



KATIE BOLLING



RANDALL FLINT



RILLA REINSMA



CARRIE SCOTT

Meet Your 2024 MA Board Candidates!

LEARN MORE ABOUT THE KEN-CARYL RESIDENTS
RUNNING FOR THE MA BOARD ON PAGE 8.

THIS YEAR'S ELECTION BEGINS ON FEB. 12
AND CLOSSES ON MARCH 5 AT 5 P.M.



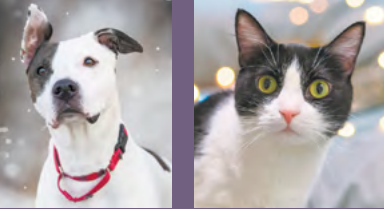
PHILIP VARLEY

ELECTION NEWS	TRASH TALK	BULLETIN BOARD	OUR COMMUNITY	COVENANT CLIPS
MA Board Election is in Full Swing!	Order Your Recycling and Trash Totes Online!	Seeking Additional Members for South Hogback Task Force	Feeding Deer is a Big Problem	Feel the Love!
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Column:
What's On Tap
for 2024?

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



PAGE 14

NEW! Casino Night

Luck be a lady at our inaugural Casino Night on Feb. 23 from 6-9 p.m. at the Ranch House! You'll want to roll the dice and press your luck for the chance to win exciting prizes and ultimate bragging rights! So, get dressed in your best - or luckiest outfit - and join in on the fun playing iconic casino games such as Blackjack, Let it Ride, Roulette and more! For details and to register, please visit the Special Events page of our website at www.ken-carylranh.org or check out the flyer on page 15. Thanks to Platinum Sponsor Crystal Adams with Equity Real Estate.



What’s On Tap for 2024?

By Traci Wieland, District Manager

In my last column, I was proud to go over the Ken-Caryl Ranch Metropolitan District’s accomplishments for 2023. This year will be another exciting year full of improvements and great opportunities for residents.

The District has a 10-Year Capital Plan and a 5-Year Strategic Plan that help create a roadmap for operations. Many items in these plans tie directly to the Community Planning Committee’s recommendations from the 2021 Community Survey. You will be seeing in-depth communications around many of these planned activities in future issues of the paper and in the e-News. For now, here’s a snapshot.



- Capital Plan Highlights:**
- South Valley Road Trail replacement
 - Community Park final design for initial phases, including ballfield reconfiguration, restroom facility and pickleball courts
 - South Hogback Land Management Plan
 - Climbing wall for Ranch House Pool
 - Outdoor tennis court lighting replacements at the Community Center
 - Ranch House baseball infield renovation
 - Community Center exterior paint
 - HVAC and flooring in Community Center Rainbow Room
 - New tennis light controller at the indoor tennis facility
 - Design for expansion of the Community Center yoga room
 - Equipment (UTV, bed insert, trailer)
 - Two fleet trucks
 - Youth Programs transportation
- Strategic Plan Highlights:**
- Community education around funding of long-term capital and infrastructure needs
 - Targeted programming feedback tools
 - Improved connection with new residents
 - Water-wise planning discussion and communications
 - Annual report for residents
- As you can see, this will be a busy year for the District’s staff and Board. I am thrilled to be part of this team and the community, and I look forward to these positive improvements throughout the year. If you have any questions or comments, please don’t hesitate to reach out to me at traciw@kcranch.org or 303-979-1876, ext. 136.

BULLETIN BOARD

MA Board Election is in Full Swing!

Five residents submitted applications for two open seats on the Master Association Board. You can view their candidate profiles on page 8 of this issue. The Ken-Caryl Ranch Master Association Board election opened on Feb. 12 and runs through March 5 at 5 p.m.

Here’s how the election works:

- Residents and businesses with an email address in our accounting system should have received an email from kcr@ivotehoa.com on Feb. 12 with voting instructions.
- Those residents and businesses without an email in the system should have/ will receive a postcard by or after Feb. 12.
- There is one ballot per household, or business. If you own multiple properties, or are a business, you will only vote once, but your vote will be weighted.
- The election will be done online, but paper ballots will be available at the Ranch House Monday through Thursday from 9 a.m. to 4 p.m., or by appointment, for those residents who do not wish to vote online. **You will need a photo ID to vote with a paper ballot. *Please note the Ranch House is closed to the public on Fridays.**

There are two open positions for the Board, so you may vote for up to two candidates. Questions about the election? Contact Brian Yowell at briany@kcranch.org.

February

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

Sun.	Mon.	Tues.	Wed.	Thurs.	Fri.	Sat.
11	12 MA Board Election Opens! 6:30 p.m. MA Board Candidate Forum (online only)	13 6 p.m. Open Space Committee Meeting Dakota Lodge	14	15 9:30 a.m. Babytime 10:15 a.m. Storytime	16	17
18	19	20 6 p.m. MA Board Meeting	21 4:30 p.m. Covenant Control Committee	22 7:30 a.m. Architectural Committee Meeting 9:30 a.m. Babytime 10:15 a.m. Storytime	23 6 p.m. Casino Night	24
25	26	27 6 p.m. MD Board Meeting	28	29 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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ATTENTION:
Clients New to Medicare or Medicaid

My name is Lisa Little. I am in my 7th year helping Medicare and Medicaid clients with their insurance needs. I got my start with Medicare when I had to help my late husband navigate Medicare and Medicaid 16 years ago when he became disabled due to a rare congenital heart condition.

HELPING TO NAVIGATE THE INSURANCE MAZE

Since then, I have made it my mission to:

- **Assist others** by finding the most cost-effective plan for their needs
- **Sit down with you** to explain all that is available with Medicare or Medicaid - I am local!
- **Continuously educate you** on the upcoming changes and hold annual reviews

You need to understand the interworking of the plans to make an informed decision based on your individual health needs. **Let us help guide you through the insurance maze!**

We offer 2 **FREE** Social Security and Medicare 101 classes every month.

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CONTACT LISA TO SCHEDULE AN APPOINTMENT

Call: 720-679-1320 - Email: Lisa@ALittleNorthInsurance.com

EVENING AND WEEKEND APPOINTMENTS AVAILABLE. NO OBLIGATION.

2

Life at Ken-Caryl

February 14, 2024

Feel the Love!

By Darci Cross, Community Administrator

Hello Ken-Caryl! I hope you are all feeling the love this month!

Two of the things that inspire me are kindness and unexpected acts of love.

Loving the people in this amazing community is a conviction that continues to warm my heart.

It is my mission to encourage the people around me to embrace how lucky we are to call Ken-Caryl Ranch our home. This means we need to make an effort to look beyond our group of friends and seek out others and make a genuine effort in a loving way, even if it is a simple hello.

A lot of people go days without engaging with others. You can truly lift the spirit of someone by asking them how they have been. This small act can bless people more than you realize.

The more we start to look for ways to bless the people in our community, the easier they are to find. I hope this gives you some inspiration and encourages you to step out of your comfort zone and bless someone with your kindness.

One simple act of kindness is showing your neighbors love by making sure the sidewalks that border all sides of your home are safe for all.

As always, be kind!

Darci



2024 Ken-Caryl Ranch Foundation Scholarships!

By Dennie McGarry, Resident, Ken-Caryl Ranch Foundation

The Ken-Caryl Ranch Foundation is soliciting scholarship applications from Ken-Caryl residents in their senior year of high school. This year, two scholarships will be awarded for \$1,500 to help defray the costs of higher education. Scholarship applications must be turned into the Ranch House by Friday, March 15 at 5 p.m. (Please note: the Ranch House is closed to the public on Fridays; however, applicants may drop off their applications via the secure mailbox located outside of the Ranch House entrance.) For eligibility requirements or to download a scholarship form, visit www.kencarylranhfoundation.org.

In 2024, the Foundation has been able to increase the scholarship amount to \$1,500 through the generous contributions of The Esbenshade family, Colorado Credit Union and the King Soopers Community Rewards program. If you would like to help further the scholarship program, the Foundation welcomes individual donations.

In addition, you can participate in the King Soopers Community Rewards program and designate the Foundation as the beneficiary. Just go to kingsoopers.com, login to your account or create one if you do not have one. Register your phone number - Go to MY ACCOUNT (Upper right drop down)

Choose COMMUNITY REWARDS (Left navigation) and search for Ken-Caryl Ranch Foundation either by name or by entering DW239 and then click Enroll.

The two scholarships are as follows:

Community Service

The first scholarship focus is on community service. To be eligible to receive this scholarship, the applicant must include a one-page, self-written essay on community service that describes: 1. what the applicant thinks is meant by community service, and 2. his/her own contributions in the way of community service.

Civil Discourse

The second scholarship focus is on civil discourse. To be eligible to receive this scholarship, the applicant must include a one-page, self-written essay on any controversial subject showing how to compromise and solve a problem. In summary, how vigorous disagreements expressed with civility and respect can strengthen our pluralistic nation.

About the Foundation

The Ken-Caryl Ranch Foundation, created in October of 1990, was originally conceived as an organization to accept deductible donations of money and other items of value to be used to benefit the community, but quickly found itself involved in the acquisition from the developer of the Ranch of 537 acres in the South Valley area of the Ken-Caryl Ranch to be preserved as open space. The early years of the Foundation were devoted to ensuring that the purchase of the South Valley was completed.

Since then, the Foundation has engaged in numerous activities, including art shows and golf tournaments, to raise funds to benefit cultural, recreational and educational opportunities on the ranch. The benefits have included: scholarship awards given to area high school students; programs in area elementary and middle schools to support music, the arts and educational

programs; the Make-a-Wish Foundation; Ken-Caryl open space, the Alive-at-25 teen driving program; disability renovations at the Ken-Caryl Ranch House, including a lift, ramps and swimming pool access; for historical preservation of the Bradford-Perley House in The Valley; and support for The Miracle Field, a solid surface ball field at the Schaefer Athletic Complex of the Foothills Park and Recreation District in Jefferson County.

◆ TRASH TALK

Recycling Update: Order Your Recycling and Trash Totes Online!

By Brian Yowell, MA General Manager

Per our current contract with Waste Connections, recycling pick-ups will continue on a weekly basis until Ken-Caryl officially transitions to bi-weekly recycling collection services on May 1. Once the new contract goes into effect, only recycling in approved Waste Connections totes will be collected. To accommodate resident preferences and needs, residents may request recycling totes in pre-approved 64-gallon or 96-gallon sizes via an online form posted to the Community Announcements page of our website at www.ken-carylranh.org. Photos and dimensions for each tote are also available on our online form. Residents may also request additional recycling totes using this form for an additional \$6 monthly fee that will be billed to you directly by Waste Connections.

The delivery of the new recycling totes will be prioritized prior to the start of bi-weekly recycling collection services on May 1; however, residents may also request new trash collection totes in either 64-gallon or 96-gallon sizes via the online form that will be kept on file and delivered at a later date. Residents will receive delivery information once it becomes available.

Please stay tuned to all our communications channels for any additional information or updates. Questions? Please contact Brian Yowell at briany@kcranch.org.

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LOVE!

◆ OUR COMMUNITY

Presidents' Day Hours and Closures

Please be advised that the Ranch House Administrative Offices will be closed in observance of Presidents' Day, Monday, Feb. 19. The Community Center and the Tennis Facility will be operating under normal hours on Presidents' Day.





Feeding Deer is a Big Problem

By Matt Öven, Park Ranger Supervisor

Each year, especially in the fall and winter, the rangers receive calls from residents reporting that a neighbor or friend is feeding deer. People feed deer because they think the animals are unable to survive on their own in harsh winter conditions or because they like to see the animals around their property. Regardless of the reason, feeding deer does more harm than good. Colorado Parks and Wildlife is also very concerned about this problem because it hastens the spread of diseases like Acidosis and Chronic Wasting Disease. Rangers hope the problem can be resolved through educating residents about the negative effects of feeding deer. It is not uncommon to see deer in proximity to housing development in Ken-Caryl Ranch. It also may appear that our deer are concentrated into smaller areas.

Deer will concentrate in certain areas for many reasons. Past experience has indicated that this phenomenon occurs, in many cases, when individuals begin feeding them. By feeding the deer, individuals are breaking the law and it can actually harm deer and cause other problems, for example:

- Ken-Caryl Ranch is in prime deer habitat. Feeding will not prevent deer from damaging your ornamental plants. It usually results in greater damage to plants as well as those of your neighbors. In addition, deer can become demanding and dangerous if fed and will start to approach humans.
- Deer have a complex digestive system that is not adapted to large amounts of grain, bird seed, bread, or many types of hay. Feeding is often unhealthy for deer. Addiction to artificial feeds often results in deer that are in poor condition causing lesions and ulcers in the stomach and esophagus, causing them to be euthanized. Concentrating deer by feeding can also increase stress and hasten the spread of diseases.
- Deer are the primary prey of mountain lions. Concentrating deer by feeding can attract mountain lions well within private property. It may become necessary to kill these lions for public safety. Feeding also concentrates deer in areas where they are more likely to be chased by dogs or hit by cars.

Mammals are very intelligent, and they quickly learn to associate people with food. As a homeowner you can help. If you know of anyone feeding deer, please call the ranger staff at 303-979-1876, ext. 170. We would like to have the opportunity to discuss this problem with any individuals engaged in this activity and stop this behavior for the benefit of our deer population and the community at large that enjoy seeing these animals in the wild.

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Don't Make Wildlife Sick

Feeding big game animals artificial feed (corn, hay, alfalfa, grain, etc.) causes digestive illness that are fatal!

Report wildlife feeding and learn more
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BULLETIN BOARD

Proposed Changes to the MA Board's Conduct of Meetings Policy

Based on resident feedback regarding additional speaking opportunities at Master Association Board meetings, the MA Board is considering a policy update to its current Conduct of Meetings Policy. In summary, the new change would provide a third opportunity for residents to speak during board discussions on Communication/Discussion items as well as during Open Forum and before the Board votes on any Motions. This new change would be in addition to the current policy, which allows residents to speak at the beginning of each board meeting during Open Forum and again on Motion items prior to voting. The MA Board will be voting on this policy update at its Feb. 20 Board meeting, which will take place at 6 p.m. at the Ranch House. All residents are welcome to attend. To review the current policy as well as the proposed changes, please visit the Community Announcements page on our website at www.ken-carylranh.org.

