

THE GENESCENE

The official publication of the Genesee Foundation

March 2026 | Issue #515



Ann Lenane & Angela Beldy

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*Single-Family and Townhome Sales in Genesee (2002-2024)



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Upcoming Events

Insurance Webinar
Bunco
ARC Meeting
First Friday
Finance Meeting

The Genescene Deadline

Book Club
Silver Foxes
Communications Meeting
Bridge Group

ARC Submission Deadline

Biking the Blue Marble
Insurance Webinar
Fire & Safety Meeting
Third Friday Bridge

Board Meeting

Insurance Webinar

Tuesday, March 3 | 7pm
Wednesday, March 4 | 6pm
Thursday, March 5, 19 | 10am
Friday, March 6 | 6pm
Tuesday, March 10 | 3:30pm
Tuesday, March 10
Wednesday, March 11 | 9am
Wednesday, March 11 | 11am
Thursday, March 12 | 3pm
Friday, March 13 | 7:30am
Friday, March 13, 27
Friday, March 13 | 6pm
Tuesday, March 17 | 7pm
Friday, March 20 | 1pm
Friday, March 20 | 1pm
Wednesday, March 25 | 6:30pm
Tuesday, March 31 | 7pm
Saturday, April 4 | 10am

Weekly Recurring Events

Monday

Vinyasa Yoga | 10am

Mahjong | 1pm

Tuesday

Knit Chicks | 1pm

(second Tuesday)

Mt View Quilters | 10am

(2nd & 4th Tuesdays)

Genesee Jam | 6:30pm

Wednesday

Yin Yoga | 7:30pm (Foothills)

Yoga Event | 1pm

Thursday

Genesee Winter Club

Friday

Yin Yoga | 10am

Genesee Jam | 1pm

More details are available on the Community Calendar at geneseefoundation.org and provided through weekly Foundation eBlasts.

Table of Contents

3	Upcoming & Weekly Events	10	Homeowners Insurance Series
4	Submissions & Community Resources	12	Biking the Blue Marble
6	Board Update & Committee Highlights	13	Plant & Animal of the Month
8	Community Club & Events	14	Classified
		15	Advertisements

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RESIDENT SERVICES

CenturyLink
800.244.1111

Comcast
800.934.6489

CiraNet
855.877.2472

CO Parks & Wildlife
303.291.7227

CO State Forest Service
303.279.9757

Genesee Water & Sanitation
303.278.9780

Aspen Waste Systems
303.923.8000

JeffCo Animal Control
303.271.5070

JeffCo Elections/Voter Registration
303.271.8111

JeffCo Planning & Zoning
303.271.8700

JeffCo Road & Bridge
303.271.5200

JeffCo School District
303.982.6500

US Postal Services (USPS)
800.275.8777

Xcel Outage Reporting
800.895.1999

EMERGENCY NUMBERS

**ALL EMERGENCIES (Fire, Accidents,
Ambulance) | 911**

Colorado State Patrol
303.239.4500

Non-emergency JeffCo Sheriff/Dispatch | 303.277.0211

Genesee Fire Protection District
303.526.1230

Highland Rescue
303.526.9571

Rocky Mtn Poison Center
303.739.1123

Vacation Check
303.526.3065

Submissions for The *Genescene*

How do I submit a photo or notice to The *Genescene*? We often get this question from residents. You can email directly to genescene@geneseefoundation.org. You can also upload your content through the link on the Foundation website. You will need to go to Community/Communications/The *Genescene*, where you will find links for Articles (Learn More/Submit), Photographs (Learn More/Submit) and Advertisements (Learn More/Submit). There are detailed instructions on the website for all submissions. Please do not email the Communications Committee.

Taylor DeSimone is the Media coordinator who formats *The Genescene*.

Remember all submissions are due by the 10th of the month.

The *Genescene* | genescene@geneseefoundation.org

EBlast Submissions


If you want to put a notice in the weekly Thursday eBlast, please email your submission to frontdesk@geneseefoundation.org

Sign up Now for Weekly eBlasts

The only way to get updates, up-to-date information, late-breaking news and emergency information from the office is to sign up for our weekly eBlasts. Every Thursday you'll receive an email with everything you need to know about what's going on in Genesee.


