



# The Rolling Hills of Green

**Ken-Caryl’s lush landscape as a result of this summer’s relentless rain.  
Photo courtesy of 16-year-old resident Blake Schroeder.**

Love life behind the lens? Consider submitting your photos to *Life at Ken-Caryl* Editor Allison Hefner at [allisonh@kcranch.org](mailto:allisonh@kcranch.org) for publishing consideration in an upcoming issue.

OUR COMMUNITY	SPECIAL EVENTS	COMMUNITY CONNECTIONS	RANGER FIELD NOTES	COVENANT CLIPS
Homeowners Association Task Force Created as a Result of HB23-1105	Enjoying Boatloads of Fun on the 4th of July!	Open Space Committee to Host Open House for Proposed Memorials	Be Bear Aware!	5 Ways to Get Your Exterior Project Approved Faster
PAGE 5	PAGE 7	PAGE 9	PAGE 4	PAGE 3

**Manager’s Column:**  
Making Fire Mitigation a Top Priority

PAGE 2

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



PAGE 10

**Mark Your Calendars for the Art Festival on Aug. 5!**

Ken-Caryl Ranch is hosting its first ever juried art festival! The 2023 Art Festival will be held on Aug. 5 from 10 a.m. – 4 p.m. at the Ranch House. Artwork will be showcased for the community to come out and see. For more information, please check out our flyer on page 10!



PRSR STD  
U.S. POSTAGE  
PAID  
LITTLETON, CO  
PERMIT NO. 171

Printed on Recycled Paper  
c/o Ken-Caryl Ranch Master Association  
7676 South Continental Divide Road  
Littleton, CO 80127  
[www.ken-carylranh.org](http://www.ken-carylranh.org)  
A covenant protected community.





Making Fire Mitigation a Top Priority

By Scotty Martin, MA Board Director

Hi neighbors! As one of the elected members of the Ken-Caryl Ranch Master Association Board, I’m honored to serve you and to serve with fellow board members who developed these priorities for 2023:

- Wildfire mitigation through investments and action.
- Community aesthetics, including neighborhood signs and perimeter fencing.
- Ensure the new residential (NADG) development planned in the Plains is compliant with Ken-Caryl’s architectural standards.
- Deliver a comprehensive and balanced way to protect and conserve the Open Space while providing recreation opportunities.
- Support MA staff development.

Today, the MA Board and I would like to give you an update on one of our top priorities, wildfire mitigation. But before we dive into our investments and actions to date, **please know mitigating wildfire fuels around your home is one of the biggest ways to address future wildfire risks.**

I reached out to Open Space Manager Sean Warren to prepare this update, and he immediately wanted to highlight our Firewise Committee volunteers. These volunteers are committing long hours to prepare and deliver wildfire mitigation checklists, evacuation tips and other key resources on the Firewise Resources page of the Ken-Caryl website at [www.ken-carylranh.org](http://www.ken-carylranh.org). Dan Hatlestad and the other committee volunteers have published several tools and tips for wildfire preparedness and mitigation in recent issues of this paper and across Ken-Caryl’s communications channels. They and our ranger team have also worked to get Ken-Caryl formally recognized as a Firewise Community® based on all our efforts to date!

Speaking of open space staff, the MA hired a new Wildfire Mitigation Specialist that joined our team in April 2023. This was an important investment the MA Board made and we’re proud to welcome Keith McMillan into that role. Keith is a retired Battalion Chief from the Red, White and Blue Fire Protection District. When I interviewed Keith for this article earlier this month, he took me along with him while carrying out wildfire and open space maintenance duties and shared more information about his current role. Keith decided to come out of retirement because he loves Ken-Caryl and wants to help his neighbors and the MA to possibly avoid future wildfires. Keith also mentioned that another factor in his decision was the thought leadership Ken-Caryl is displaying about wildfire preparedness. To his (and our) knowledge, no other HOA in our area has invested in this type of position. As our Wildfire

Mitigation Specialist, Keith is delivering the following:

**Residential Wildfire Fuel Hazard Assessments and Education.** These 1-hour, private, in/at-home assessments include a wildfire assessment score, customized checklists to help protect your home and evacuation tips in the event of a future wildfire. Keith has performed about 40 assessments since April and currently has 10 more scheduled. We encourage you to visit the Firewise Resources page to schedule your own assessment online.

**Proactively Mitigating Wildfire Fuels in MA-Owned Open Space.** Keith and the ranger team use the 2021 Community Wildfire Protection Plan (CWPP) to prioritize fuels reduction projects in the open space. If you’re interested in learning more about the CWPP, we encourage you to download a copy from our Firewise Resources page. Keith and the entire ranger team are committed to maintaining the beauty of our open space and in preserving as much wildlife habitat as possible while proactively mitigating wildfire fuels in the open space. Here is a list of the Wildfire Mitigation Projects since 2021 and a note about what’s planned for this summer:

- Emergency evacuation access from The North Ranch into the Willow Springs community and clearing overgrowth to keep that important access point clear for future use.
- Brannon Gearhart Park, the area behind Wood Sorrel.
- North Massey Draw area, the area behind Mountain Laurel.
- Plum Thicket open space, the area behind Blue Sage.
- North Ranch areas #6 and #7 are planned for this summer. These areas are near Golden Eagle in The North Ranch and are two of the most highly prioritized areas in the CWPP.
- NOTE – The MA Board is grateful to all the community volunteers who have pitched in over the years on these projects. Some of these volunteers are concerned homeowners, but many are volunteers from the Ken-Caryl Trail Club who simply wanted to pitch in and help here in our community. In addition, Sean Warren also wanted

to highlight some other proactive investments to reduce wildfire risk:

- **Curbside Slash Pick-up Events** – There were two successful events in 2022 and two planned for 2023. The first was in April and the second event is planned for the fall.
- **Open Space Interface Mowing** – Studies and data show that mowing a 10-foot interface from residential properties into the MA-owned open space is an effective way to reduce fuels and help protect homes. The open space team conducted one mowing cycle in 2022. Based on their success in 2022, the MA Board funded two more contractor-delivered mowing cycles in 2023.
- **Paved Trail, Single Track Trail and Two-Track Mowing** – The open space team mows these trails in the lower portions of the Ken-Caryl Valley and The North Ranch three times a year.
- **Continued Wildfire Fuels Mitigation Planning and Delivery** – Our Wildfire Mitigation Specialist and rangers will continue using the CWPP to prioritize and plan future open space fuels mitigation projects.

- **Increased Campsite Patrols** – The rangers have stepped up patrols of campsites to significantly reduce open fire usage.

The MA Board encourages you to visit the Firewise Resources page to review the dozens of resources our Firewise Committee volunteers have made available for you. On that page, you can learn more specifics about mitigating wildfire fuels around your home as one of the best ways we can address future wildfire risks together.

Thanks for taking a few minutes to learn about the MA investments we’re making to proactively reduce wildfire risk in our community. The MA Board is so grateful for our rangers, our new Wildfire Mitigation Specialist, the Firewise Committee and the dozens of community volunteers who have all pitched in to make these investments turn into action. If you have any questions or have additional ideas that we should consider, please reach out to Open Space Manager Sean Warren at [seanw@kcranch.org](mailto:seanw@kcranch.org), or Wildfire Mitigation Specialist Keith McMillan at [keithm@kcranch.org](mailto:keithm@kcranch.org).

COMMUNITY CALENDAR

July

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

Sun.	Mon.	Tues.	Wed.	Thurs.	Fri.	Sat.
16	17	18 11 a.m. Ageless & Unstoppable 5:30 p.m. Tasty Tuesday 6 p.m. MA Board Meeting	19	20 10:15 a.m. Storytime	21	22 8 p.m. Flick n’ Float
23	24	25 11 a.m. Ageless & Unstoppable 5:30 p.m. Tasty Tuesday 6 p.m. MD Board Meeting	26	27 10:15 a.m. Storytime 7:30 a.m. Architectural Committee Meeting	28 5-9 p.m. Swim Meet RH Pool Closed	29 Swim Meet 5:30-11 a.m. RH Pool Closed
30 Swim Meet 5:30-11 a.m. RH Pool Closed						

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

Family Tradition  
Since 1875

Murray's  
Shoes

FRIENDLY, PERSONAL SERVICE.  
COMFORT. FIT. STYLE.

CHECK OUT OUR NEW STYLES AND DON'T MISS OUR SUMMER SALE!

Dansko

Vionic

OluKai

Dansko

OTHER GREAT BRANDS: Aetrex, Birkenstock, Brooks, Chaco, Dunham, ECCO, Keen, Merrell, New Balance, Oboz, Naot, Oofos, Pikolinos, Rockport, Strive, Taos & more...

FOOT, HEEL, ANKLE, KNEE PAIN?

- Expert pedorthic assessments
- Arch supports & custom orthotics
- We treat the cause...not just the symptom!
- Call for an appointment or more info

SUMMER SALE!

20-50% OFF

SELECT STYLES\*

\*Summer Sale runs thru July 31st

8116 W. Bowles Ave. • Littleton, CO 80123 • 303-972-8436 • [MurraysShoes.com](http://MurraysShoes.com)





5 Ways to Get Your Exterior Project Approved Faster

By Darci Cross, Community Administrator

Here are the five things that you will need to expedite the approval of your exterior project:

1. **Email Address on File:** When you submit your project, please make sure we have your email address on file. You have two ways of getting the email address added to your account. You may do this by including it in the online form when you are submitting your project. There is a box that asks if you have any changes. You can put your email in there and we can add it to your account. You can also email me at [darcic@kcranch.org](mailto:darcic@kcranch.org) or call me at 303-979-1876, ext. 109 to have me add your email to your account. By having an email address on file, you will get your correspondence much sooner. On occasion, your approval may go to your spam folder, so it's always a good idea to check there if you haven't heard back from us.

2. **Information:** You cannot ever submit too much information when it comes to a submittal. Photos, photos and more photos are welcome and appreciated! With most projects, you will need

to submit a photo of your home, including the roof. For painting projects, we will need photos, paint swatch colors with the brand, color and request that you please denote what colors will be used for the field, trim and accent of your home. Please also include the sheen of paint. For example, "SW7029 Agreeable Gray Satin Finish." For landscaping or concrete, please make sure to send photos of the area you are updating as well as a sketch of the project, especially for DIY projects. For landscaping, you will need to submit the types of plants, trees and ground cover, such as rocks and mulch. If you have a professional doing the project, they will need to send all of the documentation as well as a current photo of where the project is taking place. For fencing, sheds, decks, act., all of Ken-Caryl's requirements are listed online at [www.ken-carylranh.org](http://www.ken-carylranh.org) under the *Resident Resources* tab.

