

SEPTEMBER 2023

MERIDIAN RANCH NEWSLETTER

ISSUE NO. 31



Meridian Service Metro District Recreation Center Mission:

To offer a healthy lifestyle for the residents of Meridian Ranch through facilities and programs for personal fitness, group exercise, organized sports, aquatics, and special community events.

**Volunteer
Coaches
Needed!!**



**MERIDIAN RANCH
REC. CENTER**

YOUTH BASKETBALL LEAGUE

OCT.24-DEC.16

MIGHTYTOTS BASKETBALL

OCT. 22-NOV.12

FOR AGES 5-12 & 3-4

Registration Aug.14-Oct.16



Jiu-Jitsu

The Jiu Jitsu program is ran by black belt pro competitor and title holder Morgan (Mo) Black!

**WEDNESDAYS FROM
5:00PM TO 6:00 PM**

Equipment Needed:

- Athletic clothes
- Gi by second month of the class
- Water bottle

- ✓ Ages 5-12
- ✓ Register at the Front Desk
- ✓ Paperwork is needed for Non-Members

\$50

GET STARTED

Contact Us

Meridian Ranch Recreation Center:
(719-495-7119)
Sports Director:
Sports@meridianservice.org

PARENT'S NIGHT OUT

Friday September 8th & 22nd

Ages 5 - 12

5:30 - 10pm

Residents \$20

Non-Residents \$25

Additional Kids \$15

Additional Kids \$20

Pizza | Swimming | Bounce House | Movie

TO INFINITY AND BEYOND.....



Thinking of Buying or Selling a **HOME**



Give us a
call!

Crystal & Shawn

Your neighborhood Real Estate Agents
719.238.1771



EVERYDAY PROPERTIES
& INVESTMENTS

expTM
REALTY

What is your home
worth?



Meridian Ranch

DRC 1 & 2

Fall clean up is just around the corner! September 6th through the 8th! Roll – Offs will be located at the Meridian Ranch Shops vacant land located off of Stapleton from 8:00 a.m. until 6:00 p.m. Goodwill will be at the Stonebridge Lodge located off of Stone Valley and Rainbow Bridge on September 8th from 8:30 a.m. until the truck is full. The WMG team will be handing out burritos and coffee on Friday, September 8th at the Stonebridge Lodge. Stop by and say “hi” as you are dropping off gently used items for donation. In June, 40 containers were utilized to collect over 14,000 lbs. of trash! This was the largest clean up since the Meridian Ranch DRCs have sponsored the cleanup days! Blue Star Electronic Recycling collected 5,936 lbs. of electronics and the Goodwill truck was full by 11:30 a.m.! Thank you to everyone who participated!



Governance in Meridian Ranch DRC:

While conducting community tours, our Management Team has been approached numerous times by residents asking “Why don’t you get out of your vehicle and talk to us instead of sending a letter? “

Answer: Safety is the number one reason, and the Covenant Management Policy outlines the process, which does not include stopping and talking to each owner. Currently, there are 958 owners in DRC No. 1 and 2,075 owners in DRC No. 2.

Most violations of the covenants occur because of misinformation, or the Owner being uninformed of the restrictions or standards.

Therefore, the following procedure is established as a standard plan for receiving violation information and providing notice of violations to Owners to bring resolution to covenant violations within the Meridian Ranch DRC community.

1. An alleged violation of the governing documents may be identified by:

- A written complaint/report by a member of the DRC, or
- Observation by management during an onsite neighborhood inspection.

2. If others report an alleged violation, Management shall verify the existence of the violation. If the nature of the allegation is a circumstance that Management cannot tangibly observe by visiting the site at the given time, the complainant must give ample information about the violation observed (in writing), providing the DRC with details upon which it can rely for further action. If insufficient information is provided or if the complainant is unwilling to give written testimony to the circumstances, the DRC reserves the right not to pursue further action.