Call, email or stop in the Vista office to sign up today. It's quick, it's easy and it's FREE!

frontdesk@geneseefoundation.org or 303.526.0284



LookoutAlert is the only official Jeffco system which will send you emergency and evacuation notifications.

Residents may register for Lookout Alert using the QR code here or at Look-out-Alert.com. You can also find more information and sign up at geneseefpd.colorado.gov (click on Evacuation Info, then Lookout Alert Info and Sign up.)



Do Not Post on Mailboxes

Posting on the wooden mailbox structures is for official Genesee Foundation notices ONLY. Do not post personal ads or notices on them for any reason. If you want to distribute something, feel free to use the slot underneath each mailbox. We all appreciate your cooperation, especially our maintenance staff who would otherwise have to remove all of those staples.

Genesee Board | board@geneseefoundation.org

Notary Services Available

Notary services are available in the Genesee office during normal business hours. There is a nominal fee and you'll need to make an appointment. Call or email Traci or Sarah, our notary extrordinaries, to check their availability at 303.526.0284 or frontdesk@geneseefoundation.org

Resources for Wildlife Emergencies

For emergencies involving large animals: Colorado Parks and Wildlife 303.291.7227; after hours, dial *277 on a cell phone.

For smaller wildlife: Jefferson County Animal Control 303.271.5070

For wildlife emergencies on roadways

- On county roads: Jefferson County Road on Bridge 303.271.5200
- On state Highways: Colorado State Highway Department 303.757.9514

Dead Animal Removal

- For large animals (those weighing more than 100 lbs.) Colorado State Patrol 303.239.4501
- For small animals: Jefferson County Animal Control 303.271.5070

For more information on living with wildlife, visit the Colorado Parks and Willdlife website (<https://cpw.state.co.uc>)

frontdesk@geneseefoundation.org

When to Contact the Jefferson County Sheriff

Because we live in unincorporated Jefferson County, our law enforcement servives are provided by the Jefferson County Sheriff's Office

- if you see a crime in progress, call 911.
- Do not call the Foundation office.
- If you have a non-emergency event such as a stolen package, call JeffCo at 303.980.7300.
- Do not call the Foundation office.

If you are issued a case number as a result of the non-emergency event, please email patrol@geneseefoundation.org with the responding deputy's name and case number. This will enable our patrol to follow up if necessary. It will also allow the staff at Genesee Foundation to better understand what is happening in our community

Genesee Fire & Safety Committee | gfsc@geneseefoundation.org

ARC Question: Do I Need Approval to Install a Generator?

Due to recent power outages, the Architectural Review Committee (ARC) has received many requests for approval for electric generator installation. Per ARC standards, these requests must be submitted to the ARC for approval on the forms provided on the Genesee Foundation website under the ARC section. The Genesee ARC Standard for Exterior Equipment: All Mechanical and Utility Systems, includes permanent electric generator installations.

Generators should be appropriately muffled and located where they are least visible from adjacent lots, roads, and open space. Such equipment should be muted in color. Screening will be required to conceal the equipment from view from adjacent lots, roads, and open space. Adequate screening must be fire-resistant landscaping and/or enclosure walls.

Michael Thomas | arc@geneseefoundation.org



A Board Update

The Board of Directors met on January 28 to kick off the new year, review several carry-over initiatives and set priorities for 2026. Below is a summary of key discussions and actions, intended to provide context and clarity beyond the formal meeting minutes.

Operations & Staff Updates

New Team Member: We welcomed Taylor DeSimone to the Foundation staff. Taylor will be working closely on the website upgrade and supporting The *Genescene* publication process.

Foothills Gym Repair: A plumbing leak in the men's locker room required floor removal and repair. The gym remained open during the work and repairs are now in the reconstruction phase. Total costs are estimated at \$12-13k, below the insurance deductible, so no claim is expected.

Audit Progress: Management's portion of the multi-year audit is complete following extensive documentation review. The final audit report is expected soon.

Power Outages & Backup Power Planning

Following December's extended Xcel Energy outages, the Board discussed longer-term resilience options, including:

- A potential backup generator for Vista, possibly reusing a generator being replaced at the Genesee Fire Station
- Broader, community-scale alternatives such as battery-based power systems, which would require further study due to cost, scale and feasibility

This topic will be evaluated further - most likely through the Facilities Committee - as the Board considers potential options for the community.