3. **Don't Jump the Gun!** You must have a letter of approval for any project before it begins. It is your responsibility to reach out to us if you haven't heard back from us.

If we send you a letter asking for more information, the quicker you get back to us, the quicker you will get your approval. You will be in violation of an unapproved exterior project if you start your project without approval. This could end up being a costly mistake.

4. **Change in Plans.** We realize that sometimes plans change during a project. It is imperative that you reach out with any changes to avoid any extra costs that may occur due to lack of approval on the change.

5. **The Final Step.** Make sure to let us know when your project is completed. You will need to send us a photo with your address so we can close out your project on your account. All projects are subject to inspection on the completion of the project.

**\*\*\*Just a reminder that ALL exterior projects must be submitted via the home improvement portal to avoid fines from unauthorized projects.**

Along with Ken-Caryl's architect advisor, I have enjoyed reviewing and processing your home improvement submittals! It has been exciting to have had so many homeowners wanting to

make improvements to their homes this spring and summer. Every little improvement makes a big difference to the look and feel of our community. Improvements help everyone's home values increase and create pride in our neighborhoods.

I hope you are all enjoying your summer and connecting with your neighbors and others in the community. Remember to do your part to keep this beautiful place looking great.

Be kind to one another,  
Darci

MA BOARD MEETING

MA Board Summary

On June 20, the Ken-Caryl Ranch Master Association Board held a regular meeting and discussed the following items:

- Strategies and policies for ongoing and upcoming Firewise fuel mitigation efforts.

The Board passed the following motions:

- a. A Motion to adopt a new fee structure for new build homes and apartments in Ken-Caryl Ranch.
- b. A Motion to select CMH as the contractor for the next phase of the asphalt to concrete conversion project for the Ken Caryl Avenue Trail. This phase would consist of 1300' of trail, leaving the remaining 300' of trail on Ken Caryl Avenue to be redesigned for grade and accessibility before being converted to concrete.
- c. A Motion for the Ken-Caryl Ranch Master Association to take over the responsibility of neighborhood perimeter fencing as outlined by the KCRMA Staff and the Fence Task Force.
- d. A Motion of approval for the expenditure to replace the sewer line in the Equestrian Center Manager/Ranch Hand House.
- e. A Motion for KCRMA to take back responsibility of Covenant and Architectural Review and Control of Ken-Caryl Ranch Office Park properties.
- f. A Motion to refer delinquent accounts 32642, 32621 and preapprove referral of 36897 to the Master Association attorney for collections.



POOL CUES

Ranch House Pool Closures for Summer Swim Meets

Please note the following dates the Ranch House pool will be closed to accommodate swim meets during the 2023 summer aquatics season:

**Friday, July 28:** State Swim Meet, pool closed from 5-9 p.m.

**Saturday, July 29:** State Swim Meet, pool closed from 5:30-11 a.m.

**Sunday, July 30:** State Swim Meet, pool closed from 5:30-11 a.m.

You don't have to be a fish out of water! Be sure to join us for summer swimming at either our Bradford or Community Center pools during swim meets at the Ranch House!

All swim meets have been posted to our events calendar on our website at [www.ken-carylranh.org](http://www.ken-carylranh.org).



BLUE SAGE DENTAL

SUSAN KUTIS, DDS

KEN-CARYL RESIDENT

American Academy of Cosmetic Dentistry  
American Dental Association  
Chair of the CDA Foundation  
MDDS Board Member  
Colorado Dental Association

Invest in Your Smile!  
You Wear it Every Day!

[WWW.BLUESAGEDENTAL.COM](http://WWW.BLUESAGEDENTAL.COM)  
(303) 973-1112

10354 West Chatfield Avenue, Suite 100  
Littleton, CO 80127

BULLETIN BOARD

MD Board Meeting Recordings

In an effort to make Ken-Caryl Ranch Metropolitan District Board meetings more accessible and convenient for residents, staff will be recording District Board meetings for the next three months on a trial basis. The meeting recordings will be posted to the website within a couple days after the meeting so residents can watch the meeting at their convenience. After the three-month trial period, the Board will assess the usage and determine next steps. District Board meeting agendas and information can be found on the Board of Directors page of our website at [www.ken-carylranh.org](http://www.ken-carylranh.org).





Happy Triangle, Happy Trails!

The Open Space Committee would like to highlight one of the most important signs you'll see posted in our beautiful open space. It's what we like to call the happy triangle, which explains proper yielding protocols for trail users.

When passing on the trails, uphill users have the right of way, and ALL users must yield to equestrians. Next up, remember that bikers yield to both hikers and equestrian users. Finally, in a double hiker encounter, the uphill hiker has right of way. As you get ready to pass, you may want to shout out a friendly hello as you approach. After a successful encounter, thank your yielder! Let's all safely enjoy our amazing open space together.

Ranger Giveaway Day is on July 29!

Swing by, say hi and pick up some cool swag at our next KCRMA Ranger Giveaway Day on July 29 from 9 a.m. - 1 p.m. Our Volunteer Patrollers will be located at the intersection of the North Hogback and Lyons Trails to greet guests and address any questions! Be sure to stop by - the VPs will have bike lights, bike bells, sunscreen, bandanas and snacks for you as well as water for your four-legged hiking buddy!

Stay tuned! Additional Giveaway Days are scheduled in August and September! More information will be communicated as it becomes available.



Be Bear Aware!

The rangers have received reports of bears walking through neighborhoods, knocking over trash cans, walking into open garages and pulling out trash bags. Multiple bears are in the area, including a sow with cubs, and we need residents to do their part. If a bear is viewed on the ground walking, attempt to haze it with noise makers, like shaking a soda can filled with rocks, or by spraying the bear with a water hose. The same can be done if a bear is viewed eating from a trash bag in a yard. Haze the bear or call the rangers and they can respond to haze the bear, if on duty. Please call the rangers with any sightings or incidents at 303-979-1876, ext. 170.

Helpful tips include:

- Keep garage doors closed at all times!
- No bird feeders!
- Keep garbage indoors. Only put out trash/recycling as close to scheduled pick-up time in the morning.
- Lock car doors and remove sweet smelling items from cars.

Mill Levy Election Update

Earlier this year, the Metropolitan District began exploration of a potential mill levy election. The Metropolitan District Board discussed this issue over the course of the last six months and determined that it will not pursue any mill levy election on the November 2023 ballot. The District is funded by property tax revenues and has been studying the recently signed Senate Bill 23-303, which proposes to reduce property taxes for a 10-year period. The property tax reductions will be voted on by Colorado's voters pursuant to Proposition HH, which is expected to be on the ballot in November, but is currently being challenged before the Colorado Supreme Court. The uncertainty around Proposition HH and the full impacts of whether it passes or fails are not known and cannot be confidently estimated; therefore, the Board felt it was more prudent to delay any further conversations. The Board thanks the community for their feedback and participation in the thoughtful approach to this decision and looks forward to continuing the pursuit of excellence in parks and recreation facilities and programs. Please reach out to Traci Wieland, District Manager, at 303-979-1876, ext. 136, or via email at [traciw@kcranch.org](mailto:traciw@kcranch.org) with any questions or comments.



PICTURE THIS! - Sunset Over the Manor House

Resident Greg Bettinger shared this photo of a sunset over the Manor House.



OVER 100 5-STAR GOOGLE REVIEWS

Mike Schmisek  
Owner  
Ken-Caryl Resident

AUTO | BUSINESS | HOME | LIFE | UMBRELLA

Premier Mountain Insurance is an independent insurance agency. We work with multiple companies to find you a great policy at a competitive price. Start **YOUR** quote at

WWW.PREMIERMOUNTAININSURANCE.COM/GET-A-QUOTE/

PREMIER MOUNTAIN INSURANCE  
premiermountaininsurance.com  
mike@premiermountaingroup.com  
Call or text us at 303.922.1002

PREMIER MOUNTAIN INSURANCE



# Buy Peaches, Do Good! The Rotary Club of Littleton’s Peach Sale Funds Local Non-Profits

The Rotary Club of Littleton is a service organization that is making a difference in our community, whose mission is to assist in the development and implementation of youth leadership programs, education, nutrition and health care programs for the needy, clean water and sanitation projects, polio prevention and eradication and economic development, both locally and internationally. The organization also supports other non-profit organizations that provide services in our local community through grants, providing volunteers and assisting with fundraising endeavors. The Rotary Club of Littleton also provides support to non-profits throughout the Littleton Community including Arapahoe Community College Foundation, Nourish Meals On Wheels, Integrated Family Community Services, Break Bread, Love INC, GraceFull Foundation and South Metro Community Foundation to name a few.

The Rotary Club of Littleton is hosting its annual Summer Peach Sale to aid in financial support to these vital Littleton organizations. For more information and to place your order for peaches to help support the organization’s fundraising efforts, please visit <https://www.littletonrotary100.org/>. Orders must be placed by July 27. Pick-up location TBD. Please contact the Littleton Rotary Club for more information and updates at 303-949-9625 or visit their website at <https://portal.clubrunner.ca/3759/>.



# Homeowners Association Task Force Created as a Result of HB23-1105

One of the bills affecting community associations that came out of this year’s legislative session was HB23-1105. In summary, this bill creates a task force under the Department of Regulatory Agencies (DORA) to examine issues affecting HOA homeowners’ rights and to prepare a report by April 15, 2024, on the task force’s findings and conclusions regarding the matters it examines. The task force was created to study homeowners’ rights and experiences living in homeowners’ associations. DORA will then review and publish the initial findings and conclusions of the task force, including the legislative recommendations, and submit those parties, which include the state house of representatives and senate committees and the governor.

The task force will consist of a variety of individuals, including two HOA homeowners residing in Colorado (at least one of whom resides in a community that is disproportionately impacted, and one of whom serves on the executive board of an HOA); a community manager, a representative from an HOA homeowner advocacy organization, an attorney who primarily represents homeowners in legal proceedings against common interest communities, and an attorney who specializes in common interest community law. Designations and appointments to the task force will occur before Aug. 1, 2023.

