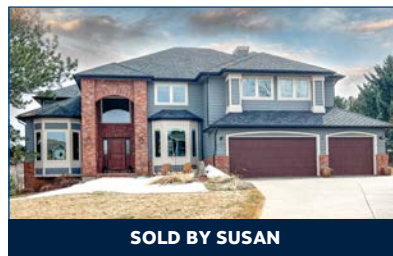
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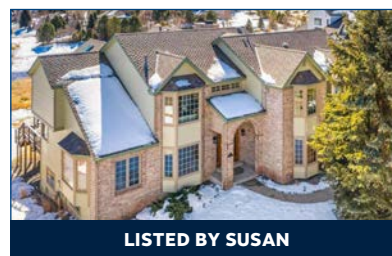
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Fairy Tale Ending

Helping our furry friends find homes.

Every adorable, adoptable resident of Foothills Animal Shelter lacks only one thing: a happy home. Please consider adopting one of this week's featured pets:



Chofis – 299097

Chofis is an 8-year-old male Shih Tzu who had both eyes removed due to medical problems. He now relies on his nose to get around and may take extra time to settle in. Chofis likes to spend his days napping and tends to keep to himself. He is available to households without kids or with kids aged 10 or older.



Mo – 300071

Mo is a 10-year-old male cat. In his former home, Mo was a friendly lap kitty, but the shelter was overwhelming for him, so he is in foster care now. Mo seeks a home without kids or with kids aged 10 or older where he can relax and take his time settling in. Email foster@fas4pets.com if you are interested in meeting him.

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

Interested in Advertising in Life at Ken-Caryl?

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

Display Advertising & Classifieds

April Crockett, aprilc@kcranch.org
303-979-1876, ext. 117

NEW HOUSING DEVELOPMENT UPDATE

Construction Impacts to Path Between Sunset Ridge and Parcel B

Due to ongoing construction, sections of the path between Sunset Ridge in the Ken-Caryl Ranch Plains and Parcel B, the new housing development near Safeway, will be temporarily closed. Construction started on Friday, Sept. 27. The portion of the trail leading from Sunset Ridge to Safeway is currently closed, and we recommend using an alternate route. While most of the trail and park at Sunset Ridge remain open, please exercise caution in the area. Trails are open unless posted with a closure sign.

Please note, while the path has been used by the public for decades, it is technically located on private property owned by the developer. We appreciate your understanding

as the developer works to complete a new concrete path, which will ultimately be deeded to the District for public use and available following the completion of the development's construction, further enhancing our community's trail system!

Please stay tuned to Ken-Caryl's

communications channels for the latest information and updates, including the dedicated New Housing Development page of our website at www.ken-carylranh.org.

If you have any questions, please reach out to KCRMD Parks Director Richard Plack at richardp@kcranch.org.



Image for illustrative purposes only.



Sign Up for the e-News!

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

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

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Hay, Good Neigh-bors!

Resident, rider and Volunteer Patroller Kathy Smith was moseying 'round the Equestrian Center as well as in Ken-Caryl's open space as part of her patrol volunteer efforts when she spotted some mighty fine riders – of all kinds!



Giddy up! From left to right, Wyatt Wilkinson, Steve Wands, Danny Connor and Laura Bechtel riding her horse Zemira, all displayed exceptional etiquette when recreating in Ken-Caryl's open space.

First Ride

It's a family affair! Chip and Bethany Hartsell celebrate their son Beckett's first ride on their horse, Cody. Bethany grew up riding at the Ken-Caryl Equestrian Center. Photo courtesy of resident Laura Bechtel.



Resident rider Megan Morrison on her horse, Eleanor, with her daughters Evelyn and Charlotte at the Equestrian Center.

◆ ◆ ◆

VETERANS DAY *Breakfast*

◆ ◆ ◆ ◆ ◆ ◆ ◆ ◆ ◆ ◆ ◆ ◆ ◆ ◆ ◆ ◆

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

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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-caryl-ranch.org today!



Special Events

Fall SLASH Event

Mark your calendars for our next SLASH Event on Oct. 12 from 9 a.m. – 1 p.m. at the Equestrian Center. Members of the KCRMD Parks Department will be at the Equestrian Center, with the assistance of the KCRMA Rangers, to collect and chip SLASH, which are considered to be tree debris, loose pine needles, pinecones and tree bark that can easily ignite and fuel wildfires.

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

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. Residents can also register online for FREE as a trunk-or-treat participant/host car. Businesses may host a car for \$50 and must also register online using the below QR code below. Thank you to our Platinum Sponsor Crystal Adams with Equity Real Estate.



Special Events

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.



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. 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.



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.



Tennis & Pickleball

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.



Tennis & Pickleball

Cardio Tennis Added on Wednesdays

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

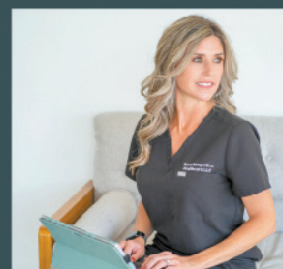
- 6-7 p.m. - Level 3.5+
- 7-8 p.m. - Level 3.0 & below

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



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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-caryl-ranch.org today!

KC Fitness

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.




Youth Programs


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.





Teen Programs

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.





Adult Programs

Watercolor Class
Unleash your creativity and dive into the captivating world of watercolor painting with our beginner-friendly class! Whether you're embarking on your painting journey or looking to refine your skills, this class will inspire and guide you through the essentials of watercolor techniques. Dates: Thursdays, Oct. 17 - Nov. 21 Time: 9:30-11:30 a.m. Location: Ranch House To register, please scan the QR code below.





