



Ken-Caryl Ranch



A great place to live, work and play



Updated November 2020

Annual Owner Education



- ❧ Section 38-33.3-209.7 Owner Education of the Colorado Revised Statutes specifies that: The Association shall provide, or cause to be provided, education to owners at no cost on at least an annual basis as to the general operations of the association and the rights and responsibilities of owners, the association, and its executive board under Colorado law. The criteria for compliance with this section shall be determined by the executive board.
- ❧ This posting is intended to fulfill that requirement.
- ❧ The Ken-Caryl Ranch Master Association (KCRMA) was formed as a Colorado corporation not for profit by the developer of the Ranch in April of 1974. In our governance we follow a hierarchy of law including:
 - ❧ Our National Laws
 - ❧ State of Colorado Laws
 - ❧ Jefferson County Laws
 - ❧ Ken-Caryl Ranch Master Declaration of Covenants, Conditions and Restrictions
 - ❧ Rules, Regulations and Procedures as adopted by the Board and Architectural Committee



Overview



- ❧ Ken-Caryl Ranch is a vibrant community governed by two distinct entities, the Master Association and the Metropolitan District, who work closely together for the greater good of the community.
- ❧ There are approximately 4,400 single-family homes, townhomes, condos and apartments on Ken-Caryl Ranch, which includes the Plains, Valley and North Ranch.
- ❧ A wide variety of businesses are housed in the Ken-Caryl Business Center.



Ken-Caryl Ranch History



- ☞ Ken-Caryl Ranch has a wealth of history. Artifacts from as early as 10,000 B.C. and remaining structures such as the Bradford Perley House, left, paint a picture of our community through time.
- ☞ In 1971, the Johns-Manville Corporation purchased Ken-Caryl Ranch to develop a master-planned community and build their world headquarters. This was the start of the present day Ken-Caryl Ranch.



Master Association



- ❧ The Master Association is a group of property owners bound together by a Master Declaration of Covenants, Conditions and Restrictions for the purpose of operating and maintaining Association-owned property and preserving community standards.
- ❧ All property owners, both commercial and residential, are automatic members of the Ken-Caryl Ranch Master Association. As such, they pay monthly dues and observe architectural controls and covenants.



Association Management



❧ The Master Association is run by a five-member Board of Directors. Board members are elected by residents and serve three-year terms.



❧ The administrative offices for the Master Association are located in the Ranch House. Executive Director Victoria DeSair reports to the Board of Directors and oversees daily operations of the Master Association. She can be reached at victoriad@kcranch.org or 303-979-1876, ext. 122.



Master Association Dues



- ❧ 2019 Master Association Dues:
 - ❧ Residential: \$56 per month
 - ❧ Commercial: \$40 per month per acre or portion of an acre
 - ❧ Apartments: \$44 per month per unit
- ❧ This fee supports covenant and architectural control, more than 4,800 acres of Open Space, trash and recycling, asset replacement through the Reserve Fund, the Equestrian Center, and the *Life at Ken Caryl* newspaper.
- ❧ The direct operating costs of the Equestrian Center are paid by user fees, and *Life at Ken-Caryl* production and distribution costs are covered by advertising revenue.



Subassociations



- ❧ Some Ken-Caryl Ranch neighborhoods have subassociations that require residents to pay an additional assessment to maintain common areas or provide certain amenities.
- ❧ Neighborhoods with subassociations include:
 - ❧ Enclave
 - ❧ Manor Ridge
 - ❧ Mountain Gate
 - ❧ North Ranch
 - ❧ Settlement
 - ❧ Sunset Ridge



Metropolitan District



☞ The Ken-Caryl Ranch Metropolitan District is a governmental entity that provides all the maintenance in the parks, greenbelts and facilities. The District also provides recreational activities for the enjoyment of the Ranch community.



☞ Revenue needed to operate the Metropolitan District is generated through program user fees, grants and property taxes assessed to both residential and commercial properties. The mill levy for 2019 is 15.209 mills for operations and 4.398 for debt repayment.



District Operations



☞ The Metro District is governed by a five-member Board of Directors. Board members are elected and serve four-year terms.