BULLETIN BOARD

Master Association Annual Meeting is March 5

The Annual Meeting of the Ken-Caryl Ranch Master Association is scheduled on March 5 at 7 p.m. via Zoom only. The online meeting information and agenda will be posted to our website. Proxies for Annual Meeting quorum purposes will be part of the online Master Association Board election. When you go online to vote, you will be able to submit your proxy at the same time. If you choose not to vote in the election, an online proxy form will also be available separately. The proxy does not grant your voting privileges to anyone. If you have any questions about the MA Board Annual Meeting, contact Master Association General Manager Brian Yowell at brian@kcranch.org, or 303-979-1876, ext. 113.

- Reintroduce transparency to MA decision-making
- Community input made easy again
- Prioritize the sustainability of amenities and resident services, while ensuring fiscal viability
- Broaden MA's focus back to ALL neighborhood issues
- Accountable to both you and your neighbor's best interests
- Personally invested in Ken-Caryl's future through family, schools, friends, and co-workers



Randall Flint

It's time to invest in new leaders
Vote for Randall Flint

Supporting Those Who Support our Community

Hornbuckle Foundation, Supporting Mental Health and Addiction Recovery

By Vicki Sullivan, Resident, Human Resources Director, Chick-fil-A C470 & Kipling

Chick-fil-A, Inc. recently awarded one of its 2024 True Inspirations community grants to the Hornbuckle Foundation, located in the Ken-Caryl Business Park. Following the presentation of the award, I had the pleasure of sitting down with Sarah Hornbuckle, associate executive director of the Hornbuckle Foundation, to learn more about the Foundation and the incredible work they are doing right here in the Ken-Caryl community. Sarah and her husband Michael Hornbuckle, one of the foundations’ co-founders, have been in the Littleton community for 27 years, and are raising their children here. They are passionate about the need for their services in our community, and their desire to fulfill that need.

Q: You’ve lived here for 27 years, but what prompted you to set up your foundation here in Littleton?

We opened up our Community Center January of 2023 and so it’s officially as of the 1st of this year, it’s been open for a year. To be able to build something and then have this grant exactly one year later, like it’s so exciting. I’m a visionary and we dream and we put things together. And then sometimes you have money and sometimes you don’t and so when you have that dream, when that gift comes, you’re ready, you know? And I think that’s a really important skill for nonprofits and communities. If you build it, they will come. You build it, God will provide.

I know all of the teachers in the schools and I’ve seen our community in the last three years, just start to suffer a little bit, a lot a bit, both just with isolation and depression and anxiety and parents not understanding this generation and why are there having so many problems...then how to support our community. And isolation...is a struggle. You know, people don’t always want to put their stuff out there and be like, yes, I’m struggling with this. It’s embarrassing and there’s stigmas and

so one of our goals is just to smash all of that. It is OK to ask for help. It’s OK to be vulnerable with certain people. You know, we want to be wise about who we’re sharing our information with as individuals, but my children, I have two in middle school and one in high school, and the amount of children that have had mental health days is astronomical in this area. There have been no recovery resources where we are. We’re like this black hole area. And so being able to see that when we were figuring out where we wanted our Community Center - was it Denver, was it, you know, in downtown Littleton? It just made so much sense, statistically and how involved we are here in our community, to open it up here.

Q: What do you provide at Hornbuckle Foundation?

We provide hope and support and resources for people who are struggling with addiction or mental health or just need something to belong to. I think when most people think about addiction recovery, you think about like a grungy, dirty church basement with really hard metal chairs. And like, that’s just uncomfortable. And it’s awkward. Whereas what we’ve created here, it fits in the Ken-Caryl area and where people can come in and go “oh.” I hear that every time somebody walks through, they go, “oh, this is really nice, you know, and it’s classy” and the addiction doesn’t have to be something to be ashamed of and recovery doesn’t have to be anything to be ashamed of. We see families’ lives just significantly improve - the stress levels, the overall wellness of families, when we have a kid come to our youth night, who’s struggling with substances. They struggle as young as 11 years old. Eleven-13, we have kids that we help them get sober. I mean, at this age and how do their parents support them? Do they know how? Parents can come learn that if parents are struggling, they can come. We have a support group where you can come if you’ve lost a loved one. When a parent gets better, the kids get better. You know, when kids are getting their help and it’s just bringing families together because that unit is so important to keeping people alive.

Q: What other services do you offer?
 We provide recovery coaching.

Recovery coaching is like a person that’s a life coach, but in recovery themselves - been through it, know how to get out of it. We work around the 8 dimensions of Wellness and we help people build their lives back up. We have a scholarship program for people that are coming out of residential treatment and we place them in a sober living home where we think that they’re going to be successful and we coach them while they’re there for three months. So by the end of the three months, they’ve got a solid base connected to a community, have a job, ready to get their lives back on track. So those are kind of like our adult programs and then we just opened up a general outpatient where we have 3 clinicians. They run that - so therapists, addiction counselors - they’re running these groups three times a week. They’re a little bit lighter. You learn about life skills and addiction.

And then, Tuesdays is our grief support group. Family and friends who have lost loved ones to addiction, suicide and cancer. It’s very powerful that healing from grief because grief is a root cause of addiction. Betty Ford came out with this article about seeing, it was like 85% of the people that they did this research on, their root cause was grief. How crazy is that to me, where people don’t think like, oh, they’re just degenerate addicts, like, no, they’ve suffered! This person has suffered, you know? And how can we alleviate that?

My favorite night of the week is working with kids. So youth night is kids ages 11 to 16. We alternate teaching music and art. So when people think music, I mean it’s we’re playing, we’re playing Nirvana. We’re playing some top hits, we’re playing really fun stuff and the kids’ music tastes are different, and so we play all kinds of different, but we teach drums, bass, electric and acoustic guitar and piano and vocals. So I’m a professional musician. We have a lot of professional musicians here and it’s free music lessons, you know, it’s very lower level. We just teach kids who want to come. And it’s really fun. We have about 20 kids and our and our youth program every Thursday and the facilitators and the volunteers that we have, they just, they’re very passionate about keeping

these kids alive because we look around about 35% of kids that I’ve seen based on what I’ve been doing, they have struggled with mental health, suicide ideation, addiction. Ninety percent of them have been affected by drugs and alcohol just by virtue of through a family member. Whether it’s an aunt or a grandparent. No child, I haven’t met a kid who hasn’t got “Oh, yeah, my aunt died” or “Oh, yeah, my dad’s dead.” You know, the amount of loss is significant around here. And then we get to teach them. We get to empower kids.

Q: What do you think this money is going to mean for your organization?

It’s going to help us with our marketing, you know, of being able to let people know that we’re here. We throw a carnival every July. We’ll be right over here [Community Park]. It’s going to help us get that word out and pay for that community event that we throw. It will help us get a part-time Community Center Director coming in. I’m going to the music store and getting a few more instruments, so there are some kids that we only have one electric guitar, and they’re not super expensive. But this money allows us to go in and get the things that we need and not have to worry about crunching the numbers for that particular program. Art supplies, field trips for kids in the community. Another thing that we do when somebody has private insurance, we don’t, that that need help, they may need therapy, we’re able to pay for counseling sessions for some of these kids that really need it. I put together a budget of different buckets of things that we can do. When somebody needs something, we want to be able to say, “you know, we can help with that.”

Q: What can we as a community here in Ken-Caryl do to support you?

We throw events, we always need volunteers like for our carnival that we have coming up, we’d love that. Introductions to people. I do speaking and singing engagements, you know, of kind of getting the word out - loving your neighbor. Come check us out. I love to give tours. I like to see businesses around here investing into their community. I’m always welcoming people to stop by and see, you know, and meet me, and it’s kind of like my main job is just community outreach. We often do homeless outreach as well, down in downtown Littleton, so we’re always needing hygiene items. We’re always needing coats, things like that for adults mainly. If you have instruments, you know, if you want to volunteer for something like, there’s always an option to get involved and by kind of just checking us out and obviously I don’t like just going off and be like we just need money, you know, God is who provides for us all the time. And so that comes when it’s going to come, so as a community, yeah, I would love to make this carnival the biggest one this July.

Q: I think is there anything else you want to share?

Gosh, no, you, I mean, I guess you’re going to share our website, you know, hornbucklefoundation.org so that parents and families around here can check us out. Kids can come every Thursday. There’s no registration for it. From 6-8 p.m. And then we have our groups. Tuesdays, Wednesdays, Thursdays and special events.

This interview is the first part of a two-part interview with the Hornbuckle Foundation. For more information, visit hornbucklefoundation.org.

PICTURE THIS! - Under the Moon

We’re over the moon – or under it in this case – for resident Kathy K.’s most recent photo contribution!



Residents Enjoyed an Evening Full of Belly Laughs at Comedy Night

Residents enjoyed belly laughs at Ken-Caryl's inaugural Comedy Night on Jan. 26 at the Ranch House. This highly entertaining evening was hosted by the witty Matt Greenwaldt and featured headliner Shanae Ross and comedians Jeremy Cash, Linus Leas and Jake Tupitza. In addition to belly laughs, attendees left with full bellies courtesy of Big Belly Brothers BBQ.

Comedy Night was a big success with attendees enjoying every single "bit" of the A-list performances! According to one patron, "It was fun to have a sense of community and come together with a bunch of people. I thought there were some talented comedians. Good laughs."

Another attendee commented, "There was quite a variety of comedians and they all made me laugh! A lovely dinner was an unexpected bonus! Do it again!"

A huge round of applause for our Platinum Sponsor Crystal Adams with Equity Real Estate!



Resident and Realtor Crystal Adams with Equity Real Estate was the proud Platinum Sponsor of Comedy Night at the Ranch House on Jan. 26.

PICTURE THIS! - Cuteness Overload

Resident Denise Bishop snapped and shared this photo of a fox taking a respite in her yard.



AQUATICS JOB CANDIDATE & PARENT INFO MEETING

February 26 5:30-6:30 p.m. Ranch House

Join us for an informative session featuring:

Priority Applications and Interviews

Exclusive opportunities for attendees to kickstart their journey with KCRMD Aquatics.

Introduction to our Supervision Team

Get to know the faces leading our Aquatics team and discover what makes them the best in the business.

Parental Support Tips

Insights and tips for parents on how to provide the best support to their child as a valued member of the KCRMD Aquatics team.

NEW 2024 Seasonal Worker Scholarship Program

Exciting details about our latest initiative to support aspiring individuals – the KCRMD Seasonal Worker Scholarship Program.

Aquatics Team Duties and Expectations Overview

Gain a comprehensive understanding of the roles and expectations associated with being part of our dynamic Aquatics team.

Don't miss out on this opportunity to dive into a world of possibilities with KCRMD Aquatics! **For questions please contact Kate McDonald at KateM@kcranch.org**



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1st Tuesday of every month
11 a.m. - 12:30 p.m.



Ranch House- Shaffer Room

March 5

Zen Meditation with Gary Kahn

This session will discuss how Zen is rooted in human experience and Buddhist tradition. Zen Buddhism is not a religion and is practiced by millions of people who may identify as Christian, Muslim, Jewish, or one of many other religions. Zen offers a non-religious spiritual path for making every day more peaceful and fulfilling. We will explore the meditation experience and discuss Buddhist stories and poems that help us build an understanding of both Zen and ourselves. The session will be led by resident Gary Kahn, a Zen practitioner for the last 20 years and Dharma Teacher in the international Kwan Um School of Zen.

April 2

What the Tech? 101 - Rapid S.O.S & Emergency Contacts

Find out how your smartphone can help save your life! Presented by Jessica Jones, Tech Tutor and KC Resident! This session will describe how to set up your medical ID, allergies, blood type, assign emergency contacts, make emergency calls and more!

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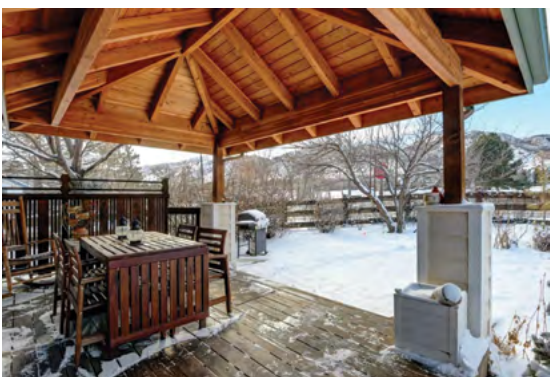
- #1 Sales Team In SW Jeffco 1993-2022 • #1 Sales Team in Ken-Caryl Ranch 1996-2022
- #1 Sales Team In Closed Sales In SW Jeffco 1993-2022

View ALL Current Listings at [DDHarder Properties.com](http://DDHarderProperties.com)

UNDER CONTRACT
IN 2 DAYS!



Happy Valentine's Day!