Youth Programs


Amazing Athletes JumpBunch for Tots and Preschoolers!
Ken-Caryl Ranch will host several Amazing Athletes JumpBunch sessions intended to promote the development of the whole child and encourage an introduction to and participation in sports! Your child will gain confidence through the participation in a variety of sports, fitness and movement-based activities specifically designed to support their growth and development. Sports, smiles, fitness & fun! That's what Amazing Athletes JumpBunch is all about! Scan the below QR code for class information and to register.



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!

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.



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Residents Enjoy a Boot Stompin' Good Time at the Barn Brew-Ha!

Giddy up! Residents came out for the annual Barn Brew-Ha on Sept. 21 at the Dakota Lodge and Equestrian Center where kids and kids at heart were able to enjoy live music from The Margarita Brothers Band, food truck delights, beer, courtesy of Lariat Lodge Brewing, pony rides, a petting zoo, mechanical bull rides and a bounce house!

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Once again, mechanical bull rides were a hit at this year's event!



Attendees at this year's Barn Brew-Ha event on Sept. 21.



From left, MA Board of Directors member Katie Bolling, Alexis McDowell and Gold Event Sponsor Susan Kutis with Blue Sage Dental.



Beer-istas! From left, Natural Resource Specialist and Park Ranger Nick DeCarolis and MA Finance Director Patrick Brannan serve up brews at the Brew-ha!





From left, MA General Manager Brian Yowell and resident Erlinda Stafford at the Barn Brew-Ha.



From left, Keri Pugh, Mike Pugh and son, Jackson Pugh with Fusion Financial, was a Gold Sponsor at this year's event.

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Guest grooved to the beat of the Margarita Brothers Band at this year's Barn Brew-Ha.



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

The preferred method for submitting letters to the editor is by email to Allison Rager at 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.
Deadline for Oct. 23 paper is Oct. 14 at 9 a.m.

Dear Editor:

The current Metro District Board and Traci Wieland, District Manager, are pushing hard for an extension of the 2014 Mill Levy (tax) that the community passed for the sole purpose of paying off the \$7 million bond for Ken-Caryl Ranch renovations with the agreement that the Mill Levy increase would expire in December 2024, once the bond was paid off.

This tax increase is the final source of funding they need to pay for a \$5 million plus multi-phased expansion and upgrade of Community Park, which is on the far east side of Ken-Caryl Ranch and is primarily used by non-residents. This tax increase is not for annual maintenance costs.

Why?

Hard no on the Mill Levy Tax Increase Vote. Don't let the misleading "Without raising its current total property tax rate..." language on the ballot deceive you. It is a tax increase.

Thank you,
Patrick Farrell, Resident

Dear Editor:

Vote No on Ken-Caryl Ranch Metropolitan District 15% Tax Increase Proposition 6F. KCRMD wants to spend \$2.5 Million on Community Park, which sits west of Kipling Parkway, north of Chatfield Ave., and east across from Shaffer Elementary School. Residents have not been provided with any

survey related to Community Park and as a result there is no objective data demonstrating that Ken-Caryl taxpayers want to spend at least \$2.5 Million developing Community Park. Community Park operates better today than it ever has and is a nice park as is. There is no need to develop further. The park has soil issues, so development will be challenging. If development proceeds, cost overruns should be expected due to the unique challenges. It is vital to note that, according to KCRMD, the park is used 80% by non-residents. For these reasons, I encourage you to Vote no on 6F.

Rilla Reinsma, Resident

Editor's Note: To provide clarification for concerns regarding Community Park usage by non-residents cited in several letters to the editor, general drop-in usage of public parks is not tracked, i.e., picnicking, walking, use of playground, etc.). The only participation tracked at Community Park is the three large sports user groups that includes flag football, baseball and soccer. Of these three groups, the 2024 fall usage was 1,119 participants with 283 being residents and 836 being non-residents.

Dear Editor:

I'm writing to bring attention to the recently published article written by Brian Yowell – "Balancing the Needs of an Aging Community and a Mindful Budget." I sincerely agree with everything Brian wrote and I think there are a few issues which are important to highlight. Brian wrote "Our infrastructure is beginning to break down... Addressing these issues is a challenging balancing act. Maintaining a safe and attractive community while being mindful of budget constraints... is nothing to be taken lightly." While Brian is writing about our community infrastructure, homeowners are faced with these very same issues on their property. Many homeowners have house siding, windows and doors, paving, decks, and landscaping that are nearing the end of their functional life. Not to mention all the interior improvements that might be needed such as replacing fixtures, appliances, HVAC systems, electrical and plumbing. As we aspire to a safe and attractive community, it is imperative the Master Association be judicious and equitable when identifying and issuing notices of non-compliance with Section 3.06 'Repair of Buildings' of the Rules & Regulations. Just as the Master Association has a challenging balancing

act to address infrastructure issues, so too do homeowners. Reciprocally and to be fair, as we demand fiscal responsibility and timeliness of the Master Association in prioritizing and managing infrastructure repairs, we must demand the same of ourselves in addressing our home repairs.

It's my understanding a revision of the Rules and Regulations is upcoming or in progress to provide homeowners better guidance with regard to what constitutes disrepair and issues of non-compliance with Section 3.06. Again, as we aspire to a safe and attractive community, it is imperative the Master Association be judicious and equitable. The Master Association should be held to the same standards as homeowners when assessing and prioritizing repairs to the community infrastructure.