Vendor & Service Transitions

Waste & Recycling: The transition from Republic to Aspen Waste is largely complete. Initial service hiccups have been resolved and communication with Aspen has been strong. Residents with lingering issues (for example, holiday tree pickup) are encouraged to contact the Foundation office.

Committee Highlights

Open Space Committee: Leadership transitioned smoothly, with Jim Bedwell stepping in as chair. A major focus for 2026 will be homeowner education around pine beetle mitigation and forest health.

Fitness Committee: Increased usage continues following last year's equipment upgrades. The committee is developing recommendations for modest improvements, including additional stretching and yoga space.

Finance Committee: Process improvements are underway to streamline Advance Funding Estimates (AFEs) and improve transparency and timing for review.

Financial Overview

2025 Results: The operating fund ended the year with a modest surplus, which will be rolled into reserves. Reserves increased by approximately \$241,000.

Insurance Costs: Property insurance remains a notable budget pressure due to rising rates.

Investments: Reserve funds continue to be managed conservatively, with short-term liquidity prioritized given upcoming capital projects.

Oxley Remodel

The Oxley remodel is nearing completion, with carpeting as the final major outstanding item. The project is currently tracking under budget and the office is expected to reopen in February or March. The Board discussed holding a small open-house-style event once the space is fully operational.

Open Space Management Plan (Preview)

The Board received a high-level preview of the 2026 Open Space Management Plan, which includes:

- Forest thinning and wildfire mitigation projects
- Aspen regeneration through protective enclosures
- Weed management and trail maintenance

Ongoing partnerships with Genesee Fire Rescue, the Colorado State Forest Service and Jefferson County

A dedicated community presentation was held on February 19, with Board consideration and potential approval at a later meeting.

Vehicle Parking Policy - Community Input Ahead

The Board continued its discussion on vehicle parking rules, particularly regarding van-based vehicles under 25' in length. Given differing perspectives, the Board agreed that community feedback is essential before moving forward. Options for gathering resident input, such as surveys or public comment, are being explored.

Pickleball & Court Use

The Board reaffirmed the existing policy of no snow removal on pickleball courts, noting ongoing sensitivities and legal considerations related to court use. No policy changes were made at this time.

Capital Projects Approved

Several capital items were reviewed and approved in alignment with the reserve study, including:

- Culvert repair (additional funding approved due to unforeseen damage)
- Phase 1 of private drive asphalt overlays
- Replacement of aging private drive signage

These projects address long-planned infrastructure needs and will be phased over multiple years.

ARC Enforcement & Legal Matters

The Board reported progress on resolving a long-standing exterior lighting enforcement case through court-appointed mediation. The Board reiterated its commitment to consistent enforcement of ARC standards and transparent communication with residents.

The Board also acknowledged ongoing legal correspondence related to pickleball, noting that this remains an active issue requiring careful and measured handling.

Looking Ahead

The January meeting set the tone for a busy and consequential year. Major themes for 2026 include infrastructure investment, wildfire resilience, community engagement and continued efforts to balance evolving needs with Genesee's long-standing character.

Residents are encouraged to attend upcoming meetings, listen to recordings of meetings from Foundation website links (under HOA) and participate in scheduled forums, particularly on the 2026 Open Space Management Plan and updates to vehicle parking policies.

Jeff Herman | board@geneseefoundation.org

March First Friday**March 6 | 6pm | Vista**

Welcome the month of March with Genesee friends and neighbors. We love it when newcomers attend!

As always, First Friday is BYOB. Please also bring a dish to share.

If your last name begins with A - I or R - Z, please bring an appetizer to share. If your last name begins with J - Q, please bring a dessert.

Your hosts,

Deby and Carl Janicek | 303.526.4471



Susan and Drew Stirrat hosted February First Friday with a Valentine's Day theme. We enjoyed meeting several new Genesee residents and hope to see more at upcoming

frontdesk@geneseefoundation.org

Ladies' Bunco

Wednesday, March 4 | 6-9pm | Vista

Remember to bring \$11 (small bills) and an appetizer or snack to share. Hosts provide non-alcoholic beverages and dessert. New players are always welcome.

Please contact me for more information and to be added to the Evite list.