MERIDIAN RANCH
DESIGN REVIEW COUNCIL NO. 1



MERIDIAN RANCH
DESIGN REVIEW COUNCIL NO. 2

Meridian Ranch

DRC 1 & 2 Page 2.

3. Once verification has been made that a violation exists (or reasonable determination that such circumstances occurred), Management shall send a Courtesy Notice to the Owner, simply stating the nature of the violation and the date by which remedy must be completed.

The Covenant Management Policy can be found on the portals: Documents: Governing Documents: Resolutions

Thank you to the owners who understand this process in making Meridian Ranch a beautiful place to live! The Meridian Ranch DRC management team appreciates owners who have reached out to our team with compliments on the service they provide daily!

“The DRC Coordinator’s commitment to providing exemplary customer service is truly commendable and reflects positively on the values and principles of our community. Her professionalism, attention to detail, and exceptional communication skills are a true asset to our community, and I believe she sets an excellent example for her colleagues.”

“I wanted to take a moment to express my appreciation for our DRC Coordinator’s outstanding efforts in serving the residents of Meridian Ranch. It is individuals like her who make living here a truly enjoyable experience. I believe her dedication and commitment deserve recognition, and I wanted to bring this to your attention as the CEO and HOA Community Manager.”

“Once again, I would like to extend my gratitude for the exceptional customer service provided by the DRC Coordinator. Her hard work and dedication contribute significantly to the positive atmosphere and sense of community within our living environment.”

Governing Documents can be found on the websites:

<http://portal.warrenmgmt.com/?c=16> (DRC no 1)

<http://portal.warrenmgmt.com/?c=99> (DRC no 2)

Questions? Please contact your Meridian Ranch DRC Management Team:

Jamie Adams, CMCA, AMS, PCAM – Managing Agent – Jamie@warrenmgmt.com

Julie Sampson, Governance Coordinator – GovernanceDRC1@meridianranchdrc.org

Hannah Shea, Governance Coordinator – GovernanceDRC2@meridianranchdrc.org

Chaylyn Petrik, DRC Coordinator - DRC@meridianranchdrc.org



MERIDIAN RANCH

DESIGN REVIEW COUNCIL NO. 1



MERIDIAN RANCH

DESIGN REVIEW COUNCIL NO. 2



Daddy Daughter Dance

Saturday, September 23rd

5-8PM

Tickets are \$20 for Father and Daughter
\$7 for each additional Daughter



MAKER MINDS

HARVEST MARKET

WHERE KIDS RUN THE SHOW!



Does your child thrive in a lemonade stand? Love making money?
Are they a budding entrepreneur already?
This is their chance to get creative and start a business of their own.

Saturday, October 21, 2023

Meridian Ranch Rec Center

The Maker Minds Harvest Market is an opportunity for local children to sell their handmade items and services to the community. Booths will display goods, services, food, art, crafts and items the children made!

Who can sign up? All children ages 5-15 years old are invited to share their talents and skills to create a business. Individuals or team partners can sell their products and services from a booth they both own.

What should you sell? Something you enjoy making & something people will want to buy. It needs to be something YOU can make on your own with minimal adult help. This is your moment to shine, use your own ingenuity.

How do I register? Complete the google form here and pay your booth fee:



GOLF A- LIST MEMBERSHIPS



- GOOD 365 DAYS FROM CONTRACT DATE
- PLAY ANY DAY, ANYTIME WITH PRIME PASS
- SHARED CART INCLUDED
- 25% DISCOUNT ON LOGO MERCHANDISE
- PARTICIPATION IN A-LIST ONLY TOURNAMENTS

PRIME PASS

SINGLE | COUPLE | FAMILY

\$220/MO | \$300/MO | \$340/MO

NON-PRIME PASS

SINGLE | COUPLE | FAMILY

\$170/MO | \$235/MO | \$270/MO

Call (719) 494-1900 ext. 1 for more information.



WWW.ANTLERCREEKGOLF.COM

9650 ANTLER CREEK DR, FALCON, CO 80831

Nerdy Llama Trivia Presents

TRIVIA NIGHT!!!