**1 Tecoma Circle
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Here's what our clients are saying!

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

- Ed & Dee MacDonald
Sellers/Buyers in Deerwood Vista



7228 Gore Range Road



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Meet Your 2024 MA Board Candidates



Katie Bolling
Resident Since: 2010
Phone: 312-498-6155
Email: katiebinkc@gmail.com
Occupation: Sales and Community Building
Community and/or civic organizations, clubs, and office held: Ken-Caryl Trail Club: Communications Manager (1 yr) and VP (1 yr), Bradford Running Club - Assisted in establishing club
Hobbies: Reading, being outside, traveling, hiking, skinning, watching soccer, riding bikes, sitting in the sunshine, non-profit involvement, writing, gathering with neighbors and managing my lifestyle brand, Advanced Recess
Why have you declared your candidacy for the Board of Directors?
I have decided to be a candidate for the MA Board because of my lifelong dedication and love for strong community building and my experience in the non-profit sector. In 2008, I was hired as the first official fundraiser for a humanitarian-focused non-profit that connects students to schools, healthcare workers to patients and entrepreneurs to markets. The organization was in its infant years and had established programming in Africa but was primarily raising funds through the founder's family. I was hired to create a grassroots network and for the next ten years dedicated my career - and heart - to the work. The organization grew from being funded by about 200 donors to close to 100,000 over that ten years and

our budget grew tenfold. As part of this - and as the lead fundraiser in the organization - a major part of my job was communicating with the highest integrity and transparency to our community of donors. Throughout the ten years there, I am 100% confident that we ran the organization with the highest-level transparency, the highest level of integrity and the highest commitment to our donors in which they could fully trust responsible management of their donations to create maximum impact in the mission. In the spirit of my love for the community of Ken-Caryl, I want to bring those skills that I contributed to my non-profit work to the MA Board. I run my campaign - and commitment to the community - on these promises: I will ensure transparency within the Board to our community members, I will represent all community members through listening and thoughtfulness, and I will dedicate myself to creating strong relationships and bonds to strengthen our community and collective community spirit.
What skills or qualifications do you bring as assets to the KCRMA Board of Directors?
As I shared above, I bring knowledge from my career in the non-profit sector in addition to strong community-building skills that have been a major part of my entire career. Igniting enthusiasm, building connections, hosting events and creating impact through passion are all part of building strong communities and I want to use these skills to better our community. Furthermore, I have two bachelor's degrees, one in Accounting, and one in Business Management, and have used these degrees throughout my career and spent five years as the controller for an international travel company that was hit hard following 9/11/01. The company made it through and I'm pleased to share that it's thriving today.
Building on my experience in the non-profit space, I was recognized by my peers across the country as the best-case example of a leader building a strategic, impactful grassroots campaign for #GivingTuesday and spoke on this topic many times at the national level. Wanting to act in the spirit of "a rising tide lifts all boats," I shared my knowledge and mentorship

with many other non-profits... and some that were competitors in the same space. I firmly believe in the mentality that we are stronger together and will represent our community with this core belief.
In general, my work at the non-profit blended my skills in accounting, community building and fundraising that helped establish the charity as a globally recognized leader in fulfilling an important mission: building connectivity. And now I want to bring this skillset to our community because I truly believe that the more we are all connected - through relationships, knowledge, access, trust and transparency - the more we will thrive.
Board Members serve as liaisons on the various KCRMA committees: Architectural, Community Planning, Covenants, Election, Historical Society, and Open Space. On which committee(s) do you wish to serve as a liaison? Why?
Equestrian Center Committee. I am interested in serving on the new Equestrian Center committee given this unique asset in our community. It's always been one of the first points I make about our community when families and friends visit. Given my love of nature and being outside, I also think it's a vital resource of ours and one that I know adds incredible value to many neighbors in Ken-Caryl. In general, I want to become engaged in the work around this important part of our community.
What do you see as the major issues facing the KCR community over the next three years, and how would you deal with those issues as a Board member?
I see these topics as major issues:

- Board governance and transparent communication to community members
- Expense management and ensuring community members have clarity and transparency around their dues and where they go towards
- Neighborhood appeal - ensuring Ken-Caryl continues to attract a vibrant and energetic community
- Continued care and stewardship of our extremely unique access to nature through trails
- Care and focus around the valuable asset of our Equestrian Center I would deal with these issues

through listening, learning and engaging in thoughtful conversation with community members about these topics and ensure that I represent our community with humility, integrity, enthusiasm and real passion for wanting our community to thrive. I would strive to meet new community members and aim to always be open to thoughts, ideas and feedback. Furthermore, for those who know me within the community, I would say they would possibly say a few things about me: that I truly love bringing people together - just the joy of seeing people together and connecting with one another makes me very happy. And, I would also say they know that I thrive in atmospheres that allow for more meaningful conversation and connection. I enjoy thoughtful interactions that allow me to connect, listen and truly feel engaged. I will approach the issues above with that same spirit and work towards outcomes that best represent our community.
What is your vision for the future of Ken-Caryl Ranch?
I come to this opportunity with a love of nature and outdoor connection. In one of my favorite books, the topic of Shinrin Yoku is discussed: the art of Japanese "forest bathing." This concept is around the deeper we are in nature, the more health benefits there are and this is how I feel about our access to nature here in Ken-Caryl. I am not the most common trail user in our community but, when I do, I feel a sense of connectivity, calmness and happiness wash over me. And, yes, these feelings are present when I'm on our sidewalks and at our parks, but I feel they become all the more present the further I get from a trailhead. I want to continue to encourage our community to use our trails for these reasons and I feel so grateful to live in a community where access to nature is a real priority and benefit of life here.
This goes hand-in-hand with our ability to ensure Ken-Caryl continues to be a community that is full of vibrancy among our residents. Simply put, as I like to say among the messages that I share through Advanced Recess, "We don't stop playing because we grow old. We grow old because we stop playing."
So, with all of this in mind, my vision for Ken-Caryl:
New, young homeowners continue to be attracted to life in Ken-Caryl. Young children playing at the parks. Events that bring our community

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together for social opportunities and connections, homeowners knowing and understanding what their monthly dues are and what they are supporting. Seeing neighbors and families saying hello to one another. Vibrant schools. Moments in nature that contribute to physical and mental wellness. A healthy community that is grateful for the unique lifestyle that attracted them to Ken-Caryl... and ensuring that cycle continues.

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

My philosophy is that our spending should be in line with community surveys and the feedback from our homeowners. As we said at the non-profit I worked for: "All answers are in the field." What this meant to me for all of those years is that we need to go talk to the end-users, the people being impacted from our work. The same is here in Ken-Caryl. As a board member, I believe my beliefs would, as a whole, aim to reflect those of the community. In times and situations of friction, I would aim to represent the majority while also listening with a learning spirit and curiosity to understand all voices.

Furthermore, on this topic, another goal of mine in life is to always approach what I do with an open mind. This comes from a few years of dedication to meditation and how much more enjoyable life is when we don't always know the answers and are open to experiences as if we are doing a new activity as a beginner. With embracing this mentality, I am

open to listening and learning about every topic related to our spending on amenities here at Ken-Caryl while also keeping in mind my vision for Ken-Caryl... a vibrant, healthy and happy community.



Randall Flint
Resident Since: 2016
Phone: 720-381-3050
Email: randallflint24@gmail.com
Occupation: Engineer for 22 years at Lockheed Martin in the Ken-Caryl Valley
Community and/or civic organizations, clubs, and office held: Ken-Caryl Trail Club volunteer (2017-present)
Hobbies: Being a dad to my six-year-old daughter and two-year-old son is my #1 hobby. When I get my own time, I enjoy skiing, climbing, golf, cooking, hiking, cycling, camping, keeping deer out of my vegetable garden and staying active.

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

My candidacy is for the future of this community and building on the successes of previous KCRMA boards. There is great momentum in our neighborhood, evident in the 96% of residents who rated KCR "good" or better in the 2021 survey. What

also stands out is that "community leadership was the least positive among the community indicators asked in the survey." This is where I see opportunity. Let's turn these insights into a catalyst for change and build a community that feels united and heard, by establishing a newfound level of communication and trust between residents and the MA.

With almost 20 years of engineering leadership experience, I have a proven ability to bridge divides among diverse stakeholders and find common ground for progress. Recognizing the challenge residents face in keeping up with important MA matters, I'll find additional (free) communication channels to disseminate information and gather resident input. It's crucial that MA communications are both thorough and timely, providing residents with the transparency and effectiveness we deserve. Recently, far too many people were unaware of upcoming recycling changes (to save \$1.50/month). There was little opportunity for resident input and minimal insight into the finances. It's time to add transparency back into the decision-making process.

I am also eager to tackle pressing neighborhood issues that need attention, including wildfire mitigation, cost controls at the Equestrian Center, population growth, and finding the delicate balance between recreation and conservation within our open space. Having spoken with current and past board members, I am learning what is required to be an effective board member and I'm excited about the opportunity to serve my community and the residents. The need has never been greater for a more open, transparent, and responsible board focused on all community matters.

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

I am committed to serving as an active, well-prepared, candid, and common-sense board member, dedicated to achieving results and advancing issues forward through data-driven decision making. I'll ethically and transparently represent the 4,300+ households and businesses across Ken-Caryl.

With nearly 25 years of overall engineering experience, I have become a trusted leader responsible for all aspects of program/project execution and building relationships. In my professional capacity, I navigate complex customer requirements, develop strategies, lead teams in solution development and ensure that product deliveries align with cost, schedule and technical objectives. I'm responsible for risk and opportunity management, customer relationships and fully own all aspects of technical execution - ultimately, I am results driven.

Having managed budgets exceeding \$10 million and led teams exceeding 100 employees, my expertise spans across technical and organizational leadership. I have authored numerous engineering process documents that define both technical and organizational processes and I'm intimately familiar with understanding policies and procedures that define how organizations operate.

Board Members serve as liaisons on the various KCRMA committees: Architectural, Community Planning, Covenants, Election, Historical Society, and Open Space. On which committee(s) do you wish to serve as a liaison? Why?

The Community Planning Committee is in line with my personality and strengths. I bring

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Open Space Management -
Acknowledged as our #1 amenity
in the 2021 survey, let's update the
Revised Open Space Comprehensive
Management Plan. Striking a balance

The key is to plan and be intentional about spending on the amenities that matter most to the residents. While individual preferences may vary, everyone should have a voice in shaping what holds significance for them. I'm all about ensuring residents are in the loop about tough budget decisions and the choices being made.

Those monthly dues? They should go towards things that truly matter, and we're going to be transparent and proactive about where that money is spent. Responsibly investing in our community doesn't just make financial sense – it boosts our overall well-being and makes our neighborhood an even better place.



Rilla Reinsma

Resident Since: 1992

Phone: Candidate chose not to publish

Email: outdoorenth@gmail.com

Occupation: Retired

Community and/or civic organizations, clubs, and office held:

Community Planning Committee

Open Space Committee

Hobbies: Reading, genealogy, walking/hiking, gardening

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

As a KCR resident for 32 years, I have observed our community changing.


We have grown in the number of residents, but at the same time, we have lost some of the diversity and quantity of wildlife, which calls Ken-Caryl home.

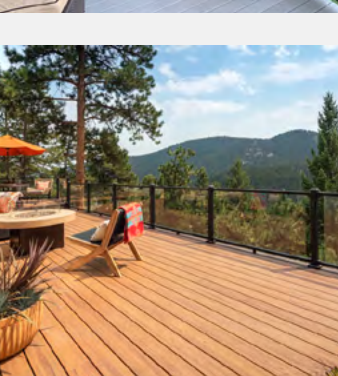
In the last 8 years, I have attended most of our community meetings. I have served on the Community Planning Committee (CPC) since 2017. During this time, I have become aware that there are many residents who are very concerned about the preservation of our open space which includes the wildlife, flora and fauna. We celebrate the history of our areas with artifacts, which have been found (and we can wonder what life was like here thousands of years ago).

A balance is needed in the KCR community between recreational activities that we all enjoy, and the needs wildlife require to thrive. A different balance is also needed by having more female voices on our Board. It has been male dominant for the majority of the 32 years I have lived here.


If elected, I will continue to speak for all the residents, as I have been doing in all the meetings I have attended. Implement the results of the last 3 community surveys, which support creating a conservations area in our open space, with night-time and seasonal closures to allow for the health and well-being of the wildlife during breeding and other critical times. More shade structures are being added to pools and various playgrounds, which was also supported. Fiscal responsibility by making sure our dollars are put to their best use. Working to make KCR a better community than it already


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is. Let’s preserve KCR open space s it is today and continue to improve the rest of KCR aesthetics.

I would be honored to represent you.
What skills or qualifications do you bring as assets to the KCRMA Board of Directors?

I spent nine years in the field of secretarial science, prior to staying home and raising two sons. When the boys began playing competitive soccer, I assisted in managing their teams and being the treasurer paying fees. I also recorded the stats for their high school soccer teams for 4 years. Later on, for 13 years, I began volunteering with YES Entertainment, a non-profit organization, working in and managing concessions stand in the Denver metro area. These venues included Dick’s Sporting Goods Park, Fiddler’s Green Amphitheater, Pepsi Center, Coors Field, Denver Coliseum and Red Rocks Amphitheater. Managing these concessions stands meant I was responsible for 3-12 people (depending on venue), product inventory, opening and closing paperwork, food health safety documentation and monies collected at the end of the night that was turned in to the venue cash office. I took pride in being very accurate in my numbers with each venue - paperwork and monies. After our sons left for college, I worked retail for seven years, as a customer service employee and working out on the floor. I also had to think of creative ways to solve a customer’s problem, whatever the issue was. I have been “retired” from outside the home jobs for a few years and am enjoying being able to give my time by volunteering in other areas. Besides attending KCR meetings, I previously volunteered by tutoring in reading and math 1 day a week during the school year with WhizKids; and still do childcare for a couple hours 1 evening a week with Love INC, while parents are attending classes.

Within KC, and as research for my attendance at board meetings, I maintain over 20,000 pages of KCR documents dating back to its inception.

Board Members serve as liaisons on the various KCRMA committees: Architectural, Community Planning, Covenants, Election, Historical Society, and Open Space. On which committee(s) do you wish to serve as a liaison? Why?

I have served on the Community Planning Committee (CPC) since

2017 and would like to continue my relationship there as a liaison. I have also just been appointed to the Open Space Committee, but this committee already has a good MA liaison. The CPC has a broad remit and is consequently one of the most important committees within KCR, as it represents the “pulse” of the community and its desires. The information provided by the last two community surveys show what the community feels is most important (or not) to KCR and informs our Board(s) as what budget priorities should be for the future. Surveys also bring to the forefront the desire for boards to be fiscally responsible with our dues. Some historical survey questions have been ambiguous, and as a result, the open-ended comments written take on much greater significance. If the Board(s) are not listening to the residents, then why were surveys sent out? We need to fulfill resident wishes as best we can, knowing that all will not or may not be able to come to fruition. If wishes or desires can’t be fulfilled, then the Board needs to inform the community as to why, and that hasn’t always been conveyed the best. Information is the best avenue available to the community and it must be shared. The KCR residents will know that they are being listened to.