Carolyn Benson | carolynbenson@comcast.net

Gourmet Club

Genesee Gourmet Club enjoyed a Cajun/Mardi Gras theme dinner in February



Photo by RitaKay Lochner



Shrimp, andouille and chicken gumbo

Photo by Jeff Balter

Genesee Easter Egg Hunt



When: Saturday, April 4, 10am - 11:30am
Egg Hunt starts promptly at 10:10am! Where: Vista Clubhouse - rain, snow or shine

Before the Event

Drop off at least one dozen plastic eggs per child filled with treats or small toys at the Genesee Foundation office between Monday, March 30 and Friday, April 3.

There will be designated bins for each age group: 2 years and under, 3/4/5 years, and 6 years and older.

Please: no confetti-filled or real eggs and no hard candies for children under 6.

At the Event

Starting at 10am, the kids will all gather on the patio by the playground until the hunt is officially launched by age group.

The Egg Hunt starts promptly at 10:10am. Please be on time!

Volunteers Needed

The following volunteers are needed the morning of to make this event a success. Please contact Michelle if you're game to help!

5 Egg Hiders + Boundary Makers (9:00 - 9:30am)

5 Start Line Holders (9:45 - 10:10am)

1 Clubhouse Set-up (9:00 - 9:30am)

1 Easter Bunny (10:00 - 11:30am) - Filled, thank you Todd Weisrock!

Michelle Woodruff Olsen | michellewoodruff@gmail.com

Genesee Winter Club

The Genesee Winter Club sponsors weekly snowshoe and cross-country trips through the end of March. This year the group has explored Boreas Pass, Jim Creek near Winter Park, North Rock Creek near Silverthorne, Francie's Cabin near Breckenridge and Keystone Gulch. Club members take turns planning and leading the weekly treks.

We still have exciting trips on our schedule this month. Send us an email if you're interested in joining us!

Genesee Winter Club | geneseewinterclub@gmail.com



Genesee Winter Group on North Rock Creek
Ken Blum, Leslie Williams, Mette Riis, Cindy Savage, Carol Wahlgren, Ann Umphres, Barb Reilly, Lori Kaufman and Charlie Miller. Photo by Yogi True



Trail to Francie's Cabin.
Susan Wajda, Leslie Williams, Barb Reilly, Ann Sarg, Mette Riis
Photo by Rita Kay Lochner

Winter Trekking Group



Bergen Peak

Guy Warren, John Scruton-Wilson, Doug Hurcomb and Susan Wajda. Photo by Guy Warren

Guy Warren continues to lead winter hikes here in the Front Range. On February 6, he led a fun hike to Bergen Peak from the Stagecoach Trailhead. No micro-spikes needed! Please feel free to share your photos and stories of recent winter adventures and we will publish as many as space allows.

Weekly trips continue through March.

Communications Committee | communications@gene-seefoundation.org

Genesee Silver Foxes



Gentlemen, you are invited to the Wednesday, March 11 meeting of the Genesee Silver Foxes at Casa Tequilas at 1204 Bergen Parkway. Social and mingling starts after 11am and sit down is at 11:30am.

Order off the menu and the bill will be pooled and divided equally among all present. Soft drinks and coffee are included. You are separately responsible for premium drinks.

Jim White will be your host and main bill collector. Please RSVP "Yes" or "No" directly to Mike Thomas at mthomas-rep@me.com. so we can arrange a large-enough table for our group.

Looking forward to seeing everyone!

Jim White | jimwhite1506@gmail.com

The Homeowners Insurance Crisis in Colorado

A Genesee Fire & Safety Webinar Series

If you haven't yet received a non-renewal notice from your insurer, or experienced exponential increases in your annual premium, or tried to sell or buy a home in Genesee, you probably know someone who has. The Genesee Fire & Safety Committee will present a 3-part webinar on this topic. Each session will be about an hour, with time for questions. The sessions will be on Zoom (<https://us02web.zoom.us/j/88026183297?pwd=rUOXv7cSxUjGFKofEsqA-S2XcrKG3Cj.1>); this link is also on the calendar on the Foundation website and sessions will be recorded and posted on the website.

- Tuesday, March 3, 7pm. **Skyrocketing Costs and Limited Availability.** Why? What can you do? How to keep your current insurance or shop for another company.
- Tuesday, March 17, 7pm. **Are There Holes in Your Insurance Safety Net?** How to read your policy. Is your coverage adequate to protect yourself and your family?
- Tuesday, March 31, 7pm. **How to Prepare for the Future.** The new Jeffco Wildfire Resiliency Code (WRC) and the Colorado WRC. What is the insurance industry looking at? What are the county and state doing? Introduction to being a fire-adapted community.