☞ Traci Wieland is the District Manager. She runs the day-to-day operations of the District, which has administrative offices in the Ranch House. She can be reached at traciw@kcranch.org or 303-979-1876, ext. 136.



Recreation



☞ Ken-Caryl Ranch is committed to providing your family with a wonderful place to live, play and grow. The diverse recreation offerings include:



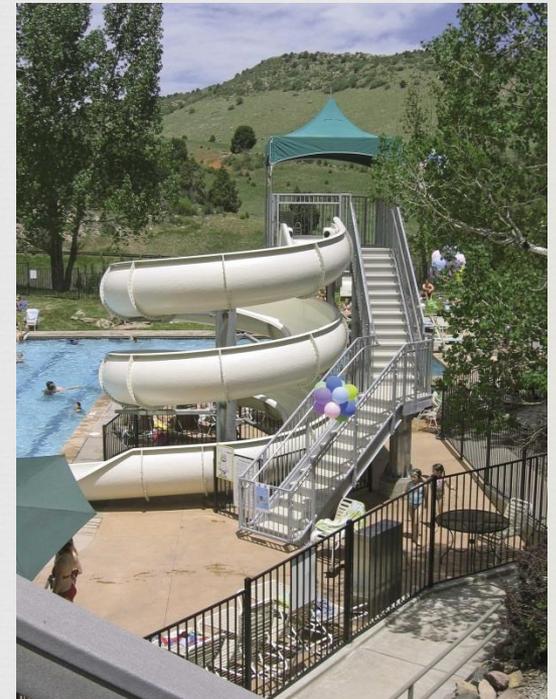
- ☞ Art
- ☞ Before & After School Care
- ☞ Camps
- ☞ Environmental Education
- ☞ Fitness Center
- ☞ Frisbee Golf
- ☞ Horseback Riding
- ☞ Preschool
- ☞ Special Events
- ☞ Swimming
- ☞ Teen Programs
- ☞ Tennis
- ☞ Trails



Aquatics



- ❧ Keep your family cool and safe all summer with our pools and aquatics programs. We have three outdoor pools: the Ranch House, Community Center and Bradford.
- ❧ We offer adult swim, open swim, water aerobics, lap swim and a complete lesson program. A parent-run competitive youth swim team, the Ken-Caryl Lightning, practices at the Ranch House Pool.



Tennis



- ☞ Ken-Caryl Ranch is home to one of the top tennis programs in the state. The District's Tennis Coordinator strives to bring you the most pleasant, competitive and economical programs. Robert Campbell can be reached at Robert@kcranch.org or 303-979-2233, ext. 202.



- ☞ We offer adult lessons, youth lessons, cardio tennis and league play. There are outdoor courts at the Ranch House, Community Center and Bradford, as well as indoor courts at the Community Center.



Youth Programs



- ❧ Ken-Caryl Ranch offers a wide range of youth programs for a variety of age groups.
- ❧ For school-age children, we have before and after school care at the Ranch House, Community Center and Dakota Lodge. Transportation is provided to and from Shaffer and Bradford Elementary Schools.
- ❧ We have summer camps and specialty classes for toddlers all the way up to teenagers.



Preschool & Early Childhood



- ❧ Preschool is offered at the Community Center and Ranch House.
- ❧ Preschool camps are offered during the summer and on school breaks.
- ❧ In addition to our licensed preschool, our early childhood enrichment classes include art, crafts and sports.



Environmental Education



- ☞ The KC Nature Environmental Education programs help both adults and kids learn about nature.
- ☞ You can choose from camps, before and after school programs at Dakota Lodge, nature hikes, specialty classes, and wildlife classes.



Special Events



Special events are a great source of community pride, providing a celebration of life on the Ranch. We have a variety of events throughout the year, including:

- ❧ Easter Egg Hunt
- ❧ Community Recycling Event
- ❧ Earth Day Celebration
- ❧ Community Garage Sale
- ❧ Fourth of July Concert
- ❧ Doggie Dip Day
- ❧ Barn BrewHa
- ❧ Halloween Haunted Trail
- ❧ Gobble Wobble 5K & Fun Run
- ❧ Christmas Tree Sale
- ❧ Holiday Happenings with Santa



Facilities



❧ The Ranch House is home to the administrative and recreation offices of the Master Association and Metropolitan District. It has a pool, tennis courts, playground, space for youth programs, preschool and rooms available for rent.