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

- * Preservation of open spaces are needed for our wildlife and their survivability. They require a respite from human contact for hunting in the nighttime or just resting and conserving energy for the next day for food foraging. This is an easy issue to resolve, we just need to have respect for everything around us and not treat wildlife like a nuisance.
- * Be fiscally responsible with monies (dues) received. Monies spent on “X” - is this the best use? Can these same monies be put to better use elsewhere?
- * Being Firewise. This will always be important, as fires are a part of nature, just like other weather conditions. The majority of fires that have occurred here in CO and our nearby communities have been human-caused. Disturbing the open space landscaping impacts the requirements wildlife needs for survival. If trees and shrubs are

eliminated, there is a loss of habit (perches for hunting, nest building) and food sources from trees/bushes, which cuts down on the survivability wildlife species need that live here in KCR. We need to be Firewise, yes, but within reason.

* Vandalism, crime and trespassing. While we live in an area that is not a high crime area, there are “bad” people everywhere. We all need to do our part to deter vandalism and crime. KCR founding documents state open spaces are for residents only. Emphasizing that KCR open spaces between neighborhoods and on the foothills are private, must be widely communicated.

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

A number of years ago, KCR had a saying -- “Ken-Caryl Ranch - True Colorado Living.” I think we have gotten away from this statement over the past few years, but we can get back to living it again. Like all communities, there are challenges to overcome. Resident priorities from the surveys are being implemented. Fencing replacement is now a budget item that started 2 years ago. Now the Equestrian Center is being improved, which has historical value too. Biological studies have shown that KCR is an area with a lot of historical significance with geological rarities in it. These need to be preserved now, for future generations, and for the state of Colorado as well. KCR Committees should be made up of a variety of residents. KCR has a wealth of expertise that can, and should be, drawn from for the benefit of the whole community. Improving on what

we already have, by drawing from KCR experts, will keep us unique compared to other developments on the side of Denver metro. Let’s be able to say again that Ken-Caryl Ranch is True Colorado Living.

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

KCR has some great amenities. We need to preserve our open space as it is, as of today, for the future. We need to continue to work on improving remaining amenities and the aesthetics of the entire community. Residents need to know that their voices are being heard on all topics, as to how or what is being replaced, changed, or may have to be eliminated and why. It’s our hard-earned money that is paying for all this. There will most likely be some that are not happy with changes, but remember the Board’s job is to try and do what’s best for the entire community as a whole. We need to live within our means, with what we have and show the community their monies are being spent wisely. What benefits the whole community? Does it raise everyone’s home value? Does it improve the aesthetics of the entire community? KCR is a unique area and it’s hard to compare with other communities, because it’s not an “apples to apples” comparison. The Board needs to do its best using everything wisely, being fiscally accountable with monies, and respectful to all residents giving them their best decisions.

I will do my very best to be a responsible MA Board member with your vote.



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Life at Ken-Caryl

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Carrie Scott

Resident Since: 2013

Phone: 720-480-8088

Email: Carrie.Scott@comcast.net

Occupation: Healthcare Executive

Community and/or civic organizations, clubs, and office held:

Colorado Managed Care Consortium (CMCC), Board Member 2015-2017; Colorado Software and Internet Association (CSIA), Committee Board Member 2005-2007; various volunteer roles: Colorado Women's Chamber of Commerce, Girl Scouts of Colorado Troop Cookie Campaign, South Jeffco Baseball Team Parent; various volunteer opportunities for dance, school and local charities.

Hobbies: Reading, scuba diving, spending time with family, friends, and my dogs, travel

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

I am increasingly uncomfortable with the growing divide in our community and feel that the Board of Directors could use an infusion of leadership, collaboration, transparency and common sense from a leader with experience in strategic planning and assessing competing priorities.

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

I am a Lean Blackbelt with proven results in creating high-functioning teams, process improvement and data-driven decision-making. I am a results driven individual who believes in communication, collaboration, and aligning the various priorities, often competing priorities, of various stakeholders. I use a data-driven, common-sense approach to my decision making, often meeting with subject matter experts to understand the pros, cons, risks and standards before committing to that decision. My ego does not prevent me from asking questions, doing a deeper dive into issues, and collaborating with those divided by an issue.

Board Members serve as liaisons on the various KCRMA committees: Architectural, Community Planning, Covenants, Election, Historical Society, and Open Space. On which committee(s) do you wish to serve as a liaison? Why?

I do not come to the decision to run for the Board with a predisposition or agenda for one committee over another. I would not consider myself a subject matter expert and as such, would serve on the committee that has the greatest need for support, objectivity or in need of a liaison.

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

The most pressing issue for our community is the divide between the incoming residents and the established residents. There are now potentially 4 generations of

residents in our community with incredibly different priorities and day-to-day expectations. It is time for compromise, prioritization of needs, and a recognition of all residents within the community through various mechanisms of feedback to the Board, including meeting participation, town halls, virtual events and surveys that ask the right questions. Additionally, the growth within the KCR community continues, which will tax the current infrastructure from trash to trails to roads to recreation areas and wildlife safety/preservation. We need to come together to strategically plan for this growth and recognize we are doing so behind the curve. Safety is also a concern as I continue to see neighborhood posts about car break-ins, thefts and crime in, or very close to, our beloved community. We need to proactively create solutions to the incidents occurring in and around our proximity.

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

A beautiful and safe community that is respectful of one another, the wildlife and the beauty that is Ken-Caryl. I am in awe when I drive through the community and we need to create and maintain a way to establish a mutual respect for our neighborhoods by the residents and those visiting the area.

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

I would define the amenities to include the pools, the clubhouses, the courts, the playgrounds, the open spaces, the horse stables, the historical artifacts and the trails. I do not use and have not used all of these amenities but they are an important component

of our community and it is a privilege to have use or access to any one of them so close to my home. They are important and require financing for maintenance, preservation, improvement and growth.



Philip Varley

Resident Since: 1993

Phone: 303-946-1941

Email: philipvarley@gmail.com

Occupation: CFO and Board Director

Community and/or civic organizations, clubs, and office held:

Ken-Caryl Water District: 2004 - 2012, 2020 - present

Hobbies: Hiking, skiing, flying, travel

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

I was elected in 2021 to represent ALL of the residents of Ken-Caryl, and I want to continue the progress we have made, to accomplish the following:

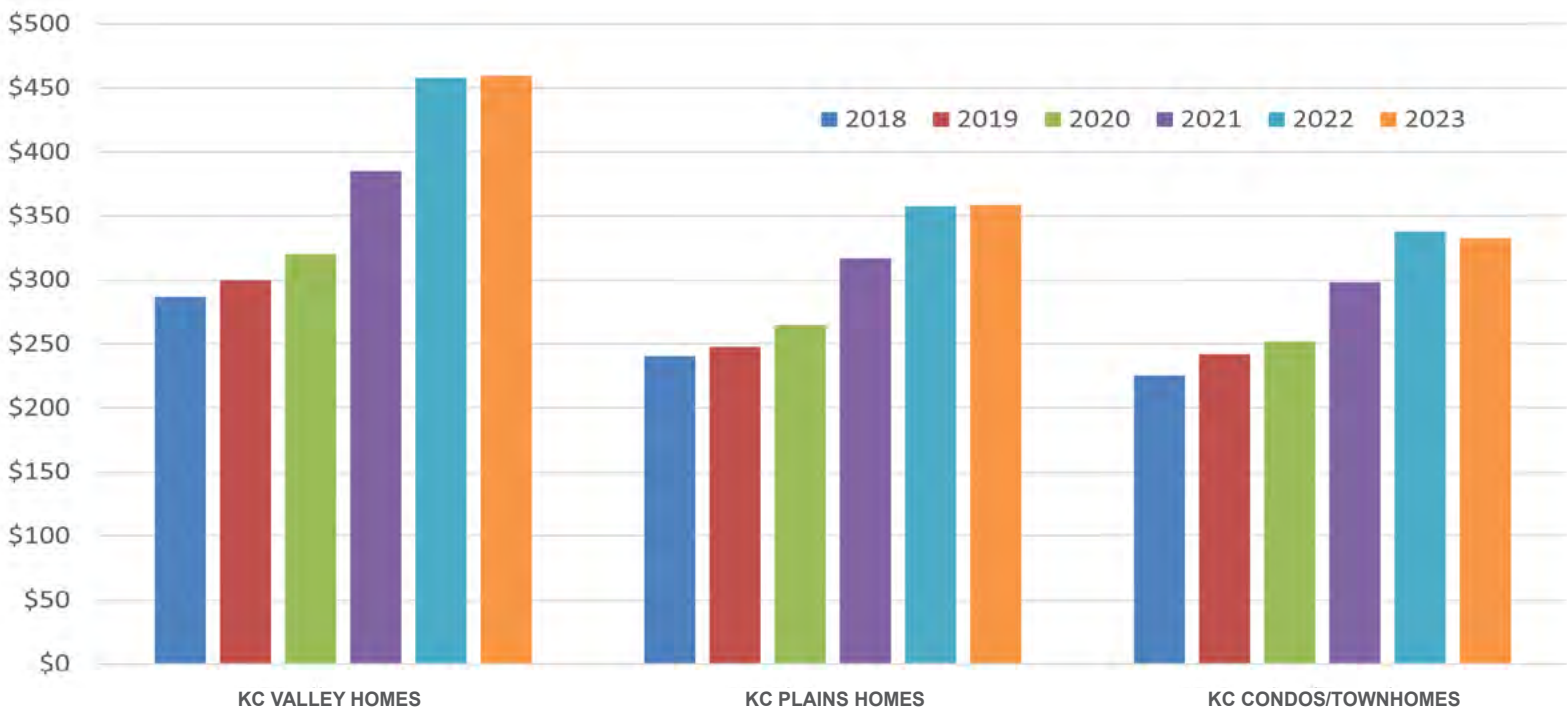
1. Assure budget and fiscal integrity.
2. Preserve, protect and enhance our priceless, signature landscape and our unique flora and fauna from fragmentation and visual degradation.
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amenities, including pools, tennis courts, buildings, parks, trails and open space.

- 4. Ensure proper maintenance of existing facilities, particularly fences in The Plains, so that the visitor's first impression of Ken-Caryl is one of delight.
- 5. Enhance our home values and quality of life.

We have made significant progress towards those goals in the following ways:

- 1. Questioned every project for costs and obtained competitive quotes. Consequently, the pond dredging proposal was reduced by \$150k, and the Ranch House parking lot resurfacing expanded from a simple overlay, which would have not addressed the drainage, cracking or disintegration, to a well-engineered total replacement with professional engineering oversight. To increase revenues to the Association, we began investing Reserve Funds in interest bearing CDs.
- 2. Preserving the environment. We prevented the concreting of the Plum Thicket dirt trail. "Paving paradise" would destroy Ken-Caryl's unique character.
- 3. Promoting the betterment of ALL recreation facilities. The Equestrian Center has seen significant restoration work, to the extent that there is now a waiting list for boarding.
- 4. The Fence Task Force was created and recommended a ten-year plan to replace all perimeter fencing - Continental Divide Road's has been replaced. Chatfield Avenue has been contracted for 2024. These significant aesthetic improvements create a positive first impression of a well-cared for community.
- 5. Together, the above achievements contribute to everyone's home values appreciating and a better quality of life.

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

I bring historical knowledge through having lived here for 30 years. I remember what the "original KCR" was like - welcoming, family oriented, vibrant, green, rural, tidy, proud. I moved here because the "open space" behind my first house in the metro area had been rezoned for residential development, without any consideration of the negative effects on existing residents. So before moving here, I read our Declarations which promised an "oasis of natural beauty close to the city", where the open space would never be developed. In my 30 years here, I have gained historical knowledge of the subtle changes made, and the issues those changes have created, as represented by over 2,000 written comments in the resident survey. I have seen the results, both good and bad, and always consider the harder to discern longer term impacts as being far more important than any short term benefits. At a recent KCRMA Board meeting, a new resident who had moved from Denver stated his opinion that "urbanization was coming to KC and there was nothing we could do to stop it." I do not accept that conclusion. Our Board has the ultimate power to prevent ANY changes to our way of life. Those who we elect will determine what we become, but my promise to you is this: for as long as I am a Board member, I will stand up to preserve Ken-Caryl's natural character

the way it is today, so that our children can be proud to say they are part of this unique community.

My professional qualifications include being a Director of the Ken-Caryl Water District, and Member of Council (the governing body) of the Institute of Chartered Accountants in London. I am a Chemical Engineer by degree, as well as holding an Active CPA license.

Board Members serve as liaisons on the various KCRMA committees: Architectural, Community Planning, Covenants, Election, Historical Society, and Open Space. On which committee(s) do you wish to serve as a liaison? Why?

As current Board member, I serve as liaison to the Metro District Board and the Water Board. I am happy to continue in those roles, if the new board so chooses. I was also liaison to the specially created Fence Task Force whose recommendations for a ten-year replacement plan of all perimeter fencing was approved by this Board, and for which approximately \$200,000 per year has been budgeted. The results of this work are so far visible on Continental Divide Road and, provided I am retained as a board member, will see Chatfield Avenue begun his year.

With regard to interest in other committees, there are two which are particularly close to my heart.

Open Space: To maintain Ken-Caryl as a pristine oasis surrounded by a concrete jungle, we are fortunate to independently manage over 5,000 acres of open space. As we already maintain 45 miles of private trails within this area, at a trail density of 10 times that of Jefferson County's open space, we should leave the remaining land in its natural condition. As the urban area inexorably expands, we will see greater demand for our unique offering, providing financial benefit to all residents through greater property values. The Open Space Committee is responsible for ensuring that there is a balance between conservation and other uses.