At least half of the people who lose their homes in a wildfire find that they are underinsured. It is important that you read the fine print in your policy and are prepared should you have to make a claim. You can also check out the Insurance FAQs posted on the Conifer Rotary website (<https://rotaryconifer.org>).

We, in Genesee, are particularly vulnerable to homeowners insurance issues. Please plan on attending.

Genesee Fire & Safety Committee | gpsc@geneseefoundation.org

Wildfire, Insurance and Inventory

When looking at all the actions that should be taken when preparing for wildfire or other disasters, the issue that often gets overlooked is knowing what you have in your house. When it comes to insurance settlements, a large problem occurs when there is no inventory of the "stuff" that was in your house. Insurance companies call the stuff "contents" and you can think of contents as everything that would fall out of your house if you turned your house upside down and shook it. Having an inventory ascertains what you have, how much

it is worth and, if you have enough insurance. In the event of a significant loss, the inventory should help you get a quick and fair settlement from your insurance company.

There are a surprising number of inventory apps available. What is the best inventory app for you? The one that has the functionality you need, that is most intuitive for you to use and is compatible with your device. Here are four websites that review some home inventory apps:

Table legend

Operating systems color: iOS and Android, **iOS only**, **Android only**, **[other or unknown (??)]** (\$) : Purchase price unknown

Nerdwallet	ZDNET
Itemtopia (\$)	Airtable [+MacOS, Windows] (\$)
NAIC Home Inventory (\$)	Under My Roof Home Inventory [+MacOS] (\$)
United Policyholders Home Inventory [Excel] (\$)	Find My Stuff: Home Inventory (\$14.99)
	Sortly (Free)
	Homebox [MacOS, FreeBSD] (\$)
hippo	Forbes
Sortly (Free)	BluePlum Home Inventory (\$23.99)
Encircle (Free)	Encircle Home Inventory [??] (\$)
BluePlum Home Inventory (Free)	Magic Home Inventory [??] (\$)
Nest Egg (Free)	Memento Database [??] (\$)
MyStuff2 Pro (Free)	Nest Egg (\$6.99)
Inventory Manager (\$4.99)	Sortly (free trial)

An interesting new app, not reviewed on the websites above or here, but seen by a Genesee resident at an insurance workshop put on by United Policyholders (<https://up-help.org/>) is called "bevel," which may be found at <https://www.bevelmade.com/>. The app is free or has a free version and it uses AI to inventory your home using your smartphone. From the bevel website: "Turn your photos, videos and receipts into a smart home inventory list in minutes."

Spending time creating a well-maintained inventory will provide the peace of mind of knowing what you have and may provide some surprises as you uncover the things you may have forgotten that belong to you.

We, in Genesee, are particularly vulnerable to homeowners' insurance issues. For an in-depth look at insurance, attend the Genesee Fire & Safety 3-part webinar, "The Homeowners Insurance Crisis in Colorado" at 7pm on March 3, 17 and 31. See the "The Homeowners Insurance Crisis in Colorado" article in this issue of *The Genescene* for detailed webinar and log-in information.

Genesee Fire & Safety Committee | gpsc@gene-seefoundation.org

Share the Road

Warm temperatures this winter have brought out more walkers, runners and cyclists, not to mention encounters with our local population of elk, deer and other wildlife.

To avoid accidents, drivers should slow down and follow the posted speed limits. Be aware that the maximum speed limit on any Genesee road is 30mph.



Walkers and runners should stay to the left of the road - moving against traffic and watching for oncoming vehicles. Large groups should walk on the road shoulder, if possible, or as close as possible to the shoulder and proceed in a single file to minimize intrusion into the driving lane.

If you talk on your phone or listen to podcasts or music, especially if you use earbuds, please remain vigilant and aware of your surroundings. We have a lot of quiet EVs in Genesee and it's unlikely you will hear them coming,

Cyclists should use hand signals, wear helmets and proceed on the right, with traffic. Drivers should provide at least 3' of passing space and may need to slow down to wait for a safe area to pass.

frontdesk@geneseefoundation.org

Secretary's Corner

The Gift of an Unfixable World

I recently came across a quotation by the Chilean writer, Roberto Bolaño, that has been sitting with me: "The world is alive and no living thing has any remedy. That is our fortune."