The task force will be responsible for reviewing matters such as, but not limited to: an association’s fining authority and practices, foreclosure practices, communications with homeowners regarding processes and homeowners’ rights and responsibilities, the way in which the association makes its governing documents, policies, rules and regulations available to the homeowners and the executive board actions regarding collection and legal activity against a homeowner. The task force will also look at homeowner complaints (as reported to the HOA Information and Resource Center and Homeowners’ Advocacy Groups in Colorado), CCIOA as well as other state and federal laws.

If a homeowners association’s board receives a request from the task force for information, it is required to cooperate with the request, including turning over governing documents or other records in the association’s possession that have been requested.

The task force will hold its first meeting after its members have been designated and appointed.

For more information, please visit the HOA Center of the Colorado Department of Regulatory Agencies at <https://dre.colorado.gov/>, keyword HOA Center.

*\*Portions of this article reprinted from [www.altitude.law](http://www.altitude.law).*

CURRENTLY ENROLLING PRESCHOOL - JUNIOR K FOR 2023/24

They bring the curiosity. We bring the confidence.

✓ Kindergarten Ready

Primrose students perform at twice the level of their peers.

90% of brain development occurs by your child's 5th birthday. Maximize your child's potential with our

Balanced Learning approach.

Call to schedule your tour!

Now Enrolling!

Call today and save \$175 on registration

(New families only, one per family)

720.981.2988

Primrose School of Ken Caryl | 6060 S. DeVinney Way | Littleton CO 80127

WELCOME LEXIE!!!

Our newest Esthetician was awarded Esthetician of the Year at her last practice! We are thrilled to have her join the Essex Medspa family!

Lexie will be providing all esthetician services including laser hair removal and laser genesis.

MENTION THIS AD WHEN YOU BOOK YOUR FIRST SERVICE WITH LEXIE AND RECEIVE 20% OFF WHEN BOOKED BEFORE SEPTEMBER 1ST.

In Salon Foushee 8555 West Belleview Ave. Littleton, CO 80123 303-973-3683

[www.essexmedspa.com](http://www.essexmedspa.com)

Jill Sohayda, MD

YOUR PLACE FOR ADVANCED AESTHETIC AND HORMONE TREATMENTS.

emporia home services

Repair, Maintenance and Installation Heating - Air Conditioning - Heat Pumps - IAQ

[emporiahomeservices.com](http://emporiahomeservices.com)

303.909.2018

5

⌚ Life at Ken-Caryl

July 19, 2023



SAVE THE DATE

# SHRED

# DOWN

**LITTLETON/KEN-CARYL**

10026 W. SAN JUAN WAY

**Saturday, July 22**

**9AM-NOON\***

Safely dispose of your unneeded financial and personal records.  
Please no plastic, aluminum, cardboard, electronics, magazines, catalogs, books, or telephone books.

**Collecting monetary donations for Food Bank of the Rockies.**



**COLORADO**  
CREDIT UNION

*Love where you live. Love where you bank. Love where you work.*

**BRIGHTON | DENVER | LITTLETON**

*\*Or until truck reaches capacity.*

**303.978.2274 | [ccu.org/events](https://ccu.org/events)**

Federally Insured by NCUA.



Enjoying Boatloads of Fun on the 4th of July!

It was red, white, blue and patriotic all over at this year's 4th of July Bash at all three community pools! This annual event draws a huge crowd consisting of residents of all ages getting in on the fun from belly flops to finding contest pop tops and of course, our 2nd Annual Cardboard Boat Race!

A special thanks to resident and Platinum Sponsor Brean Small with eXp Realty!



This year's boat race winner John Kesner, far right, pictured with his family and winning vessel!



4th of July Bash Platinum Sponsor Brean Small with eXp Realty, pictured with her twins Samantha, left, and Brooklyn, right, enjoy a festive 4th!



KITCHENS • GREAT ROOMS  
BATHROOMS • BASEMENTS • FIREPLACES  
STAIRCASES • INTERIOR ROOMS

MAVERICK  
HOME REMODELING INC

Renew My Entryway

A Grand Entrance

Big. Bright. Welcoming.

303.978.0602  
RENEWTHEHOME.COM  
SERVING KEN CARYL SINCE 2004



Abe's  
Tree & Shrub Care

• Removals • Shrub Shearing  
• Pruning • 10% Senior and Veteran Discount  
• Stump Grinding

Abraham Spilsbury  
Owner/Operator & Littleton Resident  
Certified Arborist WE7555A  
VETERAN

OFFICE: (720) 283-8226  
CELL: (720) 979-3888

Over 20 years of experience. "I do the estimates and the work."





# DDHARDER Properties David and Diana Harder

YOUR KEN-CARYL REAL ESTATE SPECIALISTS

- #1 Sales Team In SW Jeffco 1993-2021 • #1 Sales Team in Ken-Caryl Ranch 1996-2021
- #1 Sales Team In Closed Sales In SW Jeffco 1993-2021



2012-2021



**TEAM HARDER**  
Brokers/Owner, G.R.I.

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

## NEW LISTING!



### 10862 Trailrider Pass CIMARRON

Rare Ranch home with full finished walk out. Open vaulted floor plan! 4284 total SF. 4 bed, 4 baths. Plus main floor study! Island in Large Gourmet Kitchen! 2 car oversized garage! Backs to open space! Beautiful English Garden front yard, newer deck off kitchen with views of Greenbelt, private yard with flagstone patio, wood floors on main level, some newer windows, some newer interior paint. Gas log fireplace!

### 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



MOUNTAIN GATE

7369 Alkire St. Unit 204 - \$365,000



TERRITORY

7228 Gore Range Road



CIMARRON

11385 San Joaquin Ridge



DEERWOOD VISTA

10 Mountain High



VILLAGE

11130 Twin Thumbs Pass

**Sold by the Harders** 28 Mesa Oak • 9607 W Trailmark • 5 Catamount Lane • 8 White Birch • 6 Meadow Rose Lane  
9 White Birch • 11 Wild Turkey • 9 Paonia • 11722 Hornsilver • 11886 Elkhead Range Road • 15 Summit Ash  
11709 Elkhead Range Road • 15636 Red Deer Drive • 10237 West Roxbury Avenue • 5 Woodfern • 10417 West Red Mountain

- Living & Specializing in Ken-Caryl Ranch
- 50+ Years Combined Experience
- #1 Ken-Caryl Resident Marketing Team (1996-2020)
- Over 2500 Households Served

- 80% Repeat Referral Business
- Top 1% City and Nationwide for Closed Sales!
- Re/Max Chairman's Club, Hall of Fame
- Re/Max #1 Sales Team KC Office 2005-2010

- Coldwell Banker Chairman's Circle
- GMAC Broker Hall of Fame Club, GMAC President's Elite
- Relocation Approved - Ask for us by name!

Team Sponsors of  
Ken-Caryl Little League  
1999-2021  
Let's Play Ball and Have Fun!

**Call Us Today! 303-875-3837**  
**24 Hour Voicemail 303-972-1212**

Please keep our troops and America  
in your thoughts and prayers.



Proud sponsors of the  
Ken-Caryl Veterans  
Monument



## ◆ COMMUNITY CONNECTIONS

### Open Space Committee to Host Open House for Proposed Memorials

In April, the Ken-Caryl Ranch Master Association Board, in conjunction with the Open Space Committee, collected resident feedback on memorials in Ken-Caryl’s Open Space to honor loved ones via an online community survey. The survey was conducted to find a community-supported alternative to replace the memorial bench program for the next 15 to 20 years. The current memorial bench program will be ending in order to prevent over-benching in the Open Space. On average, the Open Space Committee receives 1-2 memorial requests per year. The proposed vision presented to the community via the survey was to create a natural setting with flat stones

embedded in the ground that can be engraved with the names of loved ones located near the kiosk on Manor House.

Several themes in resident feedback and suggested memorial alternatives emerged as a result of the survey and will be presented at the Open Space Memorial Exploration Open House, hosted by members of the Open Space Committee, which will be held prior to the committee’s August meeting. Resident feedback ran the gamut, with some respondents against memorials of any kind in the open space, other respondents supporting the proposed alternative to over-benching, and others proposing the planting of trees to honor loved ones as an alternative.

The Open Space Committee cordially invites all residents to attend this open house on Aug. 8 at 5 p.m. at the Dakota Lodge to engage directly with proposals and provide any additional feedback on the suggestions that emerged from the survey.

## ◆ SPECIAL EVENTS

### Summer Movie Magic in Ken-Caryl!

Movie-goers enjoyed munching on free popcorn while watching the family-friendly flick, “DC League of Super-Pets” on June 24 at the Ranch House/Soccer Field. If you missed it, be sure to attend our next Movie in the Park event featuring the film “Happy Gilmore” on Aug. 12! This event will also take place at the Ranch House/Soccer Field.

This event was generously supported by our “super” sponsors, Platinum Sponsor Gravina’s Window Center of Littleton and Bronze Sponsor Colorado Credit Union.



### PICTURE THIS! - Beauty, Plain(s) and Simple

Prairie Meadow Park, located in the Plains, as seen and snapped by resident photo contributor Wayne Broussard.



## TRUST A NEIGHBOR!

Free Estimates • Licensed • Insured  
Shake | Tile | Composite | Solar | Repairs | Gutters

WE’VE DONE A LOT OF PROJECTS IN OUR KEN-CARYL COMMUNITY

Ken Caryl Valley Resident & Owner – Bruce Wank  
“Call me. I’ve been roofing Ken-Caryl since 2004”  
**303.995.6433**

TILE ROOFS:  
Golden Eagle # 26,28,32,35,45,47,67,70,75 & 77  
Mule Deer # 3,4,6,30,31,34,39,42,43,46,47 & 48  
Wren # 1,2 & 4  
Goshawk # 3,4,6 & 7  
COMPOSITE ROOFS:  
Willowleaf # 16,24,26,30,46,70,98 & 100  
Honey Locust # 22,23,25 & 27  
Dawn Heath # 57,58,60 & 65  
Wintercress # 2,5,6 & 11  
and many more!



