

NOVEMBER 2021

MERIDIAN RANCH NEWSLETTER

ISSUE NO. 9



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.

PARENT'S NIGHT OUT

MERIDIAN RANCH RECREATION CENTER



FRIDAY, NOVEMBER 19TH
AGES 5-10
5:30P-10:00P

There is some paperwork needed.
Please sign-up at the Front desk!

RESIDENTS: \$20
ADDITIONAL CHILD(REN) \$15

NON-RESIDENTS \$25
ADDITIONAL CHILD(REN) \$20

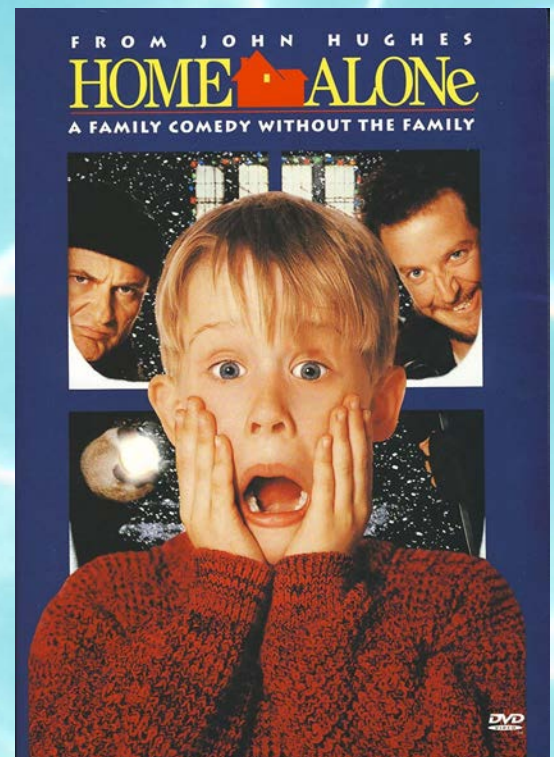
For more information contact: Childcare Coordinator
Childcare@meridianservice.org (719) 495-7119



FLICK N' FLOAT

NOVEMBER 20TH

6-8PM



Meridian Ranch 12th Annual Christmas Lights Competition

It is that time of year for residents to show their holiday spirit! Light up your home, light up your tree and gather all the trimmings. Prizes will be awarded to the most festive displays.

Prizes will be awarded in the form of gift cards in each judging area as follows:

1st Place \$50
2nd Place \$30
3rd Place \$20
Overall Grand Prize
\$100

All participants will receive an ornament.

Mountain View Electric will credit \$75 on the electric bill for the grand prize winner and first place winners from each section.



Meridian Ranch will be divided into nine judging areas.
Please visit <https://tinyurl.com/2021MRLightsCompetition> for map areas.

All prizes for this competition have been generously donated by
DRC No. 1, DRC No. 2 & the Stonebridge H.O.A.

Have your Christmas lights on for judging
Monday, December 13th
thru Friday, December 17th
Between 5:30 & 9:30pm

Judging done by the Meridian Ranch Design Review Council and Stonebridge H.O.A.



Meridian Ranch 2021 Christmas Light Competition Judging Areas:

Rolling Hills Ranch Future Site

www.MERIDIANRANCH.COM

The Importance of Winterizing Your Irrigation System

Sprinklers help keep your lawn properly watered and looking its best. But, at the end of the watering season, it's important to winterize your sprinklers so that the water does not freeze inside the system and cause damage.



Timing

When temperatures start to fall in Falcon, it's time to consider winterizing your sprinkler system. Your lines must be drained or blown out using an air compressor before the first hard freeze.

Frozen Pipes

If you fail to winterize your system before the first freeze of the season, it's likely that the leftover water inside the system will freeze. With no room for the freezing water to expand, the pipes can crack or burst in large sections. These damaged pipes are one of the most costly and difficult repairs to make, given that they are installed underground. This is why it is imperative that you drain as much water as possible from the lines before freezing temperatures arrive.