Community Planning: Another resident survey is likely to be commissioned in 2025. It is imperative that the questions are formulated in a way which can only have one clear answer. In the past, badly worded questions such as "are you satisfied with the trails," or "should the MA maintain or improve trails" have led to disputes as to what is meant by a majority agreeing. I would like to ensure that the questions proposed in the next survey are much more specifically written.

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

Maintaining the appearance of our community and ensuring that dues are prioritized on improving the public face of the community. This means fences, buildings, signage, roadways (medians and verges in particular). We must continue to enhance the physical structures that we own - Equestrian Center, tennis courts, swimming pools, fences.

We must aggressively protect against any attempts to degrade our green spaces. Our trees and turfgrass along our roads, especially Valley Parkway, Ken Caryl Ave., and Continental Divide must be protected against those who would take down mature trees, remove rose bushes and ornamental shrubs, and replace

cooling greenery with heat reflecting stonescapes, or worse, replace the strips of grass between the sidewalk and the paved road with concrete slabs.

The few acres of community greenbelt at such road junctions as Amaranth and Valley Parkway, or Ken Caryl Ave and Continental Divide Road, must not be allowed to die off in 2024, as they were in 2016 before community pushback caused the irrigation system to be turned back on. I will stand against these 2024 "xeriscape" proposals, and ensure that our green and pleasant community is not turned into a "Scottsdale look-alike."

Working within a fiscally conservative budget, it makes no sense for plans to be made to "change what already works" or "build new while we let existing structures rot." We MUST ensure that every facility we currently own has had ALL deferred maintenance remediated before even considering building new, or tearing out what we have, simply on a whim. We have started to address the rot (pun intended) with the fences, it would now benefit the community if we could agree to spend landscape monies on adding trees and shrubs rather than paying to remove those large specimens that have taken 30 or 40 years to grow.

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

Now, even more so than in 2021, for Ken-Caryl Ranch to be the most sought after covenant controlled community in the southwest Denver metro area, rivalling Back Country at Highlands Ranch and Castle Pines Village. A community which prides itself on being visually attractive through attention to detail, and preservation of its amenities.

The metro area has expanded at a speed unprecedented in my 30 years of living here. Sterling Ranch, with 12,000 houses, a few thousand at Morrison Rd and C-470 on the southwest side of Green Mountain, apartment complexes at Quincy and C-470, and our own new construction just east of C-470, make it imperative that we preserve and protect from encroachment demands the natural areas that we own.

The founders of KCR, Johns Manville, stated in the Declarations that "KCR is an area of unique natural beauty, featuring distinctive terrain. It is the desire of Grantor to create a community in which such beauty shall be substantially preserved." Across the USA, and across metro Denver, it is difficult to tell where

you are. Everywhere has its Safeway, Target, First Bank. Can you distinguish between Thornton and Superior? Probably not, but you know when you are in Ken-Caryl, and I would like us to be able to keep it that way so that our children can state with pride that they grew up here, and will look forward to coming back here.

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

I believe that the votes I have cast at MA Board meetings in the last three years provide an adequate insight into my view on spending the residents' money on services and facilities. Before 2021, many of our facilities had been allowed to degrade. When I was elected that year, my platform was "fix what we have before building anything additional." You will see that in the last three years, we have built on that platform. A selection of my votes, demonstrating that commitment, is as follows:

- 1. Postponing the dredging of Brannon Gearhart Pond because of initial excessive costs. Saving over \$150,000 as a result.
 - 2. Cancelling the conversion of dirt trails to concrete which would have cost about half a million dollars per mile.
 - 3. Performing a proper and complete rebuilding of the Ranch House parking lot, which should last 30 years, for less than double the cost of a simple overlay which might only have lasted two years.
 - 4. Fixing many of the eyesores at the Equestrian Center, including drainage issues, the barns, arenas, manager's office, and employees' house. This is a facility which within three years has become one which I am proud to show off to visitors, and the efforts have been recognized by the equine community to the extent that there is now a waiting list for boarders.
 - 5. Promoting the long term management plan for replacing perimeter fences, which is now in its second year of a ten-year project.
 - 6. Increasing security patrols during the evenings and installing more cameras.
 - 7. Generating "free money" for residents by preparing detailed weekly cash flow forecasts so that we can invest as much cash as possible in interest bearing CDs.
- I will continue to follow this philosophy, to gain the most value for all residents.



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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:



Roxy – (222238)

Roxy is a 3-year-old female Bull Terrier. Roxy's a sensitive soul! Once you are friends, she's a steady companion and likely to follow you about your day, but she's not a social butterfly and is going to be her most open self in a smaller social circle. When Roxy goes for her walks, she has been described as a sweetheart. For her comfort during this stressful transitional time, Roxy is recommended for a home with older or no children.



Root Beer Float – (289455)

Root Beer Float is a 3-year-old female Domestic Short Hair. Such a bright-eyed little tuxy lass! She came to us as a stray, so her past experiences are a bit of a mystery. Here in the shelter, she has shown her most comfortable side (and even becomes a bit of a flirt) when permitted to set the terms for interactions. She may make an excellent companion for someone who enjoys playtime with their cat, but doesn't mind if cuddles are lower on their feline's list of priorities. At this time, Root Beer Float is available to a household with kids aged 10+ or no kids.

To find out more about Roxy, Root Beer Float and other deserving pets in need of good homes, visit www.FoothillsAnimalShelter.org.

BULLETIN BOARD

Seeking Additional Members for South Hogback Task Force

The Ken-Caryl Ranch Metropolitan District is accepting applications for additional members for the South Hogback Open Space Task Force for 2024. The task force will meet periodically throughout 2024 regarding a land management plan for the conservation of the South Hogback Open Space.

If you are interested in serving on the task force, please fill out the application linked on the Committees & Task Forces page under the *About Us* tab at www.ken-carylranh.org no later than Friday, March 1 at 5 p.m.

The District owns 935.71 acres of open space and 3.2 miles of trail known as the South Hogback Open Space, which is located south and west of the junction of Interstate C-470 and Ken Caryl Ave. The South Hogback is one contiguous landform with significant historical and sensitive resources and is the only public open space owned by the District.

The task force was formed in 2022 and met throughout the year. They presented the

South Hogback Open Space Task Force Analysis to the District Board in September of 2022. The Board supported the task force's conclusions and desired them to be explored further with a land management plan.

The task force will now assist with the land management effort and with broader community engagement. Not all of the original task force members are available to meet this year regarding the land management plan, so the District Board is accepting applications and will select no more

than three additional members.

The District budgeted \$43,000 in the 2024 capital plan for the completion of the land management plan and is contracting with ERO for those services. ERO has extensive knowledge of the South Hogback and was responsible for the archeological study in 2019.

For more information, contact District Manager Traci Wieland at traciw@kcranch.org or 303-979-1876, ext. 136.



SPRING 2024

WONDERS OF NATURE: BUGS

Ages: 3-6 years old & potty trained

When: Tuesdays, 12:10-3pm, Feb. 20-March 12

Fees: \$124/Resident, \$149/Non-resident

Come join us at the Dakota Lodge for this spring's nature enrichment session, **BUGS!** Your student will get to explore nature with experiments, hikes, and opportunities to view wildlife in the KCR community!

Email youthprograms@kcranch.org with questions!

ONLINE REGISTRATION NOW OPEN!

PICTURE THIS! - Snow is a Foot!

Resident photo contributor Tom Ryan snapped and shared a few photos from the snow storm that blanketed Ken-Caryl with over a foot of snow in early February.



Ken-Caryl Ranch Presents:

CASINO *Night*



Registration opens January 29th
\$30 Residents
\$39 Non-Residents

February 23rd
Ranch House
6-9 PM

Top 5 people who have the most “funny money” at the end of the night will receive a fabulous prize!!



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



Special Events



Tennis & Pickleball



Sports & Athletics



Youth Programs

Casino Night

Luck be a lady at our inaugural Casino Night on Feb. 23 from 6-9 p.m. at the Ranch House! You'll want to roll the dice and press your luck for the chance to win exciting prizes and ultimate bragging rights! So, get dressed in your best - or luckiest outfit - and join in on the fun playing iconic casino games such as Blackjack, Let it Ride, Roulette and more! Appetizers and hors d'oeuvres included in the ticket price and alcohol will be available for purchase. Registration is now open! For details and to register, please visit the special events page of our website at www.ken-carylranh.org.
** This is 21+ event **
Thank you to Platinum Sponsor Crystal Adams.

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

Junior Tennis Lessons

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

Adult Tennis Lessons

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

Challenger Summer Soccer Camps

#Summer"Goals"! We're "kicking" things up! Sign up early for Challenger's Summer Soccer Camps and save money! So, if you're looking for a fun, healthy way to entertain your kiddos, secure your spot today via the Sports & Athletics page of our website at www.ken-carylranh.org or visit Challenger's website at <https://challengersports.com/camp-finder/>.

Wonders of Nature: Bugs

This spring we look forward to offering several topic-based nature enrichment sessions! Our next session will run Feb. 20 – March 13 and will focus on bugs! Students will get to explore nature-based topics with experiments, hikes and opportunities to view wildlife in the Ken-Caryl community! Each session will have fun and engaging nature-based lessons focused on the session's topic specifically related to Colorado or the Ken-Caryl area! Proper shoes for hiking, a reusable water bottle, lunch and appropriate outdoor clothing are required. Each participant must be potty trained. Wonders of Nature sessions run on Tuesdays from 12:10 p.m. - 3 p.m. at the Dakota Lodge. For additional session topics and to register, please visit our website at www.ken-carylranh.org and click on the Register icon located at the top right corner of your screen.



KC Fitness

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

Fitness Classes and Personal Training

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

Summer Camp 2024

Ken-Caryl Ranch is looking forward to another fun-tastic summer!! Summer camp information and registration details are now posted at www.ken-carylranh.org and will continue to be updated as more information becomes available. Important registration dates: March 11-22: Ken-Caryl Residents March 25-29: Non-Residents Registration windows open at 9 a.m. and close at 5 p.m.

Easter Egg Hunt - New Date

Mark your calendars and plan on hippity-hopping on over to our annual Easter Egg Hunt at the Ranch House! This year's event will now take place on March 30 in Ranch House Park from 11 a.m. - 1p.m.! Kids of all ages can join in the hunt for thousands of Easter eggs, visit with the Easter Bunny, yard games and a food truck! Find a ticket in an Easter egg and get a prize! It's sure to be an egg-ceptional time! This event is FREE and registration is not required! Thanks to Platinum Event Sponsors Susan Schell and Renewal by Anderson!

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Saturdays 8-9 a.m. level 3.5 – 4.5

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Classes are fee-based unless otherwise noted. Register online at www.ken-carylranh.org today!



Youth Programs



Youth Programs



Adult & Senior Programs



Adult & Senior Programs

**February Toddler Time:
Eric Carle**

Join us for our next toddler and adult companion program on Feb. 16 from 10:30-11:30 a.m. at the Ranch House! Our February Toddler Time will be Eric Carle-themed. Carle is the famous children’s book author of many works, including “Hungry, Hungry, Caterpillar.” Enjoy a story, crafting and sensory play! Meet new friends and make art together to take home. Adult companion is free. To register, please visit our website at www.ken-carylranh.org and click on the Register icon located at the top right corner of your screen.

Storytime at the Ranch House

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

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

**Adult Nature Enrichment
Spring 2024: Family Nature Club**

Ken-Caryl Ranch is excited to offer adult nature enrichment programming this spring! Looking for a fun evening activity to do with your child? Each week, beginning in March, bring your child to come explore a new topic or create a guided hands-on project. Father-daughter, mother-son, grandparent-grandkid, this is a great chance to bond and spend time together while experiencing something new. Our spring program runs March 6 – April 3 from 5:30-6:30 p.m. at the Dakota Lodge. Experienced instructors will guide you through each evening’s endeavors. This is limited to pairs only, one adult and one child. Children must be 5 years or older. To register, please visit our website at www.ken-carylranh.org and click on the Register icon at the top right corner of your screen.

Babytime

Please join us with your little one for Babytime at the Ranch House from 9:30-10 a.m. in the Bradford Room at the Ranch House, followed by Storytime at 10:15 a.m. This program is designed to help the littlest minds develop and grow. Bounce, sing, rhyme and read with your baby!

Ageless & Unstoppable

March 5 – Zen Meditation with Gary Kahn

Mark your calendars and plan on joining us for our next Ageless & Unstoppable, Programming for Seniors, Retirees and Adults, on March 5 from 11 a.m. – 12:30 p.m. at the Ranch House. This session will discuss how Zen is rooted in human experience and Buddhist tradition. Zen Buddhism is not a religion and is practiced by millions of people who may identify as Christian, Muslim, Jewish, or one of many other religions. Zen offers a non-religious spiritual path for making every day more peaceful and fulfilling. Participants will explore the meditation experience and discuss Buddhist stories and poems that help build an understanding of both Zen and ourselves. The session will be led by resident Gary Kahn, a Zen practitioner for the last 20 years and Dharma Teacher in the international Kwan Um School of Zen. No registration required. For additional program information, please visit the Adults & Seniors page of our website at <https://ken-carylranh.org/programs/adult-programs/>. This series is proudly sponsored by Kali Hepker with Equity Real Estate.

Introduction to Zen Practice and Philosophy

Experience a transformative journey in this FREE Introduction to Zen Practice and Philosophy class on April 7 – May 12 from 9:30-11 a.m. at the Community Center. Participants will delve into the profound art of Zen meditation and explore the timeless wisdom imparted by Zen masters. In the initial four sessions, students will receive rich insights through immersive teachings, setting the foundation for your practice. The final two classes offer a unique chance for extended meditation and personalized guidance, allowing you to explore your questions and experiences that arise during your Zen journey throughout the course. Join us on this enriching path of self-discovery and mindfulness.