I wholeheartedly support Brian's recommendation "Let's all work together...". The Master Association needs to hear our voices, so please be engaged, help write the revisions to the rules and provide feedback on the budget and mill levy.

Kind Regards,
Jason Himick, Resident

Dear Editor:

I served as the Jefferson County Assessor for 10 years. I find the Ken-Caryl Metropolitan District's ballot proposal 6F to increase the District's operating mill levy by 14.66% unacceptable. I am voting "No".

Yes, 6F is a 14.66% property tax increase. In 2014, KC residents approved a bond issue for capital improvements that will be fully paid this year. We incurred debt and repaid it through property taxes. Since the debt is paid, the bond repayment mill levy (3.343 mills for taxes payable in 2024) ceases. 6F asks voters to approve adding 2.229 mills to the current 15.209 mills operating property tax, a 14.66% increase.

Applying the current 15.209 mills to KCRMD assessed valuation for the period 2020-2023 results in a 28.69% cumulative increase in District revenue. During the same period, the Denver/Metro Consumer Price Index increased only 17.67%. KCRMD operating revenues are already increasing much faster than inflation. An increase in the operating mill levy is not warranted.

The current 15.209 operating mill levy is already much higher than that of similar districts. For taxes payable in 2024, neighboring Foothills P&R District's mill levy was 9.495. Nearby

South Suburban P&R was 8.320 mills. Apex P&R in Arvada was 4.454 mills. These other districts offer residents comparable facilities and services to those of KCRMD.

6F purports to be funding for future capital infrastructure and maintenance. Maintenance is an ongoing operating expense, not a capital expense, and seems to be adequately funded without an additional 2.229 mills given the huge increase in District operating revenues. Proponents refer to a 10-year capital plan, which contains many capital projects for which bond proceeds will be used, the current 10-year plan can be changed by the current, or any future, KCMD Board without voter approval.

If there is a pressing need for capital projects, the proper course would be for KCRMD to propose to voters a new bond issue with the necessary capital projects specified in that proposal.

Jim Everson, Resident

Dear Editor:

We current and past board members of the Ken-Caryl Ranch Master Association and of the KCR Metropolitan District, stand in support of voting Yes on 6F for Ken-Caryl.

When \$7.9 million in tax-free municipal bonds were issued in 2014 to fund improvements to the community, Ken-Caryl's deferred maintenance issues were considerable and property conditions were rapidly deteriorating. The bond dollars were used for much-needed basic maintenance, modernization and expansions for the Ranch House, Community Center and Dakota Lodge, along with improvements to outdated playgrounds and entrance signs. This time the focus is to continue properly maintaining the aging assets of Ken-Caryl into the next decade by keeping 2/3 of the previous mill levy in place for this purpose.

Many of these necessary investments are significantly more expensive than in earlier years. The needs over the next 10 years are outlined in the Metro District's 10 year Capital Plan on the www.ken-carylranh.org website: Community Center improvements, pickleball courts, ball field improvements, tennis facility improvements, playground upgrades, conservation-focused irrigation enhancements, fitness equipment, swimming pool upgrades, facility heating and cooling systems, flooring, lighting, roofing and equipment.

Letter continues on page 20

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The ask in 6F is that your tax bill be reduced by 1/3 of the current 3.34 mills, to retain 2.23 mills. For a \$1 million house, your tax payment will now be \$149 per year, vs the previous \$224 per year. Your family and your community will benefit by your vote to continue to maintain and improve your capital assets.

Yes on 6F for Ken-Caryl. Pay less and get more.

Thank you for investing in Ken-Caryl's future!

Written by Valerie G. Walling, resident with support from Chris Schroeder, MA Board President, Scotty Martin, MA Board Vice President, Randall Flint, MA Board Treasurer, Katie Bolling, MA Board Director, Chris Figge, Erlinda Stafford, Greg Milano, Lauri Lehan, Richard Arnold, Tom Bratschun, Andy Lydens, Paul Camp, Dennie McGarry and Seth Murphy, Residents

Dear Editor:

Fact: Highlands Ranch Association monthly dues = \$56 and their Mill Levy @ 10 vs Ken-Caryl Association Dues @ \$68 and our current Mill Levy @ 18. Net/Net: Overall, KC pays +21% more in Association dues & a whopping +80% more in Mill Levy vs Highland Ranch! Said another way: Ken-Caryl residents are paying significantly more in dues and taxes vs HR...period! Ken-Caryl residents has been paying over 18-mills for the last 10-years vs. our neighbors belonging to Foothills Parks & Recreation who pay only 9-mills. Fact: Highlands Ranch manages four year-around indoor swimming pools, golf course, indoor basketball courts, 329,000 square feet of workout facilities, meeting rooms, event, classroom space, running tracks, basketball/sports courts, and archery ranges and much more. Fact: We all met our fiduciary responsibility as Ken-Caryl homeowners and paid the bond debit in full this year. Now is the time to be fair and balanced and roll back our mill levy to 15. Agree: We applaud the great planning/execution that went into the Community Center/Ranch House/Dakota Lodge... fantastic transformation and the 3 mill levy was well spent... thank you! Fact: Ken-Caryl Ranch Metro District received a +22% increase from property tax revenue (2023 vs. 2024), this increase remains even if 6F fails. Other sources of tax revenue: We get a significant revenue stream from the lottery... grants (50% of the cost of new path came from grants). Fact: Lastly, Ken-Caryl Metro District will be getting a significant amount of revenue stream from the ~800 new homeowners coming to our community. Couple all this up, along with our great operating budget, we are in great shape to fund new capital improvements/maintenance for the next 10 years. We love where we live. Do better Ken-Caryl. Vote no on 6F.