**MOUNTAIN ROOFING**  
MountainRoofing.net  
24 Lindenwood Lane  
Littleton, CO 80127

# RUFF LIVING!

**MY BREED IS:**  
Shepherd Mix

**MY HUMAN’S NAME IS:**  
Evan

**I’M ALWAYS GETTING IN TROUBLE FOR:**  
Nothing, I’m a good boy

**I CAN’T LIVE WITHOUT MY:**  
Blanket

**I’M KNOWN FOR:**  
Snuggling during nap time

**MY SECRET TALENT IS:**  
Knowing when there’s a delivery at the house. I alert everyone!

**I LOVE IT WHEN:**  
My Dad gives me part of his pizza crust

**MY PERFECT DAY:**  
Going for walk #1, 2 and 3!  
(And saying hi to all my friends in their yards)

**LIFE IS RUFF WHEN:**  
You’re a new big brother to a puppy!



Submit your dog to be featured in a 2023 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!



## Life is great when you ADD-A-DECK!



**SCHEDULE NOW for SUMMER specials!**



**303-838-3397**  
[addadeck@gmail.com](mailto:addadeck@gmail.com)  
[addadeckoftherockies.com](http://addadeckoftherockies.com)







**FOOTHILLS**  
 ANIMAL SHELTER

Sponsored by
 

**COLORADO**  
 CREDIT UNION  
*Love where you live. Love where you bank.*

Ken-Caryl Branch  
 10026 W. San Juan Way, Littleton | 303.978.2274  
[ccu.org](http://ccu.org)

## Fairy Tale Ending

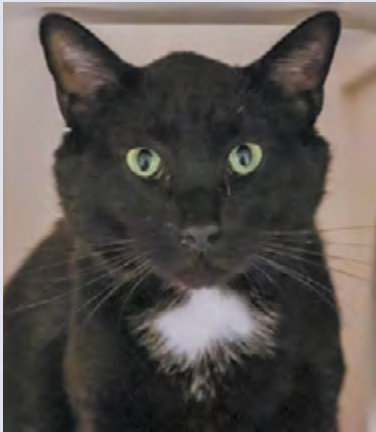
Helping our furry friends find homes.

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:



### Bentley (235563)

Bentley is a 10-year-old Australian Cattle Dog mix. He is a sweet boy, easy to walk and will sit politely for treats. While Bentley may enjoy snuggling up with you on the couch, our walkers also tell us he likes to go for short jogs and enjoys chasing balls in the yard! And he really, really loves butt scratches! Bentley is only available for adoption to a home where he is the only dog, and he is recommended for a home with older or no children.



### Marco (271082)

Marco is a 3-year-old male domestic short hair. Marco's last owner described him as a loving and sweet guy who enjoyed hanging out with his familiar people and also greeting visitors. Marco is suspected to have spent much of his prior life enjoying the freedom of the outdoors, and he may adapt most easily into a new home where a safe indoor/outdoor lifestyle is possible.

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

# Ageless and Unstoppable

## Programming for Seniors, Retirees and Adults

Tuesdays at the Ranch House from 11 A.M.-12:30 P.M  
unless otherwise noted.

Tuesday, July 25 – Topic: Go On More Hikes with Your Grandkids This Year, Presented by Jamie Siebrase

Tuesday, Aug. 1 – Topic: What’s All the Buzz About Value-Based Care? Presented by Erica Chase from One Medical Seniors

Tuesday, Aug. 8 – Topic: Createry Workshop

Tuesday, Aug. 15 – Topic: Understanding Zen Meditation as a Spiritual Practice, Presented by Gary Kahn

Tuesday, Aug. 22 – Topic: Intro to Knitting with Sonia Berlinger

Tuesday, Aug. 29 – Topic: Mindfulness- What is it and how can it help me? Presented by Erica Chase with One Medical Seniors

Thank you to our very generous platinum sponsor!





**Equity**  
 COLORADO REAL ESTATE  
 HEPKER HOMES - KALI HEPKER  
*"Your Realtor for Life!"*  
[www.hepkerhomes.com](http://www.hepkerhomes.com)  
 806-790-3962



# ICE CREAM SOCIAL



Come enjoy **FREE** ice cream and toppings while mingling with the community!

**August 2nd**  
**12:30-1:30 PM**  
**at the Community Center**

Big thanks to our very generous sponsor!





# CHRISTMAS IN JULY

## Flick 'n Float

**RANCH HOUSE POOL**  
**JULY 22ND, 8-10 PM**

FEATURING **HOW THE GRINCH STOLE CHRISTMAS**



PRESENTS

# THE 2023 KEN-CARYL RANCH ART FESTIVAL

Local artists will showcase their artwork for the community to come out and see.  
 More info to come!

**AUGUST 5TH | 10 AM - 4 PM**  
**RANCH HOUSE (INSIDE)**

Artwork will be juried by the Ken-Caryl Art Guild  
 Thank you to our generous sponsors!





**Bobbi Grieco**



popcorn provided!

# free Movie

IN THE PARK

**FEATURING: HAPPY GILMORE!**  
**RANCH HOUSE PARK**

**AUGUST 12TH**  
 MOVIE STARTS AT DUSK  
 Thank you to our generous sponsor!





# The Start and Spread of Wildfire in the Wildland Urban Interface

By Daniel Hatlestad, Ken-Caryl Firewise Committee

Don't let the recent rains fool you – it's wildfire season all year long! The wildland-urban interface (WUI), defined as the area where houses are in or near wildland vegetation, is the area where wildfires pose the greatest risk to people due to the proximity of flammable vegetation. Wildfires frequently burn houses in the WUI, and are most difficult to fight there. Furthermore, the WUI is where people often ignite wildfires, and the vast majority of fires are human-caused. While fires are an integral part of many ecosystems as a whole, humans have changed wildfire environments throughout the western United States, and climate change will increase fire frequency in the future.

The close proximity of houses and wildland vegetation does more than increase fire risk. As houses are built in the WUI, native vegetation is lost and fragmented. Landscaping introduces non-native species and soils are disturbed, causing non-native landscaping to spread, and suppression of all fires creates intense fuel growth.

Though a natural part of the Rocky Mountains, fire is one of the most feared, fought and controversial components of our physical environment. The landscapes of the Rocky Mountains have been shaped by frequent wildfires for thousands of years. The role of fire in these ecosystems is evident from studies of past vegetation, fire scars on trees, the even-aged character of most forests and records of explorers. Until the beginning of the 1900s, wildfire burned through the forests of the Rocky

Mountain West at fairly regular intervals and was a natural component of fire-dependent ecosystems.

Today, as more people build in the WUI, they become part of the growing risk for wildfire destruction. Wildfire is viewed as an undesirable natural phenomenon that can destroy homes and property and place lives at risk. But wildfire is a natural part of Rocky Mountain West ecosystems. Residents living in the WUI should learn to view wildfire the same way residents in other parts of the country view tornados, floods and hurricanes – as natural phenomena that can devastate property and life – and prepare accordingly.

The first step is to understand wildfire and how homes are destroyed. Next, consider the fire resistiveness of your house and the surrounding landscape, and take the necessary steps to minimize your home ignition potential. After taking care of your home and immediate surroundings, you can move out into your surrounding landscaping or open space and take additional steps to minimize your risk.

### How do Wildfires Start?

The conditions do not have to be too crazy for a wildfire to start. Wildfires can start with something as random and unpredictable as a lightning strike hitting a tree. In fact, lightning was responsible for starting a wildfire in Fraser, Colorado in early July this year, despite heavy rains and wet ground. All a fire needs is an igniter, some fuel and strong wind. Besides a random strike of lightning, forest fires can also be ignited by:

**Powerlines** - When a powerline is hit by high winds or a car crashing into it, the lines break. As the lines are broken, there is usually some sort of spark, which may be large enough to ignite a flame that can spread to the rest of the forest.

**Arson** - Unfortunately, sometimes a forest fire can break out because someone purposely started it. Arson

has been identified as the cause of many wildfires in Colorado.

**Campfires** - If a campfire is not put out correctly, or if it was made in a spot where it is illegal to start a campfire, the embers can be blown from the pit and onto a pile of dead vegetation.

**Cigarettes** - Cigarettes starting wildfires are common along roads as burning cigarettes are discarded.

**Other human-related causes** - While we use the term wildfire, a lot of these fires are not started by random natural events, but the introduction of humans and our technologies into a forest setting.

Wildfires are driven by three basic components: weather, fuel and topography. Together, these three items affect the likelihood of fire starting, how fast it moves, its power and difficulty to control.

**Weather** - Dry, hot and windy weather increases the likelihood of a major wildfire.

These conditions:

- Make ignition easier
- Help fuels burn more rapidly
- Increase fire intensity

High wind speeds, in particular, can transform a small, easily controlled fire into a catastrophic event. The East Troublesome Fire in Grand County in 2020 is an example of the impact of winds on the spread of fire. The East Troublesome Fire grew 100,000 acres in 24 hours. High winds, erratic winds and changing wind/humidity conditions are

of great concern for firefighters.

**Fuel** - Fuel is required for any fire to burn. In a wildfire, fuels are usually living vegetation (trees, shrubs, brush, grass) and dead plant materials. Homes, when in the path of wildfire, can become fuel. The quantity, size, moisture content, arrangement and other fuel characteristics influence the ease of ignition, rate of fire spread, length of flames and other fire behavior.

**Topography** - Of all types of topographic features, steepness of slope is among the most influential on fire behavior. The steeper the slope, the faster a fire will spread. Other important factors are:

- Aspect – South and southwest slopes usually have more fires
- Chimneys – Steep, narrow drainage

The wildfires that burned in Colorado in 2020 that destroyed hundreds of homes and killed several people were driven by high winds. Wind will blow and spread the embers onto new piles of kindling until the whole forest is aflame. In addition to the wind, wildfires will burn better going uphill. The heat from the flames will warm the trees and other fuels, making them more readily available to burn as the fire steadily approaches. Once wildfires have wind to push them along and they are exposed to the right topography, the glowing red inferno will burn everything in its path from beautiful, centuries-old forests to our neighborhoods in Ken-Caryl.

## ● JEFFCO CONNECT

# National Night Out on Aug. 1

Every year, millions of neighbors take part in National Night Out across thousands of communities. National Night Out is an annual community-building campaign that promotes police-community partnerships and neighborhood camaraderie to make our neighborhoods safer, more caring places to live. This year, National Night Out is Aug 1. Neighbors can plan simple gatherings, block parties, potlucks, etc., and the Jeffco Sherriff's Department will visit various neighborhoods throughout the evening. To organize a National Night Out for your street or neighborhood, please visit <https://natw.org/>.



## PICTURE THIS! - Hey There, Bear!

A bear and her cub were seen and snapped by resident photo contributor Adriana Wiersma. Adriana took the photo from a safe distance. The KCRMA Rangers remind all residents to be Bear Aware!