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How Bluegrass Lawns Became the Default for Homeowners Associations

Some Colorado HOAs have started moving the needle, while state legislators prod others into water-wise landscapes

By Allen Best, Colorado Newsline, <https://coloradonewsline.com>

Editor’s Note: The following story is an excerpt from a full story published on Nov. 27, 2023, by Colorado Newsline in collaboration with Big Pivots and Aspen Journalism. The full article is available at <https://coloradonewsline.com>. It is the third of a five-part series that examines the intersection of water and urban landscapes in Colorado. As Ken-Caryl Ranch looks to the future with water-wise planning of community landscape areas, we will be increasing our community education efforts to also encourage water-wise landscaping in residential areas as well. Please keep an eye on future issues for more articles about this important conservation topic. For questions or comments, contact Ken-Caryl Ranch Metropolitan District Manager Traci Wieland at traciw@kcranch.org or Master Association General Manager Brian Yowell at briany@kcranch.org.

Between 50% and 60% of Coloradans live in housing governed by homeowners associations, commonly called HOAs. Squeezing water devoted to urban landscapes must necessarily involve these neighborhoods.

It’s already happening but, so far, mostly on the edges. A case in point: a small HOA in Greeley called Bittersweet Pointe.

“We keep saying that all the other HOAs are pointless,” Sandy Bertch, president of the board of directors, joked as he led visitors to a hillside on the edge of the HOA’s commons area.

There, three-fourths of an acre of Kentucky bluegrass had been replaced this year by a mixture of blue grama and buffalo grass. With

a summer of watering bills now in hand, Bertch estimates that the HOA needs 60% less water to irrigate that section. More turf replacement will occur on the HOA’s 2.5 acres of common ground, Bertsch promised, now that the efficacy of the native grasses has been demonstrated.

The HOA is among the smallest you’re likely to find. It has 11 duplexes, or 22 units altogether, all of whose residents are retired. It is self-managed, unlike most HOAs, which employ property management firms.

Ron Mettler, a retired electrical engineer, was president of the board when he brought up the subject of turf conversion. He got immediate pushback. “Don’t you touch that green grass. That’s why I am here,” said a resident, who has since died.

Finally, last year, consensus was achieved. Costs were crucial. The retirees will save money in reduced water bills and won’t need to mow the difficult hillside as frequently.

Private governments

Homeowners associations have been described as private governments enforcing covenants among homeowners. Colorado as of 2022 had 10,510 HOAs with 2.4 million residents, according to the Community Associations Institute, a national organization. Most are managed by private companies. And, according to detractors, they tend to be stuck in their ways.

Before George Teal became a Douglas County commissioner, he was a member of the Castle Rock City Council for 6 1/2 years. Because the city was heavily reliant on a large but unrenewable underground aquifer, it wanted to encourage low-water landscapes — what it calls ColoradoScapes.

Homeowners associations resisted, said Teal. He cited “just numerous examples” given to the City Council members each year of homeowners being told by their HOAs that they could not rip out their turf. That included his own neighborhood and HOA, Crystal Valley Ranch, one that he describes as consisting of mostly working middle-class people. A change would have required a 65%

vote. He similarly cites another HOA, Woodland, which consists of more-affluent residents.

“It became kind of a rallying cry on the council,” Teal said in a recent interview. “What could we do to get HOAs to accept the more water-smart landscape methodologies that were being advocated by our water utility?”

The answer was nothing. Local governments did not have the power to curb HOA powers. It had to be done at the state level.

In 2019, Colorado legislators passed the first of four laws that do so. House Bill 19-1050 stipulates that it is contrary to public policy for common-interest communities, such as HOAs, to “prohibit or limit installation or use of drought-tolerant vegetative landscapes or require cultivated vegetation to consist wholly or partially of turf grass.”

The law did allow HOAs to adopt aesthetic guidelines.

In 2021 came another law, House Bill 21-1229. It required HOAs to allow artificial turf in backyards and also solar panels, once again subject to “reasonable aesthetic guidelines.”

These steps were applauded by Jody Beck, an associate professor in the College of Architecture and Planning at the University of Colorado Denver. “Extensive green lawns are almost never an appropriate expression of responsible citizenship in the arid West, if by responsible citizenship we mean the conscientious use of limited shared resources,” he said.

In 2022, legislators did not specifically target HOAs and water. Instead, House Bill 22-1151 instructed the state’s chief water agency, the Colorado Water Conservation Board, to develop a program for the voluntary replacement of turf in cooperation with local governments and appropriated \$2 million for that work. After administrative expenses, \$1.5 million has been awarded to more than two dozen local jurisdictions in Colorado.

A step in the right direction

This year’s bill had bipartisan support. The bill requires that HOAs must select at least three pre-

approved water-saving landscaping templates that residents can follow. Residents and HOAs can choose to go for other designs, but at least three options must be pre-approved. There’s no real excuse for saying no.

Also testifying was Chris Marion, who began work in 2017 as a water conservation specialist. After getting a master’s degree in sustainability planning from the University of Colorado Boulder, he founded a company called 3.0 Management. It provides management for about 40 HOAs in metropolitan Denver.

Marion sees an opportunity for HOAs and other places with large expanses of turf to rethink their landscapes. Irrigation systems installed 40 to 50 years ago need replacement or updating. Some HOAs are poorly funded for replacement of leaking pipes and so forth.

“It’s not only the cost of water, but the associated maintenance costs of older grass,” he said.

Something else is going on, a shifting cultural norm. The impetus for expanses of Kentucky bluegrass that we see today was “simple, cost-effective landscaping, which was primarily bluegrass.” Now, said Marion, younger generations in particular have become at least aware of “the concept of personal ecological footprints.”

That shift in attitudes is now being integrated into governance of HOAs.

Very likely, you will also begin to see more and more cool-weather turf converted to low-water landscapes in Colorado’s HOAs. That’s exactly what some of those who helped draft some of Colorado’s recent laws intended. Call it a grassroots movement.

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RESIDENTS:
Feb. 19 at 9 a.m. through March 1 at 12 p.m.

OPEN TO ALL: March 4 at 9 a.m.

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Ages: 3 - 5.5 years
Time: 9 a.m. – 1:30 p.m.

Fees:

Monday – Friday

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Mon/Wed/Fri

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Tue/Thu

Resident:
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Ages: 3 – 5.5 years
Time: 9 a.m. – 12 p.m.

Fees:

Monday – Friday

Resident:
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- 2024 Preschool camp hours-> 8:30am-1:30pm
- No priority registration for currently enrolled school year participants.

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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 Feb. 28, paper is Feb. 16 at 9 a.m

Dear Editor

The purpose of the Open Space Committee is to "make recommendations to the Ken-Caryl Master Association Board of Directors for the management and maintenance of the over 4,800 acres of Open Space owned by the Master Association." [KCR website]. This committee, comprised of resident volunteers has existed for over 25 years. During this time, the Committee has provided critical priority, budget and natural resource advice to KCR staff and the Board. Sadly, as evidenced by the current Board's ill-conceived attempt on Jan. 10 to establish a new "Conservation and Recreation Committee" -- separate and apart from our long-standing Open Space Committee -- there is an ongoing attempt to disrespect and undercut this dedicated group of volunteers.

Further evidence -- recently, ten residents applied for two vacant positions on the Open Space Committee. The Board chose not to interview all ten applicants and instead picked an individual whose best qualification is that this person

is against anything and everything associated with trails in open space. What kind of message does this send to residents interested in serving this community? It says: "Don't bother applying, no matter how well qualified you are or how passionate you are about our open space, we're going to do whatever we want to in order to get the right people on committees to represent our own personal views on open space management."

Stop tinkering with a well-functioning committee that has served this community for many years with outstanding conservation, restoration and wise use advice on our most precious resource.

The Ken-Caryl trail system is a model for responsible trail use and conservation. The hard-working members of the OSC and the Trail Club should be commended for their great work.

Jake Cummins, Resident

Dear Editor

I, too, attended the Jan. 10 Conservation and Recreation Task Force special agenda meeting and came away that evening feeling such great hope for our community. In attendance that evening included all ages, empty nesters and new families in the community. It was great to see so many convene for an agenda item that apparently spurred a lot of interest, and to hear so many thoughtful comments on what is one of Ken-Caryl's most beloved assets. Amazingly, I heard very little from anyone else in the audience in support of this new Conservation and Recreation Task Force. As a matter of fact, even the Board themselves questioned the definition of "Conservation."

My personal agenda that evening was to voice support for our current Open Space Committee who meets monthly and discusses ad nauseum issues related to our open space. Why add a redundant and cost-prohibitive task force? As I go to the monthly OSC meetings, I see firsthand nothing but thoughtful and lengthy discussions. We already have great board-appointed committees to champion these important causes!

Ken-Caryl Trail Club? Yep, I'm a member. My family and I have been Trail Club members since we moved to Ken-Caryl as we frequently use the trails and felt it important to join and give back where we can. Please don't get caught up in Trail Club hidden agendas. There's nothing hidden. TC members want to recreate responsibly! Even Dr. Fodor was proudly wearing his Trail Club t-shirt that January evening!

I'd love to think we can all go to monthly board and committee meetings. But luckily, we have the ability to vote in board members who do the dastardly deeds of attending long meetings and doing extra homework on the side. For this, I thank the current board members as well as those brave souls who have stepped up to throw their hat in the upcoming election candidacy ring.

I would encourage my fellow Ken-Caryl residents to not shy away from this vote. We have two open seats and your vote will count!

Tracy Soukup, Resident

Dear Editor

I am writing to express my support for MA candidate Katie Bolling, who will be a great asset to our community when (or if) elected to our Master Association Board. I have been privileged to be neighbors with Katie for the past 11 years. Katie's love for our Ken-Caryl community is evident and infectious in the way she spreads positivity to all those that she encounters. She, and her husband Chris, embody the spirit of what it means to be a great neighbor by spreading joy to anyone who crosses their path. In the summertime, you will often find their windows (and sometimes even their front door) wide open letting in the light and fresh air, or one of them sitting in an Adirondack chair on their front patio smiling and waving to neighbors who walk by. When I think of Katie, the first word that comes to mind is community-builder. I have witnessed her involvement in organizing inclusive community events such as coordinating our Wynterbrook summer block party, organizing an annual pumpkin carving neighborhood gathering, hosting an annual Oktoberfest gathering and many other fundraiser events that she has spearheaded to benefit non-profit organizations. For all of these events, she always advertises "all are welcome," and she truly means it.

Katie has an impressive background in leadership roles with a number of non-profit organizations. She is a dynamic, collaborative leader with a passion for philanthropy and giving back to her community. She possesses a high level of integrity, and is an excellent introspective listener. I am confident that Katie will listen to the desires of residents, and act on behalf of the interest of the community rather than her own personal agenda. Our community needs a board member like Katie who can bring our community together and unite our neighborhood by highlighting our common love for Ken-Caryl, rather than focus on the issues that divide us. I hope that you will trust her with your vote.

Rachel Thurman, Resident

Dear Editor

I would like to address some misinformation in the Jan. 31, 2024, Letters to the Editor *Life at Ken-Caryl* issue. First, while not being specifically named, I am the person that was appointed to the Open Space Committee, to the dismay of some. I have been a resident of Ken-Caryl for over 30 years and have always enjoyed being outside watching wildlife and the beauty of the flora and fauna that is here. I have never stated that I am against/opposed to trails. As a walker/hiker nearly every weekday, why would I say I'm against trails? It was also said that I am opposed to wildfire prevention efforts. I am not, but do ask that the wildlife that is trying to live here is considered -- will a food source be eliminated, what about nesting/hunting perches? I have said that it seems like Firewise efforts are being rushed and may be causing residents to panic, giving the impression that "the sky is falling" and all efforts must be addressed immediately. Let's not spread misinformation.

Secondly, in another letter to the editor, "Several hundred Ken-Caryl residents have attended Master Association meetings the past

Letter continues on page 23

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Ⓢ Life at Ken-Caryl

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several months” is incorrect. Over 100 attended the Jan. 10, 2024, meeting, while the average is about 12 for most meetings. Also, “one of the most popular MA services according to the 2021 Community Survey” in reference to changing recycling services to bi-weekly. The 2021 survey doesn’t have a question in it about trash services. More misinformation. Ken-Caryl has been one of the only communities in the area without bi-weekly recycling for many years. Do we want to be known as a large trash producing community or one that is environmentally conscious?

My goal, if elected to the MA Board, is to continue to seek for balance in our community. We are a community of residents, and a community with a variety of wildlife residing here also. I desire to speak for both residents and the wildlife, to have respect for both and to improve the quality of life for all.

Rilla Reinsma, Resident, MA Board Candidate

Dear Editor

A reflection on community: “The best and most beautiful things in the world cannot be seen or even touched, they must be felt with the heart.” - Helen Keller. Ken-Caryl Community is more than a word, Our Community is truly felt with the heart!

Among many of us, the mountains and trails drew us to Ken-Caryl and we quickly learned we received so much more through the people we have united with through nature. We enjoy hiking and biking our trails, participating in both formal events at the Dakota Lodge and Ranch House and informal events (pumpkin races, neighborhood barbecuing, pickleball). We are grateful that we also get to “see and hear” our community -

serendipitously meeting as we pass each other on the trails, laughing/ splashing at the pool or sharing music and food at the many events throughout the year.

Master Associate Board candidate Randy Flint understands the heart of our community. As being a part of Ken-Caryl for 20 years, preserving this unique community is of the utmost importance. Randy leads with integrity, transparency and is known for his dedication to his family, friends and work. Randy is passionate for our community, he immediately volunteered from the very first year that he moved to Ken-Caryl. His passion combined with his strong engineering leadership experience, Randy would bring a unique combination and balance to ensure the voice our community is heard with the ability to unite our community with strategic and tactical steps that truly evolve Ken-Caryl with positive progress. I have known Randy Flint for 12 years and strongly endorse his candidacy for the Master Association Board.