Kind Regards,
John Losasso, Resident

Dear Editor:

I'm voting no on 6F. Proposition 6F ballot language is cleverly crafted. It states: "Without raising its current total property tax rate..." This is an insult to the intelligence of the taxpayers. Proposition 6F is a new 15% tax increase. Colorado law requires a vote of the people to raise taxes. No vote is required when a bond is paid off and the debt expires. KCRMD is forcing taxpayers to vote no to keep their tax rate at 15.209. KCRMD through 6F seeks

to add 2.229 to the existing 15.209 for a new, and higher, rate of 17.438.

The bond repayment expires in December 2024, making the November 2024 election the only opportunity to seek voter approval to convert a portion of the bond repayment into an operating mill levy without clearly identifying it as a new tax. In anticipation of successful deception, KCRMD has already spent thousands of dollars on the election, park plans and Administrative labor costs. Why not tell the truth?

KCRMD has the highest local tax rate. Property values and revenues are high. Over the last 3 years, administrative labor costs have increased by 83%. Data from a CORA request verifies that KCRMD misrepresents its cash position by over \$5-million dollars when saying they will run out of cash in 2027. The lack of transparency is not only deceptive, but also disrespectful. Join me in Voting No on 6F.

Jan Rousselot, Resident

Dear Editor:

Almost every government wants more money. If you don't give them more, you are shamed as not caring about your community. It is remarkable that anyone could look at Ken-Caryl Ranch Metro District's actual financial data and still support giving them any more money. It is more remarkable that leadership is asking for more money. KCRMD is in good financial health. KCRMD is addicted to spending and growing its administration. KCRMD has many millions more than it has ever had - millions more than it needs - and millions more than it wants you to know about.

The KCRMD strategy vital to Proposition 6F is: 1. Don't look at how much money you've given us. 2. Don't look at what we do with the money, 3. Don't see how much money we actually have. Just give us more money because we tell you we need it.

Vote No on 6F - another 15% tax increase - on top of the 22% we just paid.

Ruth Sundberg, Resident

Dear Editor:

Vote No on 6F or your Ken-Caryl property taxes are going up another 15%. The Ken-Caryl Ranch Metro District is a recreation district. It manages swimming, tennis, daycare, mowing and snow removal around irrigated turf. Remember that open space, trails, trash and equestrian are not funded with taxes - they are funded with HOA

dues paid to the Master Association. Taxes paid to KCRMD are double South Suburban and Foothills Parks & Recreation - 70% more than Highlands Ranch. These neighboring communities have far superior recreation amenities for half the cost. Again - the vast majority of trails and open space are not paid with taxes. Our taxes should be lower - not higher. Vote No on 6F.

Gary Sundberg, Resident

Dear Editor:

There is a 15% tax increase hidden in Ken-Caryl's Proposition 6F. The staff and Board of directors muddy the water hoping taxpayers will not examine the details. They misrepresent the proposition going so far as to say it is not a tax increase. People should not have to dig deep into the details - they should be told the truth clearly and upfront. 6F is a tax increase - otherwise an election would not be necessary.

We are being manipulated and deceived. At the most basic level - the MD, by law, must hold an election to increase your taxes. So now you are being forced to vote no to keep your taxes where they would be without an election. The MD is saying that voting Yes will decrease your taxes - a false and outrageous claim.

The MD relies upon the hope that you will not look beyond what they tell you. When you point out that their general message is misleading they say, "Oh no - the (truth) is in our packet - you just didn't look." Taxpayers should be told the truth in plain English.

Vote No on 6F
Marc and Maria Barrios, Residents

Dear Editor:

Ken-Caryl Proposition 6F is a 15% property tax increase.

The only reason this election is being held is to increase our taxes. An election is not required to keep taxes unchanged or lower. We must question the confusing ballot language. How is KCRMD able to manipulate ballot language and say that 6F is not an increase? Some background is required. Ten years ago, KCRMD borrowed \$7.9-million to improve the Dakota Lodge, the Community Center and the Ranch House. Taxpayers paid back that loan in their property taxes over the last 10-years. The final loan (bond) payment was made by taxpayers in their 2023 Jefferson County property tax bill. (The latest due date to pay 2023 property taxes was June 15, 2024). The total amount paid to Ken-Caryl on our 2023 Jefferson County property tax

bill is 18.616 (mil). 3.343 (mil) of the 18.616 was the final loan payment to the lender. It belongs to the lender - not to KCRMD. 15.273 (mil) of the 18.616 goes to KCRMD and is used for KCRMD's operations. Again, 3.343 of the 18.616 belongs to the lender, not to KCRMD. Since taxpayers have paid the 3.343 loan in full in their 2023 taxes, the only remaining tax for 2024 is the base KCRMD tax of 15.273. KCRMD's 2025 tax revenues are not going down - they can only go up. Here is where the deception begins. Your obligation after your 2023 tax bill to the Lender is \$0 - you have paid in full. KCRMD comes along in 6F and says, if you give us 2.229 more in 2024 your total will only be 17.502 (15.273 that you always give us plus new tax of 2.229). 17.502 to only KCRMD is less than the 18.616 you paid to both KCRMD and the lender in your 2023 bill. Magic! Remember - the 2023 bill included the final loan payment of 3.343. Bottom line - Vote No on 6F for no tax increase. A Yes on 6F will increase your KC property taxes 15%. So - vote no. As George Washington said, "Truth will ultimately prevail where there are pains to bring it to light."