FOR THE BEST MORTGAGE SOLUTIONS IN AN EVER-CHANGING MARKET, CALL OR TEXT JAYSON!

20 years of experience

Jayson Langerman  
720-840-6106

Loan Officer | NMLS #172482  
[jaysonl@fairwaymc.com](mailto:jaysonl@fairwaymc.com) • [www.loansbyjayson.com](http://www.loansbyjayson.com)

Copyright©2022 Fairway Independent Mortgage Corporation. NMLS#2289, 4750 S. Billmore Lane, Madison, WI 53718, 1-866-912-4800. Restrictions and limitations may apply. All rights reserved. Equal Housing Opportunity. Licensed by the Department of Financial Protection and Innovation under the California Residential Mortgage Lending Act. License No 41DBO-78367. Licensed by the Department of Financial Protection and Innovation under the California Financing Law, NMLS #2289. Loans made or arranged pursuant to a California Residential Mortgage Lending Act License.



# What if help was around the corner?

Call or stop in today



Virginia Hooper, Agent  
Virginia Hooper Ins Agcy Inc  
10143 W. Chatfield Ave, Suite 12  
Littleton, CO 80127-4245  
Bus: 303-973-8883  
[virginia@virginiahooper.com](mailto:virginia@virginiahooper.com)  
[www.virginiahooper.com](http://www.virginiahooper.com)



State Farm, Bloomington, IL



# RECREATION PROGRAMS & ACTIVITIES

Register online at [www.ken-caryl ranch.org](http://www.ken-caryl ranch.org) today!



**Special Events**



**Special Events**



**Tennis & Pickleball**



**Tennis & Pickleball**

**Kate McDonald**  
Aquatics and Community Supervisor  
[katem@kcranch.org](mailto:katem@kcranch.org)  
303-979-1876, ext. 131

### Doggie Dip Day

Life's ruff when it is hot outside and you're donning a fur coat! So, in honor of the 'dog' days of summer, we're turning over the Ranch House pool to our furry, four-legged residents to close out the summer pool season! It's Fido's turn to take a dip in the pool for our annual Doggie Dip Day event on Aug. 19 from 10 a.m. – 1 p.m.! Your canine companion will be able to (dog) paddle their way to fun and enjoy paw-some activities and a chance to win prizes! This event is for fully vaccinated, well-behaved dogs who can obey owner commands and can get along well with other dogs and patrons.

**Robert Campbell**  
Tennis Program Supervisor  
[robert@kcranch.org](mailto:robert@kcranch.org)  
303-979-2233, ext. 202

### 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-caryl ranch.org](http://www.ken-caryl ranch.org).

### 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-caryl ranch.org](http://www.ken-caryl ranch.org).

### Cardio Tennis!

Cardio Tennis is taking a hiatus this summer, but stay tuned! This class will return in the fall!

### Tasty Tuesdays – LAST CALL!

LAST CALL! We are feeding your need for food trucks! Be sure to join us for Tasty Tuesdays each week in July from 5:30-8 p.m. in the Ranch House parking lot, where we will host food trucks – from the sweet to the savory – for your eating pleasure! July 25 will be the last event of the season! To view the current lineup of featured food trucks, including links to view their \*menus, please visit the Special Events page of our website at [www.ken-caryl ranch.org](http://www.ken-caryl ranch.org). \*Menus may be subject to change.

### Ice Cream Social

Stay cool, Ken-Caryl Ranch! Join us for our next Ice Cream Social on Aug. 2 from 12:30-1:30 p.m. at the Community Center!

### Flick'n Float

Flick'n Float returns to the Ranch House pool this summer on July 22 from 8-10 p.m.! Enjoy a relaxing float in the pool while viewing a family classic! We will be celebrating Christmas in July, featuring the family-favorite flick, "The Grinch!" Please note that for safety reasons, only foam pool noodles will be allowed in the pool, no other floatation devices are permitted that may hinder our lifeguards' ability to view the bottom of the pool.

### Movie in the Park

Enjoy a FREE movie in Ranch House Park/Soccer Field on Aug. 12! Bring your friends and family, some lawn chairs and blankets to enjoy "Happy Gilmore!" The movie starts at dusk, at approximately 8 p.m.

### 2023 Art Festival

Ken-Caryl Ranch is hosting its first ever juried art festival! The 2023 Art Festival will be held on Aug. 5 from 10 a.m. – 4 p.m. at the Ranch House. Artwork will be showcased for the community to come out and see.



**Aquatics**

**Kate McDonald**  
Aquatics and Community Supervisor  
[katem@kcranch.org](mailto:katem@kcranch.org)  
303-979-1876, ext. 131

### Aqua Fitness

Splish, splash, Aqua Fitness classes are back at the Community Center pool! Classes are on Monday – Friday, 8:45-9:35 a.m., and on Saturday and Sunday from 9-9:50 a.m. All classes will require pre-registration. For a current class schedule and to register, please visit the Adults & Seniors page of our website at [www.ken-caryl ranch.org](http://www.ken-caryl ranch.org).

### Private Swim Lessons

There are still slots available for the July 24- Aug. 11 Private Swim lesson session! Registration is open online! Subject to availability. For details and to register, please visit [www.ken-caryl ranch.org](http://www.ken-caryl ranch.org) and click on the Register icon at the top right corner of your screen.

### Don't Miss Out! - Sign Up for the e-News!

The Ken-Caryl Ranch e-News is a weekly newsletter distributed every Monday via email to all residents who subscribe. To sign up for the e-News, go to [www.ken-caryl ranch.org](http://www.ken-caryl ranch.org) and fill out the e-News sign-up form on the home page or send an email to [allisonh@kcranch.org](mailto:allisonh@kcranch.org).

**THINKING OF BUYING OR SELLING A PROPERTY?**

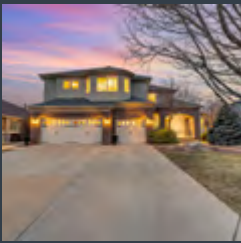
**Your Front Range and Mountain Realtor**

**Resort and Second Property Specialist, RSPS**

**Your Ken Caryl Neighbor**



**SOLD OVER ASKING**  
**Ken Caryl**



**SOLD OVER ASKING**  
**Littleton**



**BOUGHT UNDER ASKING**  
**Vail**



**SOLD OVER ASKING**  
**Highlands Ranch**



**BOUGHT IN 2 WEEKS**  
**Sloans Lake**





# RECREATION PROGRAMS & ACTIVITIES

Register online at [www.ken-carylranh.org](http://www.ken-carylranh.org) today!



## KC Fitness

### Fitness Classes and Personal Training

Please visit our website for the most up-to-date information on classes, hours and fitness sessions at [www.ken-carylranh.org](http://www.ken-carylranh.org).



## Sports & Athletics

### Disc Golf 101

Come learn the basics of Disc Golf through this special Disc Golf 101 course at the Ken Caryl Ranch House Park on July 30 from 10-11:30 a.m. This program is geared toward beginning Disc Golfers ages 8-years-old and up, or those who have never tried the sport and want to learn more. Using proper beginner discs (provided) you will learn to perform proper throwing technique for tee shots, approaches and putts, as well as etiquette for on the course, mental game mentoring and information on local courses. Watch your confidence take flight and enjoy learning how to play disc golf with proper form and equipment! Great for families! Register online via our website at [www.ken-carylranh.org](http://www.ken-carylranh.org). Each participant will take home a beginner appropriate golf disc (\$15 value).

### Intermediate Disc Golf Course

Increase your skills! Our Intermediate Disc Golf course will include distance driving, putting techniques, footwork, etiquette, mental game prep as well as information on local leagues, events and clubs. Watch your confidence take flight and enjoy learning how to improve your game with proper form and equipment! This course takes place on Sunday, Aug. 13 from 10 a.m. - 12 p.m. at the Ranch House. Register online via our website at [www.ken-carylranh.org](http://www.ken-carylranh.org).

### Challenger Soccer Camps

Challenge your child to be their very best on the soccer field! Now enrolling in Challenger Soccer Camps! For more information and to register, please visit <https://challengersports.com/>.



## Youth Programs

Youth Programs  
[youthprograms@kcranch.org](mailto:youthprograms@kcranch.org)  
303-979-1876

### Summer Enrichment Programming: Talk to the Camera

Still looking for educational and FUN programming for your child/ tween this summer? We still have availability for our Talk to the Camera Summer Enrichment programs! Talk to the Camera is a STEAM based program that focuses on moviemaking and video creation! With the various camp topics offered, these programs strive to spark their participants' imaginations and boost self-confidence! Full and half days available. For specific session dates, times, locations and to register, please visit our website at [www.ken-carylranh.org](http://www.ken-carylranh.org) and click on the Register icon at the top right corner of your screen.

### Storytime at the Ranch House Summer Update

Please join us from 10:15-10:45 a.m. at the Ranch House for Storytime and have fun with our youngest residents! *Please note the location change to the current Storytime schedule, beginning in June. To accommodate Ken-Caryl's Summer Camp program, Storytime will move to the Colorow Room at the Ranch House on Thursdays at 10:15 a.m. now through July 27. The program will return to the Bradford Room on Aug. 3. \*\*\*Babytime will be taking a hiatus this summer, and will resume on Aug. 3.*

### Babysitting Course

Sign your tween/teen up for our latest Babysitting Class on Aug. 4 from 9 a.m. - 3 p.m. at the Ranch House! This course is designed to help prepare participants for those first babysitting opportunities. Routine childcare duties (feeding, bathing and diapering) will be covered. Participants will also learn basic child development and be able to provide activities for various developmental stages. Home and fire safety along with the prevention and treatment of common injuries will also be covered. This course is offered in person for kids ages 11-14. To enroll, please visit [www.ken-carylranh.org](http://www.ken-carylranh.org) and click on the Register icon at the top right corner of your screen.



## Youth Programs

### Register for Before & After School Care

Register your child for our B&A Care program this fall at the Ranch House for Shaffer families and the Dakota Lodge or the Community Center for Bradford families! The Ranch House-Shaffer program still has openings, so sign up now! Both Bradford programs are full, but you are welcome to join the waitlist, which can be done online via our website. A survey will be sent soon to all registered participants and waitlisted families to help determine if there is the option to open any more spots. KCRMD Before & After School Recreation Programs provide a caring, safe and fun learning environment. Students explore a wide variety of activities that develop learning, encourage imagination and promote positive social skills. Join us for exciting science experiments, cooking, art projects, sports, games, reading, homework help and more! We offer year-round care and provide full-day care on most early release days, school holidays and vacations. Register and pay only for the days you need each month! Register on our website at [www.ken-carylranh.org](http://www.ken-carylranh.org), under the Programs tab, then Youth Programs and School-Age Care.