Jenny Shipley, Resident

Dear Editor

We moved to this amazing neighborhood 15 years ago from your standard cookie-cutter suburban Houston neighborhood. Since the moment we first set foot in Ken-Caryl Ranch, for us the defining, unique and most amazing characteristic of KCR is the accessibility of its open space. In addition to passively gazing upon it, we are able to actively engage in our beautiful outdoor space via hiking, mountain biking, trail running, horseback riding and snowshoeing. Preserving and sustainably enhancing

and extending our fantastic trail system (and actively using it) is a wonderful way to add quality to a healthy lifestyle and value to our homes. Please join us in voting for KC Master Association candidates who will protect and support our amazing trail system: Randy Flint & Katie Bolling!

Lee Ann & Kelly Wert, Residents

Dear Editor

Did you catch that email from kcr@ivotehoa.com on Feb 12? It’s your golden ticket to influence the direction of our neighborhood! We’ve got the chance to elect two representatives to the Ken-Caryl MA Board, and I believe this is the year you make your voice heard.

Now, I get it, some of us aren’t even sure what the MA does or even that this is where our monthly dues go. So, you could spend an evening at a board meeting and spend a lot of time getting educated on neighborhood matters. You could use your three minutes of speaking time, but then quickly realize a decision was likely made weeks earlier without much community input. Your voice was not heard. That ship sailed. Occasionally into an iceberg. (But don’t worry, our recycling wasn’t on that ship, it was the opposite week).

But imagine a better way—a board that truly represents you. Not someone with a hidden agenda or a knack for one-sided decision-making, but someone dedicated to understanding what matters most to us, the residents. A leader who fosters open communication, facilitates tough conversations, and does it all with transparency. Picture a board that supports the brilliant minds on the Ken-Caryl Committees & Task Forces, collaboratively working together and turning our neighborhood into a community where diverse perspectives flourish.

That’s the vision I’d like to bring (back) to the MA Board, and I need your support. I’m Randall Flint, an engineer with nearly 25 years’ experience at the nearby Lockheed

Martin, including over 15 years in technical and organizational leadership. I bring a strong financial management background to the table as well because let’s be real, good leadership requires more than just talk.

Let’s reinvent the MA Board together – vote for Randall Flint before March 5. The fabric of our community is everyone in it and the time is now to invest in growing new and diverse leaders for our future. Cheers to a neighborhood where transparency and communication aren’t just buzzwords, but a way of life.

Randall Flint, Resident, MA Board Candidate

Dear Editor

Who can we trust anymore? Certainly not those who write nasty letters. I know we can trust Philip Varley, a highly respected financial executive with impeccable credentials, and Rilla Reinsma, who as a single voice on the Open Space Committee, has spoken to conserve our natural lands. Both have the courage to speak against the Trail Club’s mountain bike subgroup’s unjustifiable, costly demands.

Prior dominance by a collective on the MA Board and the OSC has resulted in inequitable, excessive funding of the Stacked Loop Trails, while ignoring other deteriorating assets such as the Equestrian Center and fences. A much less invasive, less costly, more efficient trial system could have been placed.

For over a decade, more than 20 miles of new trails were built, fragmenting Ken-Caryl’s Open Space. Too often, the visual affect was either given low priority or ignored. There were unnecessary habitat invasions. The golden eagles’ nest has suffered years of failure and elk no longer migrate through The Valley.

Why would someone build a new trail called “Wildcat”, on South Docmann land, which is so far away and practically, only can be reached by bike? It would carve up the last remaining area of natural open space owned by KCR. Its estimated cost is

Letters continue on page 24



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\$100,000. Isn't that somewhat selfish and unnecessary?

The 2021 Community Survey shows that residents want a "Conservation Area." It took courage by President Gerry Bauer to bring this subject forward for discussion at a special board meeting in January; yet the meeting was hijacked by over 100 bikers who would not accept alternative thoughts nor enable meeting accomplishment.

I have consistently defined "Conservation Area" to include trails open to hikers/equestrians (no bicycles). My message has repeatedly been congruent with a successful 1964 Federal Law with only one problematic single misinterpretation with misinformation during a 2022 OSC meeting. (The 21 million acres of Federal Land do not allow mechanical transport of any kind.) But the mountain bikers have refused to compromise. Civil demeanor and open discussion are vital for a harmonious community. To this end, we must elect Reinsma and Varley.

Jim Fodor, Resident

Dear Editor

I have been a full-time Ken-Caryl resident since 1989 and have watched the community go from good to bad to worse because of unbridled special interest groups. They represent an exceedingly small percentage of the population of Ken-Caryl, yet they seem to dominate the Master Association Board and the decisions that affect all of us. Enough! We must balance the Board and have all residents represented. For me, it would mean conserving our open space so we can continue to enjoy our unique flora and fauna without scaring the landscape with immeasurable trails. We already have more than 45 miles of hiking, mountain biking, and equestrian trails, why do we need more? Besides, doesn't it take your breath away when you see a golden eagle flying overhead or a deer sprinting across the plains? That will be taken away from us if we don't vote carefully.

For these reasons, I am asking you to vote for both Philip Varley and Rilla Reinsma in the upcoming election. I have worked with both in

the past, so I can unequivocally say they are dedicated to maintaining the Ken-Caryl lifestyle we enjoy. Just remember why we moved here if you are unsure who to vote for. Please remember Philip Varley and Rilla Reinsma when you get your ballot in the mail.

Ellen Kessler, Resident

**Editor's note: The MA Board election will be done online, but paper ballots will be available at the Ranch House Monday through Thursday from 9 a.m. to 4 p.m., or by appointment, for those residents who do not wish to vote online. Residents will not receive ballots in the mail as referenced in Ms. Kessler's letter. Residents who wish to fill out a paper ballot at the Ranch House will need a photo ID to vote with a paper ballot. *Please note the Ranch House is closed to the public on Fridays.*

Dear Editor

Responding to Mr. Hamilton's disparaging and ill-informed letter in the last issue of *Life at Ken-Caryl*, and his inappropriate allegations and falsehoods:

His letter accuses the Board of "complete leadership disfunction," yet he has no knowledge of what steps were being taken to rectify the situation of which he complains. It should interest all residents to know that in July 2023, I was the one board member who identified the financial statement reporting misclassifications (I am a CPA). I then researched the matter and recommended hiring a permanent CFO. In the interim, the Board asked an external audit firm of CPAs to resolve these issues, but after beginning work in September, they withdrew. So we moved ahead with hiring our own full-time CPA as Finance Director, who started on Jan. 2. The issues have now been resolved.

Mr. Hamilton's letter continues by making spurious claims regarding budget input, which has always required a series of public discussions at board meetings from September through December. The budget approval process in 2023 was no different than it had been in any of the previous thirty years I have lived here.

However, armchair quarterbacking is nothing new, as evidenced by the

quote below known as "The Man In The Arena" attributed to Theodore Roosevelt in 1910:

"It is not the critic who counts; not the man who points out how the strong man stumbles, or where the doer of deeds could have done them better. The credit belongs to the man who is actually in the arena, whose face is marred by dust and sweat and blood; who strives valiantly; who errs, who comes short again and again, because there is no effort without error and shortcoming; but who actually strives to do the deeds; who spends himself in a worthy cause; who at the best knows in the end the triumph of high achievement, and who at the worst, if he fails, at least fails while daring greatly, so that his place shall never be with those cold and timid souls who neither know victory nor defeat."

Philip Varley, Resident, MA Board Treasurer, MA Board Candidate

Dear Editor

In 2009, the final statement regarding trails in a letter signed by Chris Pacetti on behalf of the KCMA to Channel 9 News was, "It is the right amount of balance between recreation and preservation."

If the number of trails were "the right balance" 15 years ago, how can there be "the right balance" now with a preponderance of new trails? Forty-five miles of new backcountry trails have been built since 2009. Where is the restraint? How many backcountry trails are enough?

No one is against "trails." All trails are not created equal. We have paved trails circling parks and green belts. We have wide dirt trails for hikers and equestrians that want to relax and meander, communing with nature, observing wildlife and refreshing minds. We have narrow looping single-track backcountry trails built for bikers to enjoy the thrill of speed and riding the bumps. Unfortunately, survey questions have lumped all trails together, denying us accurate data as to what type the majority wants. Logically, funds should be spent on trails used by most residents, not on trails used by a minority of vocal special-interest club leaders.

Nationally, there is the 30X30 Conservation Plan to "preserve 30% of the nation's land and waters by 2030." This movement supports biodiversity and interconnectedness of nature. Surely, K/C can preserve 10% by 2025. Support a Preservation Area and show stewardship of the land, respect for the needs of wildlife and our ecological resources. Call it John Fielder Preservation Area. Vote Varley, Reinsma.

Kathy Webster, Resident

Dear Editor

Creating a Conservation Area (CA) in Ken-Caryl Open Space was cited by residents as one of their "top 4" priorities in the 2021 Community Survey. At the last MA Board meeting, the Board simply wanted to initiate action on this community issue by creating a Recreation/Conservation Task Force to address this community priority. Similarly, a Fence Task Force was created by this Board to also address another "top 4" issue expressed by residents.

The revised 2019 Ken-Caryl Ranch Open Space Comprehensive Management Plan (OSCMP) doesn't address the creation of a CA, nor were any resident conservationists included in writing this plan. It does not address the current needs of all Open Space user-groups or the new priority identified by the community. It needs a slight revision to include a CA.

The Recreation/Conservation Task Force would be comprised of all user groups, including recreationists (hikers, bikers, runners, equestrians) and conservationists. Input from all Open Space user groups is essential! The goals of this Task Force would be to; 1) Define what a Ken-Caryl Conservation area is (in terms of size, site lines, remoteness, animal and plant habitat, access or not by people, bikes, horses; trails or no trails, posted signage, future development, etc.). 2) Make recommendations on potential locations for the CA using experts from the Colorado Natural Heritage Program (as cited on page 7 of the OSCMP), and 3) Have the MA Board approve 1) and 2) and incorporate this into the newly revised OSCMP. Add the designated Conservation Area to the Ken-Caryl Ranch Revised Open Space Comprehensive Management Plan as an additional Land Use Category. Include the definition of the Conservation Area and it's location and how it will be managed. Yes, an independent, paid facilitator may be necessary to help conduct civil, non-bullying discussions during the Task Force meetings.

Why not allow the present MA Board to create a Recreation/Conservation Task Force to address this top priority of residents? We conducted a community survey to discover what residents wanted in their community. Now let's act and bring to fruition the desires of the whole community.

Linda Metzger, Resident

Dear Editor

The Ken-Caryl Conservation Club (KCCC) seeks to support candidates whose views and values align with KCCC. KCCC promotes conservation of our open space; a sound open space management plan that balances recreation with preservation; protection of wildlife and their habitat, enjoyable and safe trail experiences for all users and prudent fiscal management of our MA dues. KCCC is endorsing Philip Varley

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and Rilla Reinsma for the MA Board. Creating a Conservation Area in Ken-Caryl Open Space was cited by residents as one of their “top 4” priorities in the 2021 Community Survey. These candidates support this community priority and will work to accomplish it. Both support a balance between conservation and development in our unique open space and will strive to preserve and protect it. Fifty miles of backcountry trails are enough! It is costly to continually maintain and patrol all of these trails.

Philip Varley will assure budget and fiscal integrity. As a CPA, and chief financial officer, he stands for sound fiscal management and will give careful consideration when spending your MA dues. He has questioned every project for cost estimates and obtained competitive quotes. He saved more than \$75,000 on the dredging of Brannon Gearhart Pond. Reserve funds were invested in interest bearing CDs creating revenue equivalent to a \$2.50 per month dues increase. Recently, he identified 2 variances in the financials that are being corrected.

Philip and Rilla support adequate maintenance of existing facilities and landscapes, including fencing and tree replacement and proper maintenance of trails, so that concreting them is unnecessary. Rilla has served on the Community Planning Committee for 7 years. Philip facilitated replacement of the Ranch House parking lot, restoration of the Equestrian Center and supported the recommendations of the Fence Task Force to replace all perimeter fencing. If not elected, fencing monies will be re-

allocated to trail.
Votes for Philip and Rilla will bring needed balance and varied perspectives to the MA Board representing all residents. The candidates we elect to make decisions for our future really matter and affect our values, our neighborhood and our wallet. Please vote in this important election.

Linda Metzger, Resident

Dear Editor

I am excited about the upcoming MA Board election as it will be a time for the community to elect new members who support our community interests such as the amazing trail system in Ken-Caryl. Many new residents I have met since I moved here 6 years ago have also come here to enjoy the wonderfully unique and private trail system Ken-Caryl has to offer. Support for trails shows up consistently as a majority favorite on the annual Open Space surveys. Current board member Philip Varley has been closed off to growth of our trail system, and in fact has been trying to close a large portion of it south of the Massey Draw Trail. This makes no sense. It’s time for him to be replaced. My family will be voting for MA Board members who support our trail system, support the majority interests in the use of our open space and have a sincere desire to make the community a better place for us all. We’ll be voting for Katie Bolling and Randall Flint.

Sincerely,
Sean Lupien, Resident

Dear Editor

This letter is written in support of Philip Varley for re-election to the KCRMA Board.

We think it is important to review and note the accomplishments of any board member seeking re-election. Mr. Varley’s accomplishments over his term on the Board have been numerous and have served Ken-Caryl very well. They include the following:

Mr. Varley spearheaded the Fence Task Force, which recommended the KCMA take ownership of all perimeter fencing and begin a ten-year replacement program by allocating approximately \$180,000 per year to improve the aesthetics along the roads.

He supported over \$250,000 to be allocated to repair the Equestrian Center, which included addressing drainage issues at the barn, restoration of the ranch hands’ house, restoration of the manager’s office, new fencing, new bottom boards in arenas and improved horse stalls. There is now a waiting list for boarding.