Jamie Eickhoff, Resident

Dear Editor:

With the upcoming election, Ballot Issue 6F will be included and will have a direct impact on our Ken-Caryl community. As a Ken-Caryl resident, I want to ensure there is clarity on this issue and why I am encouraging Ken-Caryl voters to vote yes on 6F.

For the past 10 years, about 3 percent of our total property tax bill - about 3.3 mills - have funded maintenance and improvements to our Ken-Caryl

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infrastructure. That 10-year obligation funded \$7.9 million in repairs to the Ranch House, Dakota Lodge, the Community Center and other locations we enjoy community-wide. Voters approved it as a bond in 2014 – meaning we paid it off with interest over 10 years to get the funding up front in 2014.

That 3.3 mills expires in December. Ballot issue 6F asks to retain 2.2 mills of the 3.3 mills for the next 10 years solely to fund ongoing maintenance and improvements in the community. So 6F is an effective tax rate reduction that also ensures that the Ken-Caryl Ranch Metropolitan District has dedicated funding exclusively for maintenance and capital projects for the next decade without taking on any debt.

The Ken-Caryl Metro District Board has been discussing this on its agenda monthly for nearly two years and staff has reached out to community groups for input all year long. Furthermore, the 2021 Community Survey showed that 78 percent of the community supported retaining some or all the bond-mill to improve and maintain amenities.

6F funds necessary maintenance right here in Ken-Caryl. Keeping the amenities we enjoy in great shape for years to come. Please join me in voting yes on 6F in November.

Sincerely,
Heath Port, Resident

Dear Editor:

Previous letters have falsely said 6F is a reduction in taxes. It only has to be on the ballot if it is a tax increase. It is a 15% tax increase. Now that the bond is paid, we could keep the reduction in property taxes, if we vote no.

After paying the normal operation costs, including an 83% increase in administrative staff cost, the MD will have \$6 to \$7 million at the end of this year. We are already paying the highest recreation district taxes in Southwest Denver. With our housing values increasing, the MD has seen a windfall in revenues. How much is enough?? More info at VoteNo6F.com. Vote no on ballot item 6F.

Mike Spalding, Resident

Dear Editor:

10 years ago we agreed to an increase in property taxes for 10 years for a capital improvements bond. The bond will be paid this December. The MD Board needs to stop collecting the extra property tax. They have \$7 million dollars for capital projects. They are already getting more money from our higher property valuations. We followed through on our end of the bargain and paid off the loan. The MD Board shouldn't increase our property taxes. The reason for collecting extra property taxes no longer exists. The taxpayers have paid the debt in full. Ballots should be in your mailbox Oct. 11. Vote no on 6F.

Paula Spalding, Resident

Dear Editor:

I'm endorsing a yes vote on Ballot Issue 6F. The Ken-Caryl community is aging and requires capital improvements and maintenance. The Metro District has finally started to meet the community upkeep needs, but there were many years (when I was on the MA Board) that the MD could not meet the financial needs of the community. The current MD Board has worked tirelessly to define and implement the much-needed deferred maintenance projects and upgrades. A yes vote on 6F will keep our community there.

There are over 110 long-term maintenance and capital projects in the MD 10-year Capital Plan (developed in 2022). There is more than \$10 million required between 2025-2034 for these community projects. Passing 6F will earmark \$650,000 annually into the Capital Fund. The MD forecasts being able to put \$250,000 annually into this Capital Fund from projected revenues. A separate Capital Fund has been created to track and maintain these monies separately – it cannot be spent on salaries or operations.

The ballot issue is an effective tax cut from the current rate and keeps the community maintenance needs ahead of the curve. 6F ensures our community will continue to thrive and support our capital project needs over the next 10

years. Vote yes on 6F for Ken-Caryl.

Thanks,
Erlinda Stafford, Resident

Dear Editor:

As a retired CPA and forensic accountant who has reviewed in detail the publicly available financial information provided by Ken-Caryl Ranch Metro District (KCRMD), I offer some financial information on KCRMD and Proposition 6F.

1. Since 2008, KCRMD's operating tax rate has been 15.209.
2. If you vote no on 6F, your tax rate will be 15.209.
3. If you vote yes on 6F, your tax rate will be 17.438 – a 15% increase.
4. The language on Proposition 6F can be misleading. Your current (2024) total tax rate is 15.209 – which will increase to 17.438 if 6F passes.
5. KCRMD's 2024 operating tax revenue increased by 22.4% - in spite of Governor Polis urging districts to reduce tax rates.
6. Taxpayers made the final payment of the 10-year Bond in their 2023 property tax bill. Taxpayers' current (2024) and future obligation to the lender is \$0. The messaging around 6F regarding this Bond with words like "extending" or "retaining" are attempts at cleverly marketing 6F as a tax decrease. 6F is a tax increase.
7. KCRMD is one of the highest taxing recreation districts. Why do we pay double Foothills?
8. If 6F passes, your KCRMD operating tax will be 40% higher in 2024 than it was in 2022.
9. KCRMD had \$8.383-million in cash as of Sept. 1, 2024. In its projections to justify the 6F tax increase, KCRMD claims it will run out of money in 2027 by only referring to a single accounting "bucket" funded with only \$1.35-million in cash at year-end. What about the other \$7-million of the cash?
10. KCRMD's cost of administrative staff increased 83% from 2022-2024. The cost of tennis, swimming, daycare and parks staff increased an average of 31%.
11. Because of its high tax rate, KCRMD will continue to have historically high tax revenues. It has an extremely strong cash position. There is no demonstrated need for higher taxes. KCRMD has enough cash and future tax revenues to fund all planned capital and maintenance projects over the next 10 years. Vote No on 6F. VoteNo6F.com
Kevin Jordan, Resident