## Adult Programs

Kate McDonald  
Aquatics and Community Supervisor  
[katem@kcranch.org](mailto:katem@kcranch.org)  
303-979-1876, ext. 131

### Ageless & Unstoppable

Ageless & Unstoppable is back for another exciting season! Join us for fun and entertaining adult programming from 11 a.m. - 12:30 p.m. on select Tuesdays in the \*Shaffer Room at the Ranch House. These sessions are FREE, and registration is not required. To view dates and program topics, please visit the Adults & Seniors page of our website at [www.ken-carylranh.org](http://www.ken-carylranh.org). *\*Please note that programming will convene in the Colorow Room on the second Tuesday of every month to accommodate the Senior Club's previously scheduled meetings.*

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

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

### Display Advertising & Classifieds

Sam Marko, [samm@kcranch.org](mailto:samm@kcranch.org)  
303-979-1876, ext. 117

LOOKING FOR A  
**HASSLE-FREE  
DENTISTRY  
EXPERIENCE  
FOR THE ENTIRE  
FAMILY?**



pediatric dentistry  
& orthodontics p.c.  
**southwest**  
adult dentistry

**Our Office is Your  
One-Stop-Shop for All  
Your Dentistry Needs**

**SOUTHWEST PEDIATRIC DENTISTRY AND ORTHODONTICS**

Call Today to Get a Smile You Can be Proud Of  
303.978.1104 | [swpdo.com](http://swpdo.com) | 6931 S Pierce St, Littleton

**PEDIATRIC DENTISTRY | ORTHODONTICS FOR ALL AGES  
ADULT DENTISTRY | ORAL SURGEON**



# The Bare Bear Facts

By Kathy Webster, Resident

On Thursday, July 6, I attended a Bear Aware Volunteer Training Session with Colorado Parks and Wildlife (CPW). I will be a Bear Aware Volunteer on CPW District Wildlife Manager Jerrie McKee's team. I will share with you what I learned during this training session.

Why are there more and more bear/human interactions?

- \* Colorado's population increased at the rate of 15% from 2010- 2020.
- \* That is 800,000 new residents in one decade.
- \* Colorado's population is now approximately 6 million.
- \* The population increase is mostly on the Front Range (bear habitat).
- \* Per CPW, 30,000 acres of land per year is lost to development.
- \* That equals the loss of 4 acres of habitat per hour!

To summarize, we are gaining people and losing habitat. This puts pressure on bears and demands that people and bears share space. The main threat to bears is development (loss of habitat) and needless human conflict. Educating ourselves about the habits and language of bears will lead to respect and peaceful coexistence.

Bears are driven by food. This drive is part of the animal's natural instinct. When they come out of hibernation in March or April, they have lost 20-27% of their total body weight. From that point on, they are trying to obtain 20,000 calories a day, preparing for the next hibernation. With climate change, observations are that bears are going into hibernation later and often coming out earlier. Bears are driven more by the availability of food than by the weather alone.

Bears live life through their nose. It is their strongest sense by far. A myth exists that when a bear is standing up on its hind legs, it is an aggressive stance. This is not true. In fact, the bear is just trying to sniff the air for his/her next meal.

There are several steps that humans can take to keep bears wild and alive.

- \* Never ever leave garbage out, especially NOT the night before pick-up
- \* Always lock your vehicle and never leave food or sweet fruity-smelling items inside
- \* Keep your lower-level doors and windows closed and locked, garage doors closed
- \* Remove all bird feeders, especially at night
- \* Keep your outdoor grill clean of residue
- \* Do not feed pets outdoors; do not leave pet dishes outside
- \* Freeze your compost or smelly trash before putting it out

If you follow all of these guidelines, you will most likely not need to HAZE. However, if you do interact with a bear close to your home, your first line of action is to make the bear feel uncomfortable using hazing methods.

- \* Make loud noises with an air/car horn, blow whistle, clang pots and pans, clap, yell, etc.
- \* Install unwelcome mats (plywood mats with nails) around home entry points.
- \* Use bear spray directly in the bears face

If you are out on the trail and encounter a bear, be SMART!

- \* STOP - don't run, don't climb a tree
- \* MAKE yourself look big, stay calm
- \* ANNOUNCE yourself firmly, use your low voice
- \* RETREAT by backing away slowly

\* TELL others on the trail

In addition, always keep pets leashed and respect wild animals by keeping a safe distance (100m) for bears to avoid surprise encounters.

Jerrie McKee reminded us that the Front Range is bear country. We live in bear habitat and the bears belong here, and we all want them here. Bears are considered an "umbrella species." They complete ecosystems and offer protection for lesser animals and plants. We humans have the power to keep bears alive if we follow simple guidelines for coexistence. If we make

these changes, we will never need to contact Colorado Parks and Wildlife to report a nuisance bear, and bears will not have to be euthanized due to human negligence.


Capable of rising above our worst urges to dominate and exploit nature, humans can instead choose to cherish and protect it. Steve Irwin said it best: "The earth does not belong to us, we are part of it; we must share it with our wildlife."

For more information or for brochures, please contact me at 303-904-3392.

## PICTURE THIS! - Are You my Mother....?

Resident David Schmude's 9-month-old kitten Winston encounters a deer in his backyard. The two shared a curious and happy moment together.





The reason we live here...

**'Second Chance' market conditions continue:**

- The averages for the first time in recent sales history have started to trend down in the first 6 mos of 2023. With continued low inventory, the second half of 2023 could reverse this trend. Avg sales price dips slightly over last year.
- We still experience multiple offers on many home sales, especially based on condition and location of the property.
- Just over 50% of all transaction closed over list price and went under contract in less than 7 days.

### 2023 Mid-Year Review - Sales

#### Ken-Caryl Valley Residential

Community	# of Homes Sold	Average Sales Price	Average % of List/Sold	Average Square Feet	Average Price per Square Foot	Average Days on Market
Barrington Ridge	0	-	-	-	-	-
Bradford Place	2	\$1,324,500	100%	2,743	\$483	4
Bridle Gate	0	-	-	-	-	-
Carriage Hill	3	\$1,611,667	99%	3,677	\$438	13
The Colony	0	-	-	-	-	-
Deer Creek	4	\$880,250	98%	2,149	\$410	24
Deerwood Vista	2	\$1,575,000	98%	3,711	\$424	3
Eagles Pointe	2	\$1,168,000	99%	3,439	\$340	5
The Enclave	2	\$900,000	97%	2,232	\$403	37
Heirloom	2	\$1,157,500	95%	2,968	\$390	22
Legacy	3	\$1,366,687	105%	2,655	\$515	17
Manor Ridge	3	\$1,728,833	102%	3,804	\$454	6
North Ranch	5	\$1,663,000	97%	3,798	\$438	50
Retreat	0	-	-	-	-	-
Shaffer Hill	1	\$775,000	80%	1,640	\$473	129
Shavano	2	\$1,175,000	98%	2,070	\$568	21
Stallion Pointe	2	\$1,125,000	96%	2,549	\$441	18
Stratford Farms	1	\$1,030,000	103%	2,502	\$412	7
Traditions	0	-	-	-	-	-
Wynterbrooke	0	-	-	-	-	-
TOTALS YTD 2023	34	\$1,312,134	99%	2,987	\$439	24
TOTALS YTD 2022	31	\$1,369,919	108%	2,942	\$466	4
% Change 2022 vs 2023	+10%	-4%	-9%	+2%	-6%	+505%

53% of closed transactions went for at or over their asking price.  
53% of closed transactions went under contract in 7 days or less.

#### Ken-Caryl Plains Residential





Community	# of Homes Sold	Average Sales Price	Average % of List/Sold	Average Square Feet	Average Price per Square Foot	Average Days on Market
Aspen Meadows	2	\$772,500	104%	2,278	\$339	18
Cimarron	9	\$767,170	98%	2,519	\$305	43
Quail Ridge	0	-	-	-	-	-
Saddlewood	1	\$610,000	98%	1,880	\$324	19
Spread	2	\$1,107,500	94%	2,890	\$383	9
Territory	3	\$601,741	96%	1,433	\$420	36
Village	7	\$749,286	101%	2,097	\$357	16
TOTALS YTD 2023	24	\$763,531	99%	2,244	\$340	28
TOTALS YTD 2022	27	\$793,715	107%	2,275	\$349	5
% Change 2022 vs 2023	-11%	-4%	-7.9%	-1%	-2%	+492%

67% of closed transactions went for at or over their asking price.  
58% of closed transactions went under contract in 7 days or less.

#### Ken-Caryl Plains Condos & Townhomes

Community	# of Homes Sold	Average Sales Price	Average % of List/Sold	Average Square Feet	Average Price per Square Foot	Average Days on Market
Mountain Gate	10	\$363,850	99%	1,042	\$349	27
Settlement	1	\$515,000	97%	1,724	\$299	22
Sunset Ridge	5	\$457,420	101%	1,453	\$315	8
TOTALS YTD 2023	16	\$402,538	100%	1,213	\$332	21
TOTALS YTD 2022	25	\$427,899	108%	1,227	\$349	4
% Change 2022 vs 2023	-36%	-6%	-7%	-1%	-5%	+462%

56% of closed transactions went for at or over their asking price.  
50% of closed transactions went under contract in 7 days or less.



**303-929-0341**   **susanschellsells@gmail.com**

Call Me for a confidential discussion of your 2023 Real Estate Goals!

14

Life at Ken-Caryl

July 19, 2023



# The North Ranch Gets Festive for the 4th!

Once again, North Ranch residents delighted in their annual 4th of July celebration, which includes a neighborhood bike parade! All had a grand 'ole time celebrating Independence Day!



Photos courtesy of resident Sacha Pfeifer.



## PICTURE THIS! - Whoooo is That?

Resident Karen Van Valkenburgh took this photo of an owl seemingly peering at her from a perch.