Madera's Grill &
Cantina

Every Monday @ 6 pm

Located @ The Antler Creek Golf Course
9650 Antler Creek Dr Peyton, CO
719.494.1900



AMAZING FOOD | GREAT FUN | SPECIALS | ALL REQUEST DJ



An Inspired Events Company

Madera's
Grill
and
Cantina



LARGE LOTS AVAILABLE FOR PURCHASE AT

The Estates at Rolling Hills Ranch



½-acre to one-acre lots are available for sale to homebuyers that are interested in having a little more space. Contact Meridian Ranch Signature Builders Campbell Homes, Majestic Custom Homes or Reunion Homes. For more information on lot sizes and locations, visit meridianranch.com.



*Madera's
Grill
and
Cantina*

HAPPY HOUR

**MON thru THURS
3-6pm**

\$1 off

- DRAFTS**
- WELLS**
- HOUSE MARGARITA**

Inside the
Antler Creek
Golf Course
Clubhouse

719.494.1900 ext. 2 Complimentary chips ad salsa upon request.




FALL GOLF

”

Golf is the closest game to the game we call life. You get bad breaks from good shots; you get good breaks from bad shots—but you have to play the ball where it lies.

—Bobby Jones






MERIDIAN RANCH
A GOLF & RECREATIONAL COMMUNITY



MILITARY APPRECIATION

**5th Annual Golf Tournament
September 9, 2023**

On September 9th, over 100 active duty and retired residents of Meridian Ranch, as well as family members of those who made the ultimate sacrifice, will be participating in the 5th Annual Meridian Ranch Military Appreciation Golf Tournament. The event is free to all participants as a way of saying “Thank You” for their service. Sponsors, including Meridian Ranch builders, subcontractors and local businesses, contributed funds, prizes and goodies to make this event memorable.

This year, all excess donations will benefit Folds of Honor, which has awarded nearly 44,000 scholarships totaling almost \$200 million to the spouses and children of America’s fallen and disabled service members. Recently, it has expanded its mission to include America’s first responders.

Meridian Ranch is proud to partner with Folds of Honor, its builders and local businesses to honor our local military families. If you have not signed up yet for this free event, call today to reserve your spot. If you would like to sponsor this event, call to see how you can give back to our military families.



Contact Antler Creek Golf Course to register and for more information.

719-494-1900



FOLDS of HONOR



Coming soon!



JAKs and Cluckin' Chicken Ranch partner up at The Shops

You may have seen the Cluckin' Chicken Ranch food trailer near JAKs recently. Well, the two businesses have hatched up a partnership and will offer a full service restaurant in the JAKs space at The Shops. Chris Sniffen, owner of Cluckin' Chicken, started his business as a free-range chicken ranch, selling eggs at farmer's markets. It soon evolved to a food trailer serving up breakfast and lunches all over Colorado Springs and surrounding areas. Soon, JAKs and Cluckin' Chicken will be serving up all kinds of fried and rotisserie chicken dishes and smash burgers to go with JAKs delicious, thirst quenching beer. The re-imagined restaurant is anticipated to be open for business sometime in September.



GOLFERS GET A BUCKET OF 6 BEERS FOR THE PRICE OF 5 WEEKEND FORECAST GOLF WITH A CHANCE OF BEER




Sonora's Prime Carniceria & Taco Shop Opening This Month!

And now, the moment you've been waiting for - Sonora's Prime Carniceria and Taco Shop will be opening in September! Purchase your top tier fresh cuts of beef, chicken, pork or seafood, stock up on your groceries or stop by for some of the best authentic Mexican dishes in town! For more information and updates, go to www.facebook.com/sonorasprimemeat/ or <https://sonorasprimemeat.com/>.

STONEBRIDGE

Stonebridge social committee enjoys bringing community together through its first ice cream and popsicle social!