Mr. Varley saved \$150,000 on the Brannon Gearhart Pond dredging project by choosing to use just a digger and a dump truck instead of a recommended Army Corps of Engineers project.

He ensured that the replacement of the parking lot at the Ranch House was properly engineered, designed, costed, warranted and was overseen by a civil engineer.

Mr. Varley’s suggestion to invest all reserve funds in high interest-bearing investments could generate up to \$150k per year, which is the equivalent of approximately \$2.50 in monthly dues.

Philip Varley has represented the residents of Ken-Caryl very well during his term on the Board and because of his strong financial background, he has been a good steward of the money the Board manages.

We support his re-election to the KCMA Board and encourage you to vote for him as well.

Thank you.
Scott and Sandi Richter, Residents

Dear Editor

Philip Varley needs to be held accountable for his Jan. 3 letter in *Life at Ken-Caryl* attacking Ken-Caryl staff members. How is it that a current board member has no clue what is going on with our facilities?

Mr. Varley clearly wrote his letter as an angry rant without any realization that the Ranch House parking lot’s median was being re-landscaped in the fall of 2023 for safety and irrigation reasons as part of the parking lot reconstruction project. Staff had explained that. He clearly didn’t do any research or even have the courtesy to talk with staff prior to recklessly slamming out a letter and even worse, misinforming the community based on his half-baked comments. It is embarrassing for a board member to have an editor’s note correcting an irrational rant while nearly four dozen members of the community clicked “like” on staff’s Facebook post Dec. 20 explaining what he should have researched before writing his letter. By the way, staff’s explanation was published before the Dec. 21 editorial deadline for Mr. Varley’s Jan. 3 letter. As a current board member, he should

Letter continues on page 26

RUFF LIVING!

MY HUMANS’ NAMES ARE:
Corey, Jessica and Ian

MY BREED IS:
Mountain Feist

I’M ALWAYS GETTING
IN TROUBLE FOR:
Walking on the dining room table

I CAN’T LIVE WITHOUT MY:
Super comfy chair on the back patio

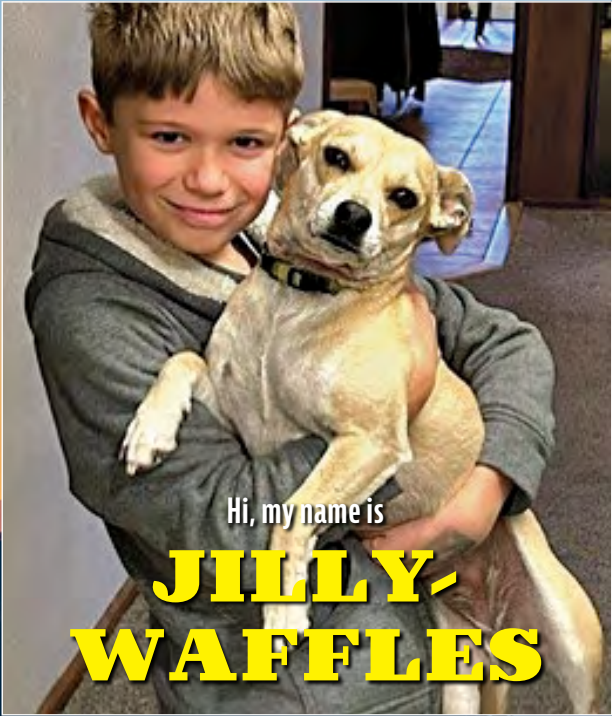
MY SECRET TALENT IS:
Climbing trees very high

I’M KNOWN FOR:
Climbing all over everything and my adorable ears

I LOVE IT WHEN:
Ian, my human, gives me belly rubs

MY PERFECT DAY:
Chasing critters in the backyard with long breaks for naps in my chair

LIFE IS RUFF WHEN:
I’m inside most of the winter because I can’t stand the cold



Hi, my name is

JILLY-
WAFFLES

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!



A photograph of the Toy Automotive building, a modern structure with large windows and a sign that reads "TOY AUTOMOTIVE INDEPENDENT TOYOTA LEXUS SUBARU REPAIR". A black Toyota pickup truck is parked in front of the building.

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A map showing the intersection of Shaffer Pkwy and Ken Caryl Ave. A car icon is shown on Shaffer Pkwy, and a north arrow points upwards. The address C-470 is marked.

have known – regardless of whether one is “on Facebook.”

How ironic is it that staff documented a procedure they followed, yet Mr. Varley – a current board member – apparently didn’t follow any procedure in investigating a question. He just pontificated without doing his homework. This fits the pattern of Mr. Varley believing the rules don’t apply to him. For example, in a Sept. 20, 2022, board meeting, he told one staff member “close your ears, I know it’s a covenant violation, but I have two dead trees [on my property] and I am not removing them.”This

◆
 LIFE AT KEN-CARYL

ISSN 0899-6318

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

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 Recreation:
 Ranch House.....303-979-1876
 Community Center.....303-979-2233
 Environmental
 Education.....303-979-1876

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

incident is almost as appalling as when he lectured residents in the October 2023 meeting about moving recycling to a bi-weekly format – “at least we don’t have to do what Europe does!”

Attacking staff members recklessly is not model behavior for an incumbent member of our board.

Do not waste your vote in March on Varley or anyone who allies with or enables his arrogant behavior.

Mark Celusniak, Resident

Dear Editor

Dear fellow residents:

Below is a summary of what I stand for in the upcoming election for KCRMA, and is a continuation of what I have accomplished, as identified in my letter in the last issue of *Life at Ken-Caryl*.

In summary, I want to see diligent financial stewardship so that the benefits of what KC offers will accrue to all residents, in whichever part of our community you live.

I believe that what sets us apart from other metro-area communities is our unique open space, and I will do everything I can to preserve it as is. We need a champion of the environment to ensure its ecology remains intact.

When I was elected in 2021, one of my first acts in support of that was to prevent the conversion from gravel to concrete of the Plum Thicket trail. Not only was this aesthetically poor – “urbanizing” a footpath – as it is steep, it would have created a legal minefield by being susceptible to icing and a resultant slip and fall. Yet “dirt to concrete” trail conversion plans have not gone away, they remain just waiting for a board member with different opinions to approve their expensive, unsightly and unnecessary conversion.

For residents living in The Plains, I believe that the biggest benefit I have helped provide to your area is supporting the Fence Task Force’s recommendations to spend approximately \$200,000 each year on a ten-year replacement program for all perimeter fencing. You have already seen the benefits along Continental Divide Rd., and I will continue this program. Funds of \$4 per month from dues were earmarked for fences beginning last year, and it is not appropriate for those funds to be re-allocated for other purposes.

My platform is based on improving the aesthetics and supporting all of the recreational assets in KC, whether tennis, equestrian, or open space, for the benefit of all residents who pay the dues to maintain these private facilities. Please vote and demonstrate your support for a balanced voice for the whole of the Ken-Caryl community.

Philip Varley, Resident, MA Board Treasurer, MA Board Candidate

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.

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This listing includes Ken-Caryl teens who babysit, mow lawns, house or pet sit, or shovel snow. To be included on the list, teens should email their name, number, age, neighborhood and list of services offered to Allison 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
Olivia Anderson	303-902-5026	B, P, S	15	Aspen Meadows
Jade Atkinson	720-616-0063	B	17	Aspen Meadows
Giana Baiotto	720-335-9786	P, H	10	Traditions
William Baiotto	720-335-9786	P, H	13	Traditions
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
Piper Blarr	720-255-6877	B, P	16	Colony
Aliza Bochner	720-880-8336	B, P	19	North Ranch
Eva Bochner	720-899-0033	B, P	17	North Ranch
Mariel Bochner	319-338-4414	B, P	14	North Ranch
Mia Briceno	573-801-4342	B, P, H	12	Deer Creek
Abby Burton	720-616-1333	B, P	16	Aspen Meadows
Caprice Camilli	720-347-3411	B, P	13	Wynterbrooke
Elena Carpenter	303-999-9764	B, P	12	Traditions
Alice Cuttitta-Gallant	303-517-8864	B	15	Deer Creek
Hope Cuttitta	720-404-0282	B, P	19	Deer Creek
Ella Daugherty	303-591-2004	B, P	16	Legacy
Quinn Daugherty	303-591-2004	B, P	15	Legacy
Razi Daugherty	303-591-2004	B, P	12	Legacy
Presley Davis	720-487-8778	B, P	13	Sunset Ridge
Rosemary Detterick	720-628-2638	B, P	13	Saddlewood
Megan Ellis	720-290-2033	B, P, S	14	Heirloom
Jack Famariss	720-434-7033	B, P	16	North Ranch
Ryan Flint	303-517-3749	L,P,S	15	Retreat
Caleb Flint	303-517-3749	L,P,S	12	Retreat
Grant Foster	720-345-3120	L, S	17	Aspen Meadows
Kyla Fouts	303-668-0581	B, L, P, S	13	Mountain Gate
Brayden Fox	303-906-4339	L, P, S	15	Deerwood Vista
Lauren Fox	720-273-4077	B	12	North Ranch
Liam Fox	303-906-4339	L, P, S	11	Deerwood Vista
Shaun Fox	303-906-4339	L, P, S	14	Deerwood Vista
Fiona Freitag	720-456-1556,	B	10	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	Cimarron
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
Reed Hershey	720-828-3245	B, L, P	12	North Ranch
Natalie Himmel	720-788-3419	B, P	15	Eagles Pointe
Kellen Hodges	720-496-6113	B, L, P, S	17	Saddlewood
Maddox Hodges	720-472-2003	B, L, P, S	14	Saddlewood
Reece Hodges	303-667-2606	L, P, S	12	Saddlewood
Gunnar Holmes	720-505-6764	L, S	15	Carriage Hill
Amelia Hopping	720-626-7750	B, P, S, L	14	North Ranch
Erin Hurley	720-600-8261	B, P, S	12	Aspen Meadows
Lukas Jamtgaard	303-763-0250	P	18	Mountain Gate
Afton Jones	720-705-9797	B	16	Manor Ridge
Salome Kekelia	801-201-1183	B	13	Territory
Eva Kiebler	303-478-6050	B, P	15	Cimarron
Sierra King	720-582-3334	L	14	Heirloom
Kellen Lay	720-629-5566	L, S	12	Wynterbrooke
Andrew Lerudis	720-691-3985	L, P, S	15	Village
Daniel Lobelo	720-203-2912	L, P, S	14	Deerwood Vista
Shea McCaughey	720-774-7499	B, P	13	Cimarron
Riley McGatlin	703-244-8558	B, L, P, S	14	Legacy
Rileigh Rose McMahon	720-375-3352	B, P	13	Stallion Pointe
Nathan McAnally	303-358-1993	L, P, S	12	Retreat
Charlotte Miller	303-882-4415	B, P	16	Manor Ridge
Janey Millstone	720-668-1029	B, P	15	North Ranch
Sydney Millstone	720-471-3245	B, P, L	15	North Ranch
Lexi Moscardini	347-803-6421	B, P 1	3	Manor Ridge
Hannah Mote	720-305-8757	B, P	14	Stallion Pointe
Kellan Nash	720-630-5764	L, P, S	13	Retreat
Samara Pirozzi	720-818-2203	B, P	16	Traditions
Lillian Pool	720-985-1667	B, P	16	Bradford Place
Alec Prinzi	303-810-3221	B, L, P, S	12	Shaffer Hill
Nathan Rector	720-506-5616	S, L	12	Sunset Ridge
Joshua Reisinger	303-587-0927	L, P, S	16	Eagles Pointe
Alessandra Roberts	720-394-3910	B, P, S,	15	Village
Paulina Roberts	720-394-3910	B, P, S	13	Village
Griffin Ruskowski	303-960-9883	L, P, S	13	Stallion Pointe
Jake Ruskowski	720-607-2809	B, L, P, S	17	Stallion Pointe
Sebastian Ruskowski	720-766-9843	L, P, S	15	Stallion Pointe
Libby Sauer	303-506-9752	B, P	14	North Ranch
Maggie Schmisek	720-960-7707	B, P	14	Traditions
Nicholas Schuster	720-990-7465	B, P	18	Heirloom
Liam Schuster	720-480-0691	B, P	13	Heirloom
Aly Secondo	720-625-9910	B, P	14	Cimarron
Ava Secondo	303-883-2592	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
Maddy Szabo	720-768-5452	B	16	Aspen Meadows
Jack Torgerson	303-981-7617	B, P	18	Legacy
Aiden Tyler	720-448-7638	P, S	15	Cimarron
Charlotte Watkins	720-649-0813	B, P	12	Manor Ridge
Judah Webster	703-655-4428	B, L, P, S	15	The Spread
Wyatt Webster	703-655-4428	B, L, P, S	13	The Spread
Ava Yaley	970-946-8955	B, P	15	Carriage Hill
Cole Yaley	970-946-7649	B, P, S	13	Carriage Hill
Connor Young	720-883-3616	B, L, P, S	13	North Ranch
Liam Young	720-883-3616	L, S, P	12	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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Gorgeous 4 bed, 3 bath home with Vaulted Ceilings that Backs to Open Space!
SOLD \$121,000 OVER LIST PRICE



UNDER CONTRACT

1 Tecoma Circle **VILLAGE**
Beautiful 4 bed, 3 bath Ranch floorplan with Panoramic Views.



SOLD

7590 S Lost Ranger Peak **THE SPREAD**



SOLD

5 Carissa Circle **RETREAT**

Exciting Announcement!

On January 5th Brean Small was crowned to represent the title of MRS. Littleton to compete in the upcoming MRS. Colorado pageant on April 6, 2024 at the prestigious Ellie Caulkins Opera House in the Denver Performing Arts Complex.

MRS. Colorado will win over \$15,000 in prizes, including an all-expenses paid trip to represent Colorado in the nationally live streamed Mrs. America Pageant this August in Las Vegas, NV.

Come Cheer Bre on!
Tickets to the April 6th Pageant are on sale now at <https://mrscolorado.com/theshow>.



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

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