❧ The Community Center houses the Fitness Center, tennis courts, preschool, playground, community garden and pool.

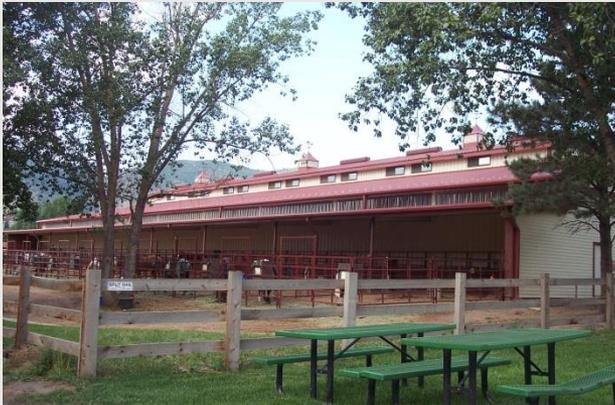


❧ The Bradford Recreation Center features a pool and tennis courts.

Americans with Disabilities Act Compliance: Ken-Caryl Ranch is committed to meeting your individual recreation needs. Every attempt at reasonable accommodations will be made so that everyone may participate in our programs, meetings and events. For questions about the ADA policy or for special needs or accommodations, please contact Traci Wieland, ADA Compliance Officer, at 303-979-1876, ext. 136, or traciw@kcranch.org.



Equestrian Center



☞ The Ken-Caryl Ranch Equestrian Center offers boarding, training and events. We teach total horsemanship in group and private lessons from beginner to advanced levels.

☞ Dakota Lodge is located on the grounds of the Equestrian Center and is available for rent. Environmental Education classes are taught here.



Parks



Our parks offer playgrounds, baseball diamonds, soccer fields, basketball courts and volleyball courts for the enjoyment of the residents. The parks are:

- Bradford Park
- Brannon Gearhart Park
- Community Center
- Community Park
- Dakota Lodge
- Heirloom Park

- North Ranch Park
- Ranch House Park
- Saddlewood Park
- Settlement Pond Park
- Territory Park



Trails & Open Space



❧ Enjoy breathtaking views and wildlife in more than 4,800 acres of Open Space and 45 miles of multi-purpose trails ready for exploration. There are also campsites available for residents.



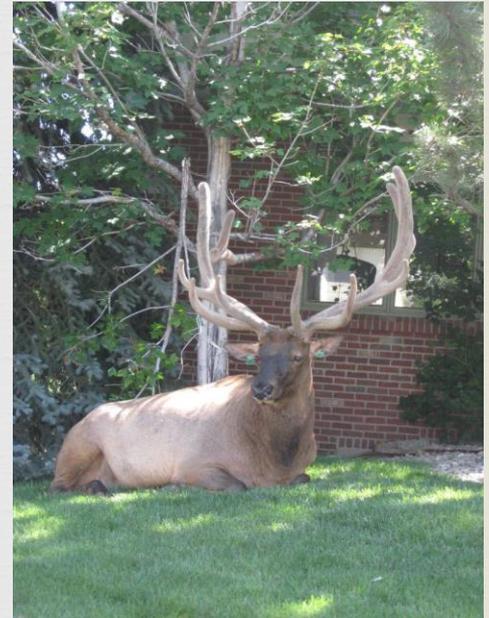
❧ Most trails are private and accessible only to residents and their guests. To prove residency, users can show ID or wear an Open Space identification bracelet (available at the Ranch House or Community Center).



Wildlife



- ☞ Ken-Caryl Ranch is nestled in prime wildlife habitat. You may see deer, elk, bears, coyotes, snakes, foxes and numerous other animals.
- ☞ While wild animals are beautiful, please remember that they can be dangerous and you should keep your distance. A wealth of information about living with wildlife is available under the Open Space tab at www.ken-carylranh.org.
- ☞ If you encounter a problem with wildlife, please contact the Ken-Caryl Ranch Park Rangers for assistance at 303-979-1876, ext. 170.