Dear Editor:

Ken-Caryl Ranch Metro District's Proposition 6F is a new 15% tax increase.

I love our Ken-Caryl community, as I'm sure all of my neighbors do. 10 years ago, our community saw a need for new capital projects, and thus voted for a 10 year bond to pay for those projects. It's now 2024, and I think most of us would agree that the timing of this debt obligation ending is a relief, given that in the last year our property taxes have increased to a level that none of us ever imagined possible!

So why are we now being asked to vote on a new measure that would allow KCRMD to raise our taxes? The 10-year debt has been paid by all of us in our last (2023) property tax bill, but since KCRMD has not yet made the final payment, they can accurately make the claim that 6F is not a new tax or bond, that it is a "temporary retention

of a property tax." That is misleading at best. KCRMD states that without this additional tax revenue, they will only have enough money to fund any capital and maintenance projects through 2027. How can that be?

KCRMD internally created a separate account, a "Capital Reserve Fund" (CRF) (there is not an actual separate account at a financial institution solely in the name of CRF). KCRMD states it will have \$1.35-million at year-end in the CRF. This looks like a sleight of hand. A recent CORA request revealed that as of Sept. 1, 2024, KCRMD had \$8.4 million of cash in financial institutions - actual cash at third-party financial institutions. KCRMD is in a strong cash position, so why is this new tax increase necessary? How are these millions of dollars not enough for necessary maintenance and upkeep?

In addition, KCRMD is adding property tax revenue from almost 700 new residences as part of the NADG build out. That alone creates another windfall of tax revenue over the next 10 years.

Enough is enough. Vote No on 6F.
Kim Gilmartin, Resident

Dear Editor:

Vote No on 6F and vote No on Elimination of TABOR

6F is not tax cut, it is a tax increase. Eleven years ago, KC voted to increase taxes for 10 years to fund community improvement projects. In 2023, KC residents paid their last loan installment. For 2024, our taxes paid to KCRMD will decrease to 15.21%. If 6F is passed, our taxes will increase to 17.44%. The KCRMD is communicating they will run out of funds to pay for maintenance and capital projects by 2027, which is untrue. As of 9/4/24, They have \$8.4 million in cash in their accounts (which frankly means they are collecting too much in taxes), and they will continue to receive tax revenue every year in perpetuity. KCRMD has allocated \$1.35 million to its capital improvements and maintenance fund and has over \$6 million in other funds. All they have to do is transfer money to the capital improvements account, and the problem is solved. I recommend that community members vote no of 6F because KCRMD is overflowing with cash and financially strong.

The Jefferson County Board of Commissioners will ask taxpayers to approve a ballot measure allowing the county to retain the total revenue it collects from property taxes and that eliminates the revenue cap set by TABOR, the Taxpayer's Bill of Rights. If passed, the county would keep more than \$30 million that must be refunded to taxpayers under state law. 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 keep and spend over collection of taxes. Without this protection, Jeffco can spend and spend without any checks and balances. Please Vote no on eliminating TABOR, taxpayer bill of rights.

Leonor Lucero, Resident

Dear Editor:

Regarding ballot issue 6F proposing to increase the property taxes we pay to the MD, over and above the greater than 20% revenue increase they will automatically receive due to the increase in our property values, (by

Letter continues on page 20

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 & 10
10:30 A.M. - 12:30 P.M.

December 5 & 12
4:30 P.M. - 6:30 P.M.

QR CODE 1

QR CODE 2

KEN-CARYL RANCH METROPOLITAN DISTRICT

reinstating a tax, which we previously agreed would be sunsetted after bonds paid off) please note the following:

Over the last two years, all discussions at Joint Study Sessions and MD Board meetings have been entitled "how best to pass a property tax increase" rather than "let's seek some cost efficiencies."

The MD has adequate cash to support operations and capital projects with the current mill levy. The proposed budget includes many wasteful or unnecessary projects.

For example, spending on vehicles could be reduced significantly if drivers were held accountable for damage, and not accepting, as board and management have in the past, that a truck needs to be replaced at 55,000 miles because it pushes a snow plough. Failing to monitor gas mileage, or the manner in which a vehicle is driven, when monitoring software is available for a few hundred dollars, is a big weakness in financial control.

But in addition failing to require conservative spending, a big project the MD wants to reprise, since resident backlash caused it to be suspended in 2016, is a major "turf reduction plan," converting existing grassy medians and large areas adjoining the roads into heat creating stonecapes. The first step was taken in December last year, with no notification to residents or the MA Board, when the entire median of mature trees and bushes at the Ranch House was destroyed. It will cost far more in dollar terms to grub out the existing landscape, buy rock to replace, and then pay wages to weed, than it does to do a weekly mow. And the water savings would only be one ten thousandth of Ken-Caryl's total

usage (data from Denver Water). Drive down Rampart Range Road to see how unattractive stone medians are.