At first glance, that doesn't exactly sound cheerful. No remedy? No fix? No cure? In a world where we like solutions, improvements and five-step plans, that can feel unsettling. But the longer I've lived here - and the longer I've lived, period - the more that line feels oddly comforting.

This winter has been a good example. We've had stretches of stunning weather. Clear skies. Mild days. Trails that are walkable when they might normally be buried in snow. It's been easy to step outside and think, "This is wonderful!" And it is. Many of us have felt that lift of being outdoors in January or February without having to brace against the cold.

At the same time, we all know the other side of that coin. Warm winters can mean a smaller snowpack, drier conditions and higher wildfire risk. The same sunshine that lifts our spirits can carry consequences we don't love.

Both things are true.

It's beautiful. And it's concerning.

And then there are our skier friends. If you talk to them, you'll hear some grumbling about coverage and conditions. And then, almost in the same breath, you'll discover they've already been out 40 or 50 days this season. I'll be thinking, "Wait... how? On what snow?" And they'll just shrug and say it was "actually pretty good" up high, or that they "found a few decent runs," or that it was "a great day to be out."

At some point, I realized they're not waiting for a perfect winter. They're skiing the winter they've got. Thin cover, icy patches, surprise rocks. People adapt, laugh about it and go again the next day. It may not be the season they ordered, but they're still showing up for it.

That, in its own way, feels like a small, cheerful version of what Bolaño was getting at. There is no remedy for living in a real place, in a real climate, in a real community. Nature doesn't smooth itself out for our preferences, and life doesn't present us with only the good parts or wait until conditions are perfect.

Here in Genesee, we live close to the land and its trade-offs. That closeness makes change harder to ignore. And it can be easy, when change feels personal, to want to fix everything - to make it stable, predictable, solved. But maybe part of the grace of living here is accepting that it isn't solvable in that way.

Instead, we get a world that is alive! Dynamic, shifting, sometimes generous, sometimes worrisome. We get bluebird days in February and conversations about fire mitigation in the same breath. We get moments of simple joy on a walk, paired with the awareness that nothing stays exactly the same. (Continued on next page.)

Biking the Blue Marble

We don't get a remedy for being human in a living landscape. What we get instead is participation. We get to care for our homes, our forests and one other. We get to prepare where we can, appreciate what's in front of us, and stay connected as things change.

The world is alive. So is this community. And maybe the fact that it's not perfectly fixable ... is exactly what makes it worth being part of.

Jeff Herman | board@geneseefoundation.org

Board Secretary

Biking the Blue Marble

A Presentation

March 13 | 6-7:30pm | Vista

Between 2019 and 2024, local Colorado cyclist Ted Eliason set out with a simple idea: see how far a bicycle could take him.

Five years later, that idea had carried him over 50,000 miles, across 56 countries and the length of five continents, in 1,379 days of riding - essentially circumnavigating the Earth at about 10 miles per hour.

Ted rode solo and self-supported for most of the journey, living the kind of ride many cyclists dream about: everything he needed packed onto a steel-frame Surly touring bike, sleeping in tents, navigating unfamiliar roads, climates and cultures one pedal stroke at a time. A few stretches were shared with his wife, Kendra, which is proof that even the longest solo ride still makes room for companionship.

His goal wasn't speed, records or recognition. He traded earlier high-altitude mountaineering ambitions for something slower and more intentional - an expedition built around curiosity, endurance and the simple act of moving through the world under his own power.

Along the way he crossed hemispheres, seasons, deserts, mountains and coastlines relying on the kindness of strangers for food, shelter and conversation. Like many long-distance riders discover, the bike became less about miles and more about connection.

Inspired by Ibn Battuta's words, "Traveling - it leaves you speechless, then turns you into a storyteller," Ted will share stories from roads most of us will never see:

Mechanical failures in the middle of nowhere

Navigating language and cultural barriers

The physical grind and mental resilience required for multiyear travel

And the quiet, unexpected moments of beauty that only appear when you're moving slowly enough to

notice-More than an adventure story, his presentation is about what he calls "slow courage" -the steady decision to keep going, trust the road and meet the world with

It's a reminder that extraordinary journeys don't always begin with grand plans - sometimes they start with a loaded bike, a curious mind and the willingness to turn the pedals.