**BIOMEND**  
Aesthetics and Wellness

### MORPHEUS 8 SPECIAL FOR WEIGHT LOSS PATIENTS

USING RADIOFREQUENCY, MORPHEUS 8 STIMULATES COLLAGEN TO TIGHTEN AND SMOOTH SAGGING SKIN IN THE FACE, JOWLS, NECK, ABDOMEN, THIGHS, OR ARMS.



**20% OFF**

ANY MORPHEUS 8 PACKAGE FOR ALL WEIGHT LOSS PATIENTS

BOOK YOUR FREE CONSULTATION TODAY!

INFO@BIOMEND.COM  
5935 SOUTH ZANG STREET  
SUITE 220  
LITTLETON, CO 80127

WWW.BIOMEND.COM





# BREAN SMALL

YOUR NEIGHBORHOOD REALTOR®

**DREAM BIG CALL SMALL**

303-717-6201



**exp**  
REALTY

2018-2021 SMDRA Diamond Circle  
Multi-Million Dollar Producer

🏠 📱 🌐 📺 CLHMS



**NEW LISTING**

**11373 W. San Juan Range Rd****VILLAGE**

Gorgeous floor to ceiling double-sided gas fireplace, hardwood floors, and recently remodeled kitchen. TWO Primary Suites both with large closets and full en-suite luxurious 5-piece bath. Multiple entertaining areas and charm. Listed by Bre at \$685,00



**NEW LISTING  
UNDER CONTRACT**

**7590 S Lost Ranger Peak****THE SPREAD**

One of a Kind Cape Cod-style home located in Ken-Caryl Ranch THE SPREAD! PERFECT location in a cul-de-sac just steps away from the Ranch House with over 3400 sq ft of living space and a SIX Car Garage! Listed by Bre at \$925,000



**UNDER CONTRACT  
IN 72 HOURS**

**5 Carissa Circle****RETREAT**



**UNDER CONTRACT  
IN 72 HOURS**

**11089 W. Pyramid Peak****VILLAGE**



**LISTED AND SOLD \$300,000 OVER  
LIST PRICE BY BRE AT \$1,775,000**

**1 Red Birch****LEGACY**



**SOLD BY BRE OVER LIST  
PRICE AT \$1,030,000**

**22 Blue Sage****SHAFFER HILL**



**JUST SOLD BY BRE  
\$1,015,000**

**7515 S. Anvil Horn****THE SPREAD**



**LISTED BY BRE & SOLD OVER  
LIST PRICE! \$762,000**

**11413 W. Sharkstooth Peak****CIMARRON**



**SAVE THE DATE FOR THE NEXT  
FOOD TRUCK FRIDAY!**

**Friday, August 4th from 5-8 pm  
at the Dakota Lodge**

**Featuring Rolling Italian  
& Eileen's Colossal Cookies!**



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

**BRE@DREAMBIGCALLSMALL.COM    WWW.DREAMBIGCALLSMALL.COM**



PICTURE THIS! - That's Wild... Turkey!

Resident Susan Martel snapped and shared this photo of two wild turkeys trotting in Ken-Caryl's open space.



Elevating Awareness: Resident Lauren Imerman Takes Cancer Cure Fundraising Efforts to New Heights

By Allison Hefner, Editor

Resident Lauren Imerman, 15, is taking fundraising efforts to new heights – literally! Lauren and friend Sidney Millstone recently climbed Massey Draw to Gothic Overlook in support of this year's Climb for a Cure, which helps support fundraising efforts to advance research on the path to a cure for cancer.

Lauren was inspired to participate in Climb for a Cure to honor her grandmother and uncle who lost their battles with cancer. According to Lauren's father Bruce, his daughter and her friends participated in this year's Climb for a Cure on behalf of the Li-Fraumeni Syndrome Association (LFAS), whose mission is to provide a wide range of information, advocacy and support services for individuals and families with Li-Fraumeni Syndrome. Lauren's deceased grandmother and uncle possessed the Li-Fraumeni gene, which can lead to the development of certain types of cancers. It was important to Lauren to participate in this year's Climb for a Cure to raise awareness of Li-Fraumeni Syndrome and to honor her loved ones.

"When I was in 3rd grade, my grandmother passed away from cancer, and last summer, so did my great uncle," said Lauren. "They both had the Li-Fraumeni gene, which causes various types of cancers. All their siblings suffered the same fate. Some of my living relatives also carry this gene, and I wanted to raise money to spread awareness and provide help for the youth populations who also have Li-Fraumeni Syndrome. If the cure for Li-Fraumeni is found, it is possible that a lot of cancers can be cured as well. Since cancer has had such an enormous impact on my family, I wanted to do what I could to stop it."

According to Bruce, it was his mother's side of the family that was afflicted with the gene that leads to the development of various cancers. It was first discovered in 1969, by Drs. Li and Fraumeni and aptly named Li-Fraumeni Syndrome.

"People with this gene pretty much have a 100% chance of getting (at least one) cancer in their lifetime due to a defect in the TP53 protein that, when working normally, suppresses cancer formation," explains Bruce, who is a physician by profession. "Last year, we lost my uncle to it on June 18 and six years ago, we lost my mother on June 14... we also lost [my mother's] three other brothers to it many years ago. They were 32, 38 and 54. Their mother gave them the gene and she passed at 35 when my mother was 11."

According to Bruce, Lauren wanted to honor her loved ones and got in touch with LFSA Co-Founder Debbie Soprano, who also experienced similar familial loss, and encouraged her to take part in this year's Climb for a Cure to raise funding and awareness of Li-Fraumeni Syndrome. Lauren and her friends were up for the challenge and participated in the inaugural event with three local teams that took place during the weekend of June 24. As part of her fundraising efforts Lauren and her friend Sydney Millstone climbed Massey Draw to Gothic Overlook, raising a total of \$1,505!

For more information, or to make a donation, please visit LFSA's website at <https://www.lfsassociation.org/>.



Lauren Imerman, 15, left, and friend Sydney Millstone recently hiked Massey Draw to Gothic Overlook as part of their Climb for a Cure fundraising efforts in support of cancer research.

**Toy Automotive**  
Independent Toyota, Lexus & Subaru Repair

<p><b>Oil And Filter Service ONLY</b></p> <p><b>\$27<sup>95</sup></b></p> <p>Includes Up To 5 Qts. Regular Oil + Filter</p> <p>Only Valid On Toyota, Lexus, Scion Or Subaru Vehicles. (Some Exclusions May Apply.)</p> <p>Expires August 19, 2023</p> <p><b>720-379-7070</b></p>	<p><b>Synthetic Oil And Filter Service ONLY</b></p> <p><b>\$44<sup>95</sup></b></p> <p>Includes Up To 5 Qts. Synthetic Oil + Filter</p> <p>Only Valid On Toyota, Lexus, Scion Or Subaru Vehicles. (Some Exclusions May Apply.)</p> <p>Expires August 19, 2023</p> <p><b>720-379-7070</b></p>
--	--

**Monday-Friday 8 a.m. - 6 p.m.**

**720-379-7070**

7591 Shaffer Parkway, Suite B-2  
Littleton, CO 80127

Close To The Foothills  
Ken Caryl And C-470

**WWW.TOY-AUTO.COM**  
**WWW.TOYAUTOLITTLETON.COM**



- TREE & SHRUB CARE**
- Tree / Shrub Pruning
  - Large or Small Tree Removals
  - Fire Mitigation

Ken-Caryl's Trusted Tree Service Provider

10% Off All Fire Mitigation & Pruning/Removal Services  
for Ken-Caryl Residents

Family Owned & Operated • Satisfaction Guaranteed! • Always Free Estimates

PLANT HEALTHCARE SERVICES:

INSECT CONTROL

Emerald Ash Borer  
Japanese Beetle  
Pine Bark Beetle

INJECTIONS

Iron  
Antibiotics  
Disease Control

FEEDINGS

Fertilization  
Winter Watering  
Specialty Lawn Applications

Certified – Licensed – Fully Insured

303-406-8828 - [www.jamestreecare.net](http://www.jamestreecare.net)





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](http://www.ken-carylranh.org) under the *Community & News*, then *Newspaper & e-News* tabs.

**Life at Ken-Caryl Editor**

Allison Hefner  
[allisonh@kcranch.org](mailto:allisonh@kcranch.org)  
303-979-1876, ext. 108

**Display Advertisements and Classifieds**

Sam Marko  
[samm@kcranch.org](mailto:samm@kcranch.org)  
303-979-1876, ext. 117

**Ken-Caryl Ranch Master Association**

Board of Directors: Gerry Bauer, Debbie Seagraves, Scotty Martin, Chris Schroeder and Philip Varley

Brian Yowell  
General Manager  
[briany@kcranch.org](mailto:briany@kcranch.org)  
303-979-1876, ext. 113

**Ken-Caryl Ranch Metropolitan District**

Board of Directors:  
Jim Conzelman, Kayla Kirkpatrick, Joe Levy, John Ostrom and Mike Miro

Traci Wieland  
District Manager  
[traciw@kcranch.org](mailto:traciw@kcranch.org)  
303-979-1876, ext. 136

Park Rangers/Open Space:..... 303-979-1876, ext. 170

Parks, Greenbelts, Sprinklers: (weekdays).....303-979-1876, ext. 399 (emergencies)....303-979-1876, ext. 320

Recreation:  
Ranch House.....303-979-1876  
Community Center.....303-979-2233  
Environmental  
Education.....303-979-1876, ext. 469

Contact information for the Master Association and Metropolitan District Board members and staff is available at [www.ken-carylranh.org](http://www.ken-carylranh.org) under the *About Us* tab.

***Life at Ken-Caryl* Policy: Letter to the Editor**

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

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

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

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

Email to [allisonh@kcranch.org](mailto:allisonh@kcranch.org).  
Deadline for Aug. 2 paper is July 24 at 9 a.m.

**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](http://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 [samm@kcranch.org](mailto:samm@kcranch.org) for more information.

**LOST AND FOUND:**

**LOST IPOD** - Green Body, Red Earbuds and Cord - Call Karla 303.918.7372

**JOB OPPORTUNITIES:**

**LIFE SKILLS COACHES, SUBSTITUTES, and HOST HOME PROVIDERS** – Stepping Stone Support Center supports adults with intellectual and developmental disabilities and is currently in need of caring part- and full-time providers in the Ken Caryl and surrounding areas: flexible schedules, \$15-\$20/hr. (based on services provided) for employee positions; retirees, college students, & stay-at-home parents welcome! For contracted, Host Home Provider position: \$1,800 - \$4,800/mo., tax-exempt income (dependent on several factors) for providing live-in care in your own home. For more information, please contact Crista at [ccarnes@steppingstonesupportcenter.com](mailto:ccarnes@steppingstonesupportcenter.com). 303-872-6882 x707.