Reminder: Fall clean up will be underway starting September 6th through the 8th! Roll-offs will be stationed at the Meridian Ranch Shops and Goodwill will be at the Stonebridge Lodge on Friday, September 8th at 8:30 a.m. until the truck is full. Burritos and coffee will be handed out on Friday, September 8th starting at 8:30 a.m. compliments of the WMG management team!

New key card system has been implemented! If you have not received your new key card which gives you more access than before, please contact Estelle at estelle@warrenmgmt.com; and she will be happy to assist in setting up a key card. Only two cards per family, if you need additional cards, the cost is \$25.00.

Portal updates:

<https://portal.warrenmgmt.com/?c=95> Documents; Design Guidelines

Online payments of the Assessments can be completed through the portal.

Stop by the lodge Monday through Friday from 10:00 to 5:00 p.m. to drop off plans, pick up a key card, or get a tour of the beautiful amenity.

Pickle ball courts are on a first come; first serve basis for one hour encruments. Please reserve your time on the Amenity Calendar. Estelle - estelle@warrenmgmt.com - P: 719-685-8767

Questions about improvements, governance, or selling? Please contact Jamie, Holly or Ashley at Warren Management Group; Email: stonebridge@warrenmgmt.com

Squash, tomatoes, lettuce, oh my! The gardens are flourishing this year! The nets have been a savior from the hail! Fall harvest is just around the corner!

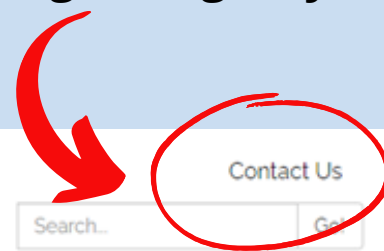




If you have something to report to Meridian Service Metro District, you can use our website any time – just click the “Contact Us” link on the top right of our homepage at www.meridianservice.org. District staff do not regularly monitor social media accounts, and they can provide better service if residents report directly to them via the website. And always remember, if it’s a life-threatening emergency, call 911.




Meridian Service Metropolitan District



Home Water ▾ Wastewater ▾ Parks & Recreation ▾ Governance ▾ News & Info ▾ About the District ▾



QUICKLINKS

 PAY YOUR BILL

Still need to set up your Meridian Ranch Recreation Center online portal?

Stop by the Meridian Ranch Recreation Center front desk to make sure your account is up to date and your email is on file.

THEN, go to meridianranch.clubautomation.com

Scroll down to the section labeled "First time here?" and click on the "Access My Account" icon.

This will then prompt you to fill out your first name, last name, and email. Once this is done and Club Automation was able to locate you in the system, an email will be sent to you to prompt you to complete your online portal set up.

Questions or issues? Call 719-495-7119 or stop by MRRC front desk.

Meridian Ranch Community Directory

MSMD Board of Directors:

President:

Butch Gabrielski

Meridian Ranch Recreation Center

Phone: 719-495-7119

mrrc@meridianservice.org

Secretary/Treasurer:

Wayne Reorda

MSMD Office:

Phone 719-495-6567

Assistant Secretary/Treasurer

Bill Gessner

Mike Fenton

Tom Sauer

www.meridianservice.org

www.meridianranch.com

www.stonebridgecoloradosprings.com

Meridian Ranch DRC Management Team:

Jamie Adams, CMCA, AMS, PCAM – Managing Agent – Jamie@warrenmgmt.com

Julie Sampson, Governance Director – meridianranch@warrenmgmt.com

Chaylyn Petrik, DRC Administrator- meridianranch2@warrenmgmt.com

Governing Documents can be found on the website:

DRC No. 1 & DRC No. 2 - portal.warrenmgmt.com/ ; **Resources;**
Governing Documents

Follow us on



Hours of Operation

Meridian Ranch Recreation Center

Mon-Fri 5:30 AM - 8:30 PM

Saturday: 8 AM - 6 PM

Sunday: 9 AM - 5 PM

MSMD Office

Mon-Fri 8 AM - 4:30 PM