This will be a grounded, honest look at what it really means to live on a bike. Please RSVP to the phone number below, but walk-ins are also welcome.

Kendra & Ted Eliason | 303.669.9257



Ted Eliason in Leh, India



Ted Eliason in New Zealand

Plant of the Month

Amaryllis blooms often brighten our Genesee homes during the holidays and winter months. Amaryllis, a native of Central and South America, does not undergo true dormancy, but rather enters a rest period after flowering to recover so it can bloom again. By adjusting their watering, fertilizing, temperature and lighting conditions, amaryllis can bloom yearly.

In the spring when there is no longer danger of frost and temperatures are above 50 degrees, place the pot outside in partial shade and water regularly. Around August, stop fertilizing and bring the plant inside when temperatures drop again to below 50 degrees.

Stop watering your plant 8-12 weeks before your desired future bloom time. Move the plant to a dark, dry place with temperatures around 55-60 degrees, such as a basement or garage. Cut off the leaves after they turn yellow and cut the old flower stalk back to 1-2" above the bulb. After the 8-12 week period, move your plant to a sunny location that maintains 70-75 degrees and resume regular watering and monthly fertilizing. The more sun, the better will be the blooms. Soon the bulb will sprout and you will be rewarded with beautiful flowers again.

Should you have a waxed bulb, carefully peel off the wax, plant the bulb in well-draining soil, leaving the top one-third exposed. Continue with the above instructions for a regular bulb.

Tips for your amaryllis:

- Repotting is only necessary after a few years. The plant does best if only a little soil is around the bulb.
- Don't let the plant sit in water. This could cause root rot or attract pests.
- Wilting leaves may indicate it's being underwatered.



Dar Miller Thomas | darmthomas@icloud.com

Meet Genesee's Animal of the Month:

Bluebirds



Photo by Jim Heiney

Cheer--Cheer-lee--Churr! Did you hear that soft song? It must be March because the bluebirds are back in Genesee! Bluebirds are one of the first migratory birds to return to our area after wintering in Arizona, Texas and Mexico where they've found food and warmth.

Q. What's so special about bluebirds?

A. Everything! They are beautiful to see and hear; they help farmers and gardeners by eating lots of insect pests, they are good parents and they just make us happy!

Q. How can you tell them apart?

A. The Western sports a shiny indigo blue coat on his back and throat and a rusty red breast. The Mountain bluebird looks like the Colorado sky, wearing a vivid blue coat and a white breast. Seeing blue in bird feathers always depends upon the light, which is why a bluebird looks plain gray-brown from a distance. But, ahh, when he takes wing! The sunlight makes his blue feathers come to life, appearing as rich and vibrant as sapphires. As with many birds, the female's coloring is more muted.

Q. How can I help bluebirds in Genesee?

A. Help early returners by offering mealworms on a platform bird feeder. Put out a birdbath. Build and hang a bluebird nest box or participate in Genesee's bluebird box monitoring. Leave eggs, nests and baby birds (of any sort) undisturbed. Avoid using lawn chemicals and pesticides. And please keep cats indoors; domestic cats are the number one direct, human-caused threat to birds in North America, killing some 2.4 billion (with a "b") birds every year in the U.S. alone!

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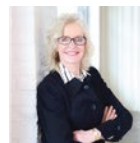


Genesee Area Sales by Jennifer & Emily

1090 Twisted Pine Road*	\$5,000,000
955 Crescent Moon Drive	\$2,555,000
1621 Baneberry Lane	\$2,430,000
968 Eastwood Drive*	\$1,815,000
1555 Genesee Ridge Road	\$1,450,000
23843 Shooting Star Lane	\$1,420,000
947 Dogwood Drive	\$1,256,000
23655 Currant Drive	\$1,220,000
1228 Pomegranate Lane	\$1,100,000
1129 Genesee Vista Road	\$1,075,000
23821 Genesee Village Road	\$790,000

Jennifer and Emily have been busy making moves in 2025 with 11 Genesee area sales totaling over \$20 million and wrapping up the year with more than \$63 million in total real estate sales!

If you are thinking about selling, call us for results driven by passion, expertise, and the marketing power it takes to get your home sold. No one knows (or loves) Genesee like we do!



Jennifer Davenport
Broker Associate
303.919.4891
jdavenport@livosir.com



Emily Henderson
Broker Associate
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