**GOODS & SERVICES:**

**FREE Golden Retriever Puppies to Forever Homes!** - 1 Male, 1 Female. Excellent temperament! House trained with very good trainable natures & perfect for families with children and other pets! I will not re home to just any-one. Please email me first at: [staceycclelland8@gmail.com](mailto:staceycclelland8@gmail.com) and Text (312) 270-0850

**PLUMBER** - 40+ years - KC resident. No job too small. Free Estimates. Call or text 720-612-3353.

**OSB PANELING** - All sizes, \$4 per sheet, located Ken-Caryl Ranch. Call 303-979-0360, Rich

**FENCE REPAIR AND INSTALLATION** - Call John 720-384-7851.

**QUALITY PAINTING** - 30 Yr. Ken-Caryl Resident. Interior/exterior. 25 yrs. of experience. Bonded and insured. Please call for free estimate. John Gee 720-384-7851. Wave Painting LLC.

**CABINET REFACING** - Don't buy new cabinets refinish them. Please call John for free estimate. 720-384-7851.

**Get Organized!** Professional organization services saving you time, reducing stress, and enhancing your productivity. [sarah@liveclutterfree.com](mailto:sarah@liveclutterfree.com) (720) 378-4328

**PRIVATE LUXURY DRIVER** - Make your next trip a luxurious one with long time Ken Caryl Resident, Pete Foster! You'll ride in comfort and style in a 2021 Black Ford Expedition Max. With plenty of room for luggage, you can comfortably travel to the airport, to the ski slopes or anywhere else in Colorado. Pete is vetted and licensed with the Colorado Public Utilities Commission. Get the VIP treatment and schedule your next trip with Pete Foster by texting 303-829-8580 today!

**SOLAR PANELS** - Own your power-stop renting! Get a free solar evaluation from me with well over 100 personal installs to date in the Ken-Caryl and Metro Denver area. I work for one of the highest rated installers in the nation-Blue Raven Solar. Everything is turn key. No contractors ever. Never any money out of pocket, and get a HUGE tax refund that pays for 30% of the system. Tim Webb 281-635-3288

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

**Sunset Ridge Townhouse For Sale.** Coming Soon! (720) 878-8747.

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

**SOLAR PANELS** – Own your power-stop renting! Get a free solar evaluation from me with well over 100 personal installs to date in the Ken-Caryl and Metro Denver area. I work for one of the highest rated installers in the nation-Blue Raven Solar. Everything is turn key. No contractors ever. Never any money out of pocket, and get a HUGE tax refund that pays for 30% of the system. Tim Webb 281-635-3288.

**HANDYMAN** – My son-in-law is available for handyman jobs including painting, electrical or mechanical repairs, tree trimming or removal, and other home and yard maintenance. He is very capable, honest, reliable, and strong. Call or text Brian 303-947-2591 for work or Marian 303-726-7937 for reference.

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

**PICTURE THIS! - Hues of Green**

Valley resident TJ Jaroszewski commented that the Valley never ceases to delight when he snapped and shared this photo of a rainbow over Ken-Caryl's open space.





**JUNK REMOVAL** – 50% off anything 303-525-5421.

**HOUSE SITTING AND PET SITTING** – Local professional couple. Frequent hikers of the open space! Contact Chris and Taylor Rafael. We would love to meet you and your pet! 567-429-9633. ctrafaelmoreno@gmail.com.

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

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

**NEW BABY, NO SLEEP?** – Contact Certified Birth/Postpartum Doula/ Childbirth Educator, and KC resident, Liz Gallant to provide prenatal, birth, and postpartum support. Specializing in infant care/soothing, mother’s recovery, postpartum healing foods and overall wellness. 303-517-8864. Heartstringsdoulacare.com.

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

**PIANO AND ORGAN LESSONS** – Master’s Degree. Former music school Director experienced with all ages and learning styles is taking private students in her KC studio. Steinway Grand Piano. Award-winning international performer. All ages & levels welcome, including beginners, transfer students and adults. Quality instruction in correct ergonomic technique, sight reading, theory, improvisation, classical and contemporary styles. Recitals and special events. Students have won awards, competitions and college scholarships; some have professional careers or just play for enjoyment. Mary Reinker Music Studio 303-717-2599.

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

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

**OB PAINTING** – \$300 off Exterior / \$300 off Interior. 10% off cash discount / Military discount. Call today: Rob 303-908-9063

**PATRIOTS CARPETS** – Carpet installation, repairs, and restretches. Over 25 years’ experience. Locally owned. Free Estimates. 303-903-5190. email: rydoh@msn.com.

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

**DRYWALL SERVICE** – Hang, Tape, Texture. Excellent repair work, call 720-371-3097.

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

**DOG WALKING & PETSITTING** – Affordable, reliable. Pets2us.com. Chris 303-902-8128.



**America,  
Let’s Raise the Bar!**

*OB Painting*

**Call Rob TODAY  
for an Appointment  
303-908-9063**

- Interior and Exterior Painting
- Fence Staining / Painting
- Deck Staining / Painting
- In Business for 30 Years
- American-Owned and Operated
- All Workers Comp and Liability Insurance
- No Subcontractors

**\$300 OFF**  
Complete  
Exterior Paint Job

**\$150 OFF**  
Interior Paint Job

*Special Thank You for Veterans  
– An Additional 10% Off!*

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

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

**Display Advertising  
& Classifieds**

Sam Marko, samm@kcranch.org  
303-979-1876, ext. 117



**ADVANTAGE PAINTING**

**Interior/Exterior  
No Money Down • Free Estimates  
Color Consultation • Fully Insured  
Local References**

**Call Larry for an appointment!  
303-564-1306**

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

Services: (B) Babysitting; (L) Lawn care; (P) Pet or house sitting; (S) Snow shoveling				
Name	Phone	Services	Age	Neighborhood
Olivia Anderson	303-902-5026	B, P, S	15	Aspen Meadows
Jade Atkinson	720-616-0063	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	202-253-8227	L, P, S	11	Retreat
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
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	14	Deer Creek
Hope Cuttitta	720-404-0282	B, P	18	Deer Creek
Ella Daugherty	303-591-2004	B, P	16	Legacy
Quinn Daugherty	303-591-2004	B, P	15	Legacy
Razi Daugherty	303-591-2004	B, P	12	Legacy
Presley Davis	720-487-8778	B, P	13	Sunset Ridge
Megan Ellis	720-290-2033	B, P, S	14	Heirloom
Jack Famariss	720-434-7033	B, P	14	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
Lily Freitas	303-999-1993	B, P	12	Retreat
Eva Gallant	303-517-8864	B, P	15	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
Kara Hammond	720-979-4069	B, P	13	Carriage Hill
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
Michael Hefner	303-359-9052	P, L	12	The Spread
Reed Hershey	720-828-3245	B, L, P	12	North Ranch
JJ Heupel	720-372-9476	B, L, P, S	16	Enclave/Traditions
Natalie Himmel	720-788-3419	B, P	15	Eagles Pointe
Kellen Hodges	720-496-6113	B, L, P, S	17	Saddlewood
Maddox Hodges	720-472-2003	B, L, P, S	14	Saddlewood
Reece Hodges	303-667-2606	L, P, S	12	Saddlewood
Gunnar Holmes	720-505-6764	L, S	15	Carriage Hill
Amelia Hopping	720-626-7750	B, P, S, L	14	North Ranch
Erin Hurley	720-600-8261	B, P, S	12	Aspen Meadows
Lukas Jamtgaard	303-767-0250	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
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	12	North Ranch
Nicholas Schuster	720-990-7465	B, P	18	Heirloom
Liam Schuster	720-480-0691	B, P	13	Heirloom
Aly Secondo	720-625-9910	B, P	12	Cimarron
Ava Secondo	303-883-2592	B, P	15	Cimarron
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	12	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
Catie Watkins	720-705-1656	B, P	14	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
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.



# Eva Stadelmaier

www.homesinlittleton.com 303-619-4880



Ken-Caryl Neighbor, Friend, and Your Best Advocate!



SHAFFER HILL

7 Periwinkle • \$989,000

Updated kitchen and new paint, 4 Bedrooms,  
Updated throughout, Finished basement,  
Upper-level laundry, HUGE yard, Cul-de-sac.



STALLION POINTE

40 Willowleaf Drive • \$1,158,705



DEER CREEK MESA

9541 South Cougar Road • \$2,500,000



EAGLES POINTE

2 Amaranth • \$1,100,000



CARRIAGE HILL

2 Rose Clover • \$1,750,000



DEER CREEK

20 Tecoma Circle • \$906,000



COLONY

3 Buckthorn • \$1,085,000



LEGACY

9 Blue Willow • \$1,125,062



NORTH RANCH

12 North Ranch Road • \$1,650,000

**GIVING BACK** - I will donate \$750 to your charity or school of choice with every closed transaction!

## RECENT SALES

2 Silver Aspen • 33 Tecoma • 2 Holly Oak • 12 Silver Aspen • 164 Willowleaf • 57 Dawn Heath • 27 Mtn. Laurel  
31 Tamarade • 10 Summit Cedar • 2 White Pine Dr. • 152 Willowleaf • 18 Dawn Heath • 17 Mountain Oak  
7222 Mt. Holy Cross • 21 Bridlegate Lane • 164 Willowleaf • 2 Mesa Oak • 5 Blue Cedar • 10377 Red Mtn.  
4 Mule Deer • 11 Willowleaf • 3 Willowleaf • 4 Mourning Dove • 8 Blue Willow • 15 Mountain High  
4 Wild Turkey • 13 Buckthorn • 9 Mule Deer • 54 Blue Sage • 9 Lindenwood • 9 Buckthorn • 1 May Cherry

**#1 AGENT IN JEFFERSON COUNTY**    **RANKED WITHIN THE TOP 1% OF AGENTS IN DENVER**

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

Certified Distressed Property Expert • Certified Negotiation Expert • Luxury Home Marketing Specialist



**EXPERIENCE MATTERS ...** I've served both Corporate and  
Real Estate clients with expertise and integrity for 28 years.  
That's a direct benefit to you in negotiating your biggest investment!