Frozen Sprinklers

Not only is it important to protect your pipes, but also your sprinkler heads. As the frozen water expands, the pressure from the ice can pop off the sprinkler heads. Also, the frozen water can cause the sprinkler to crack down the side, or water can freeze inside the small supply tube that pushes the nozzle above ground. Any of these issues will require you to replace the entire sprinkler head with a new unit.



THE Shops AT MERIDIAN RANCH



4th ANNUAL

Festival of Trees

November 20th - November 27th

During Normal Rec Center Operating Hours

FREE ADMISSION

Meridian Ranch Recreation Center
10301 Angeles Rd Peyton, CO 80831

BENEFITING LOCAL CHARITIES THROUGH THE SILENT AUCTION OF DONATED TREES



MERIDIAN RANCH
A GOLF & RECREATIONAL COMMUNITY



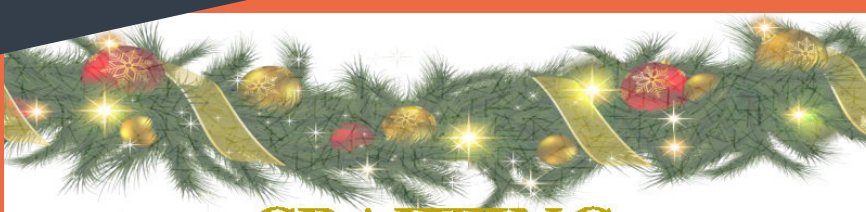
MERIDIAN RANCH REC CENTER

Youth BASKETBALL

SEASON STARTS JAN 2022 

Frost delays are back.

Frost delays are a common part of fall golf! While these delays can be frustrating, it is important not to walk or drive on frost-covered grass to avoid causing damage that may not heal until next spring. If you are concerned about a possible delay, call 719-494-1900 to check on conditions. USGA



CRAFTING FOR A CLAUSE

Saturday, December 11th
10am-4pm

FREE ADMISSION
food - entertainment - crafts - and more

Inside At
Meridian Ranch Recreation Center
10301 Angeles Road
Event Sponsor



Thankful and grateful today and everyday



All proceeds benefit Lupus Foundation of America
Vendor Space Available
\$50 to the Lupus Foundation of America
my fundraising page at Christine Stearns-Houde
register by November 27th
email info@socolupus.org
include name, business or craft
phone & email
10x10 space



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\$0 monthly premiums, \$0 primary care physician copays, \$0 on Tier 1 and Tier 2 prescription drug copays.* A Humana Gold Plus H0028-025 (HMO) provides everything you might expect from a healthcare plan, plus more. You'll get:

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- No Rx deductible
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Emily Lovato
719-464-9673 (TTY: 711)
Monday - Friday, 8 a.m. - 5 p.m.
elovato@humana.com

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*For 90-day mail delivery. The \$0 copay applies to Tier 1 and Tier 2 medications using a mail-delivery pharmacy with preferred cost sharing after any applicable deductible is met.

Available only through participating retailers and Humana's mail-order pharmacy, Humana Pharmacy®; always consult with your doctor or medical provider before taking over-the-counter medications. Humana is a Medicare Advantage HMO, PPO and PFFS organization with a Medicare contract. Enrollment in any Humana plan depends on contract renewal. Applicable to Humana Gold Plus H0028-025 (HMO). **At Humana, it is important you are treated fairly. Humana Inc. and its subsidiaries comply with applicable Federal Civil Rights laws and do not discriminate on the basis of race, color, national origin, age, disability, sex, sexual orientation, gender, gender identity, ancestry, marital status or religion. **English:** ATTENTION: If you do not speak English, language assistance services, free of charge, are available to you. Call 1-877-320-1235 (TTY: 711). **Español (Spanish):** ATENCIÓN: Si habla español, tiene a su disposición servicios gratuitos de asistencia lingüística. Llame al 1-877-320-1235 (TTY: 711). **繁體中文 (Chinese):** 注意: 如果您使用繁體中文, 您可以免費獲得語言援助服務。請致電 1-877-320-1235 (TTY: 711)。



25% Off adidas® shirts, shorts and shoes

Select merchandise only. Cannot be combined with any other offer. Offer expires 11/30/21.