Vote no on 6F. Tell the MD to enact cost efficiencies before asking for more money.

Philip Varley, Resident

Dear Editor:

So, how to vote on 6F, the KCRMD property tax increase? I wish I could say that the KCRMD had taxpaying residents' best interests in mind, but its priorities are to serve itself and non-residents. And that is why I am voting NO on 6F.

Although the KCRMD's property tax revenues increased 40% over the past five years, most of that has gone to increases for administration, while maintenance suffers. Yes, more people sitting in the Ranch House, earning six-figure salaries while drinking coffee and patrolling social media at their desks... or in their PJs at home. The District Manager's compensation package is about \$400,000 a year in salary and benefits. Two new staff members were hired to do the work that former managers Daruna and Windes did all by themselves. The KCRMD should restructure for efficiency, stop sandbagging money for NADG parks, and hire more people who work with their hands to fix the sprinklers, trim trees, etc., to meet taxpaying residents' minimum expectations.

I wish I could say that 6F would make my Ranch side neighborhood a better place, but 6F will harm my neighborhood. 6F will fund \$5,000,000 to reconstruct a park used primarily by non-residents, Community Park, on the

extreme eastern perimeter of KC Ranch. The KCRMD wants to turn Community Park into Clement Park, with expansion to a 10-field sports complex, pickleball courts, splash park and a bike park... all open to anyone and everyone. The result will be traffic-choked streets, and hundreds of vehicles parked on the streets surrounding the park, making life in Ranch House neighborhoods, Aspen Meadows and Quail Ridge very unpleasant on evenings and weekends. Recklessly negligent lack of parking planning and totally out of control: gridlock, crowds, noise, light pollution, disturbances and trash. The park is often vandalized. It cost \$250,000 to replace the vandalized playground surface... twice in the past 5 years. Security and maintenance, including nighttime patrols, will not be sustainable or affordable.

We don't want it, we don't need it, and we can't afford it. KC residents first! No to 6F!

Jerry Sullivan, Resident

Editor's note: The "about \$400,000" District Manager's compensation package

in salary and benefits that Mr. Sullivan published in his letter to the editor is not accurate.

In addition, the editor has also verified that the Community Park Playground resurfacing did not cost \$250,000, as cited in Mr. Sullivan's letter.

Editor's note: Several letters to the editor in this issue cite an 83% increase in Ken-Caryl Ranch Metro District administrative staffing costs between 2022-2024. The editor has verified that this number is not accurate.

In addition, the editor has also verified that the current bond is not paid off, as cited in several letters. Payment of the debt mill levy first occurred in 2015, and the final payment is due by December 15, 2024. Bond payments are made on a semi-annual basis. An interest payment of \$13,350 was due on June 15, 2024 and paid on April 25, 2024. The final payment of principal and interest due by December 15, 2024 has not been paid. This will occur once a bill is received from the creditor and typically occurs in mid-November.

◆ CLASSIFIEDS

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

You can download a contract and view deadline dates at www.ken-carylranh.org under Community & News, then Newspaper: Life at Ken-Caryl. The deadline for placement of classified advertising is 5 p.m. on the published deadline date. The deadline date is sometimes early due to holiday schedules. Cost is \$.25 per word for residents or \$.75 per word for non-residents. Payment for ALL classified advertisements MUST be made in full for the duration of the ad at placement. No refunds will be made for cancellations. No custom services are available for classifieds. A maximum of 80 words will be accepted. Please call 303-979-1876, ext. 117 or email aprilc@kcranch.org for more information.

FOR SALE

UNIVERSAL BIKE RACK for rear mounted spare tire. Fits two bikes. Only three months of us. Was \$350 selling for \$150 Also have bike rack for sedan. Bob 720-840-4764

SNOWBLOWER - Snow Joe 22" Cordless Electric - \$425 NEW. Still in the original box! Includes Eight - 8Ah Batteries, and Three - Double Chargers model number: 22" 24V-X2-SB 22

JOB OPPORTUNITIES

RESIDENTIAL/COMMERCIAL CLEANERS WANTED - \$22-\$25 per hour/Part Time Contact Valley 303-332-4524

GOODS & SERVICES

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

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

LANDSCAPING AND HANDYMAN SERVICES - I would love to help and you will love the results! Broad range of landscaping skills from design to execution. Tree and shrub pruning/shaping, hardscapes, woodscapes, and fall cleanup. Will hang pictures, hang cabinets, hang drywall, and hang fixtures. Lite electrical and plumbing. High attention to detail. Call or text Phil 720-289-9089.

HANDYMAN - Now that my grandkids are back in school, my son-in-law has more time available for handyman jobs including electrical or mechanical repairs, tree trimming or removal, and other home and yard maintenance. He is very capable, honest, reliable, and strong. Call or text Brian 303-947-2591 for work or Marian 303-726-7937 for reference.

MATH TUTUORING - From 1st to college, Placement tests, SAT and ACT Get Started Today! Contact me now to schedule your first session and start your journey to math success! Gigi Siwek 720-939-3727

5280 APPLIANCE SERVICE and repair of all appliances Dryer, Washer, Dishwasher, Stove, Range, Refrigerator, Wall Oven, Ice Machine and Garbage Disposal. 17 Years of Experience. Call Mark (720)230-3250.