Trash & Recycling



- ❧ The Master Association has contracted with Waste Connections for Ken-Caryl Ranch's curbside trash and recycling program. Each neighborhood has a designated day of pickup.
- ❧ This service is included in your Master Association dues. If you have questions about your trash service, contact the Ranch House at 303-979-1876.



Communications



☞ Ken-Caryl Ranch has a variety of ways to communicate important information with residents. Communications Associate and Editor, Life at Ken-Caryl, Allison Hefner, who can be reached at allisonh@kcranch.org or 303-979-1876 ext. 108, is the contact for all communications avenues:



☞ *Life at Ken-Caryl* is a bi-weekly newspaper mailed to all residents.

☞ The *Ken-Caryl Ranch e-News* is a weekly email newsletter sent to anyone who subscribes.

☞ Website: www.ken-caryl-ranch.org

☞ Facebook: www.facebook.com/ken-caryl-ranch

☞ Instagram: [ken_caryl_ranch](https://www.instagram.com/ken_caryl_ranch)

☞ Twitter: [@kencaryl-ranch](https://twitter.com/kencaryl-ranch)



Covenants



- ❧ The Ken-Caryl Ranch Master Association follows the Master Declaration of Covenants, Conditions and Restrictions as well as the Rules & Regulations adopted by the Architectural Committee.
- ❧ Covenants are enforced by Community Administrator Brian Yowell and by the Covenant Control Committee, a group of resident volunteers. Brian can be reached at briany@kcranch.org or 303-979-1876, ext. 113.



Property Improvements



- ❧ The Architectural Committee has established rules and regulations to promote harmonious community living and enhance, preserve, maintain and protect property values and assets of the community.
- ❧ All homeowners and businesses must submit property improvement forms, which are available at www.kencarylranh.org, PRIOR to doing any exterior work on their property.
- ❧ A Contractor Reference Database is available on the website under the Residents tab. It has references provided by residents to assist those who wish to hire professionals for home improvement projects.



Volunteer Committees



- ❧ **Architectural Committee:** Reviews all plans and specifications from an aesthetic standpoint, approving all acceptable plans. Establishes guidelines and Ranch standards.
- ❧ **Community Planning Committee:** Responsible for the Community Master Plan, documenting its implementation, making recommendations for future changes, and ensuring regular updates at least annually.
- ❧ **Covenant Control Committee:** Upholds the governing documents and enforces the rules implemented by the Architectural Committee in a fair and timely manner.
- ❧ **Election Committee:** Administers the annual election of MA Board members.
- ❧ **Historical Society Committee:** Promotes awareness of and appreciation for the historical aspects of the Ranch. Protects and preserves historic sites and makes them more accessible and usable to Ranch residents.
- ❧ **Open Space Committee:** Advises staff and Boards regarding Open Space management and maintenance practices.



Community Organizations



- ☞ Ken-Caryl Art Guild, www.kencarylartguild.org
- ☞ Ken-Caryl Ranch Community Garden, <https://sites.google.com/site/kccgorg/>
- ☞ Ken-Caryl Ranch Foundation, www.kencarylranhfoundation.org
- ☞ Ken-Caryl Community Network, www.kencarylcommunitynetwork.org
- ☞ Ken-Caryl Ranch Senior Club, 303-979-1876
- ☞ Ken-Caryl Swim Club, www.kcswimclub.com
- ☞ Ken-Caryl Trail Club, <http://kencarylranh.org/community-news/community-organizations/trail-club/>



Contact Information



- ❧ Ranch House Administrative Office, 303-979-1876
- ❧ Ranch House Recreation Office, 303-979-4070
- ❧ Community Center, 303-979-2233
- ❧ Bradford Recreation Center, 303-973-5302
- ❧ Rangers, 303-979-1876, ext. 170
- ❧ Equestrian Center, 303-979-4500
- ❧ Parks Shop, 303-979-1876, ext. 399
- ❧ After-Hours Emergency, 303-979-1876, ext. 320