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

DRYWALL SERVICE - Hang, Tape, Texture. Excellent repair work. Call: 720-371-3097.

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

HIGH SCHOOL ENGLISH/COLLEGE APPLICATION ESSAY TUTOR - Online or in-person. College English professor for 15+ years. KC resident. Call or text, Carrie 720-236-3656.

RUFF LIVING!

MY HUMANS' NAMES ARE:

Kathy and Gary

MY BREED IS:

Bordie Collie/Cattle Dog

I'M ALWAYS GETTING IN TROUBLE FOR:

Refusing to take my morning vitamin

I'M KNOWN FOR:

My agility - jumping through hoops and tunnels, retrieving balls out of the air, twirling around on command and more!

I CAN'T LIVE WITHOUT MY:

Big sister Lilly

MY SECRET TALENT IS:

I taught myself to retrieve the daily newspaper for my people!

I LOVE IT WHEN:

I get belly rubs

MY PERFECT DAY:

Going to the Chatfield Dog Park and wading in the water

LIFE IS RUFF WHEN:

I am not with my family



Hi, my name is

KOSIMA

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

Submissions are first-come, first-served!



◆ CLASSIFIEDS

DRIVEWAY REPLACEMENT - Patios, Pool Decks, Heated Driveways. Family Owned. Ken-Caryl Resident. 720-584-7092 - Cain Construction.

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

NEW BABY, NO SLEEP? - Contact Birth & Postpartum Doula, Childbirth Educator, and Lactation Educator, KC Resident Liz Gallant, to provide prenatal, birth, postpartum and lactation support. Specializing in infant care/feeding/soothing, mother's recovery, postpartum healing foods and overall wellness. 303-517-8864. Heartstringsdoulacare.com

RETIRED MASTER ELECTRICIAN - KC resident. No job too small. Residential, commercial, and power for Tesla. 303-564-3533.

GUITAR LESSONS - DMA degree. KC resident. All levels and styles, all ages welcome. Ethanlorentz.com ethanlorentz@hotmail.com 303-669-7451

DIVORCE BOOTCAMP - Get the facts from a panel of experts. Virtual or in person in Littleton. Visit divorceadvicecolorado.com.

PRIVATE LUXURY DRIVER - Make your next trip a luxurious one with long-time Ken Caryl Resident and USAF Vietnam Era Veteran Pete Foster! You'll ride in comfort and style in a Registered Luxury Limousine 2021 Black Ford Expedition Max (PUC LL-04048). With plenty of room for luggage, you can comfortably travel to the Airport/Mountains/Red Rocks Concerts/Dinner and more! Get the VIP treatment and Schedule your next trip with Pete Foster by texting 303-829-8580 today!

PETERSEN CUSTOM GLASS - Provides custom glass shower enclosures, wine rooms, mirrors & tabletops. Family & Veteran owned. 10% off materials with mention of this ad. 720-810-1160. www.PetersenGlass.com.

AUTO DETAILING - Ken-Caryl resident, your garage or mine. 720-318-5411

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

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

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

ADVANCED HOME IMPROVEMENTS - Drywall, carpentry, plumbing, electrical, tile. No job too small. 303-908-5869.

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

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

OB PAINTING - \$350 off Exterior / \$150 off Interior Call today: Rob 303-908-9063.

PIANO LESSONS - All Ages and Levels. Children and Adults. Beginners to Advanced. Master's degree. Experienced. Ken-Caryl location. Mary Reinker Music Studio. 303-717-2599.

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



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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,P,S	16	Retreat
Caleb Flint	303-517-3749	L,P,S	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,P,S	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
Rileigh 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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#1 AGENT



What is your home worth? Call me anytime for a **FREE** valuation.



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.

Eva is a terrific real estate professional!

We would absolutely not consider using any other realtor—ever. She is knowledgeable, assertive, decisive and uses great business judgment.

- Sara



SETTLEMENT

8040 W. Spanish Peak - \$499,000

This 4 bedroom, 4 bathroom end unit is updated throughout and flooded with natural light. Open floor plan-Wood-burning fireplace-Finished, walk-out basement-Private, fenced patio-HOA includes exterior maintenance and insurance.



HEIRLOOM

44 Pin Oak Drive - \$1,190,000

Enjoy a chef's kitchen, formal living and dining rooms, and a professionally finished basement in this 5 bedroom, 5 bathroom home. Xeriscaped backyard-Tall privacy fence-Tile roof-Newer Pella windows-Hardwood floors-Updated bathrooms-3 Car Garage.



LEGACY

30 Desert Willow Lane - \$1,425,000

This exquisite home has been updated throughout with 4 bedrooms and 4 baths. Open and spacious family room just off the gorgeous kitchen, main floor study, and spacious mud/laundry room. Finished, walk-out basement-Hardwood floors throughout-3 car garage-Central air.



ASPEN MEADOWS

7666 S. Galena Peak - \$799,000

This 4 bedroom, 4 bathroom home is situated on a quiet cul-de-sac and has an oversized, park-like backyard. Professionally finished basement-2.5 car garage-Front porch-Tile roof-John Hardy siding-Newer windows.



EAGLES POINTE

4 Lindenwood Lane - \$1,390,000



NORTH RANCH

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



STALLION POINTE

4 Lantana - \$1,375,000

RECENT SALES

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 Road • 15 Lindenwood Lane • 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 • 2 Amaranth

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#1 AGENT IN KEN-CARYL RANKED AMONGST THE TOP 50 AGENTS IN RE/MAX US

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