STONEBRIDGE Corner



Gardens were amazing in 2021! Thank you to the residents who participated and enjoyed the fruits of their labor!



ANNUAL MEETING of the Stonebridge HOA is scheduled for NOVEMBER 9th!

Where: 12787 Stone Valley

Time: Check in at 5:45 P.M. with meeting starting at 6:00 P.M.

Chef in Boots will be providing delicious appetizers!

Door Prizes from the service providers, who team with Stonebridge HOA, will be announced after the meeting!

Agenda includes:

Introduction of the Board of Directors

Overview of 2021 and what's in store for 2022

Ratification of the 2022 Budget

We look forward to seeing the owners of Stonebridge community!

Jamie or Josh at Warren Management Group.

Email: stonebridge@warrenmgmt.com

p: 719-685-8743

Lodge Hostess: Estelle -

estelle@warrenmgmt.com p: 719-694-9563

Bad Ass Coffee of Hawaii Coming Soon to The Shops

Bad Ass Coffee of Hawaii will open its 24th location at The Shops at Meridian Ranch in December. According to Chris Ruzowski, its vice president of marketing, Peyton was chosen for its new location because of the growth and opportunity in the area. The Colorado-based franchise company is planning more growth in Colorado, having recently opened its first location in the state in Denver. Bad Ass Coffee of Hawaii was started in 1989 with the goal of sharing premium Hawaiian coffee grown with coffee lovers everywhere. It now serves Hawaiian and top international coffees, blended drinks, teas, food and branded merchandise throughout the U.S., U.S. Virgin Islands and Japan. Come visit their new store at The Shops at 11910 Tourmaline Drive, find out how Bad Ass got its name and enjoy their Aloha Spirit!





Manager's Message

Snow Schedules

Snow closures and delayed openings of the Meridian Ranch Recreation Center occur on the same days as the School District 49 closures and delayed starts. The District performs snow removal on public trails and the El Paso County Department of Public Works removes snow from County roads including roads in Meridian Ranch. Residents are required to remove snow from sidewalks adjacent to their houses.

District Budget/Fee Setting Process

It's that time of year for the District to consider budgets and fees for 2022. The District Board of Directors must balance the desires of residents who want limited or no fee increases with the requests of other residents for additional services and improvements to public landscaping and facilities. Meanwhile, the District must respond to increases in the State minimum wage, increases to electricity and natural gas charges, and other normal cost increases. Opportunities for the public to watch the process and to provide input will occur at the Board of Directors meeting on Wednesday, November 3 at 10:00 a.m., at an informal Budget Workshop on Wednesday, November 17, 6:00-8:00 p.m., and again at a formal public hearing during the Board of Directors meeting on Wednesday, December 8 at 10:00 a.m. All meetings are held at the Meridian Ranch Recreation Center on Londonderry Drive at Angeles Rd. Watch the District's website for proposed 2020 budgets and proposed fee increases.

Don't Forget to Winter Water

Limited snowfall, low humidity, minimal soil moisture, and variable temperatures often damage trees shrubs, perennials, and lawns. Many landscape plants grow roots throughout the winter and need moisture to survive.

Most tree's absorbing roots are in the top 12 inches of the soil, and root systems can spread two-three times the height of the tree. Apply water both within and just outside the dripline, deeply and slowly, it moistens the zone to a depth of 12 inches. Apply water to many locations under the dripline. Fall and winter watering (October through March) should be done so one to four times per month, depending on temperature, and soil conditions. Consistent moisture is needed; drought-stressed plants are more vulnerable to infestations, and branch and twig dieback.

Jim Nikkel, General Manager

Meridian Service Metropolitan District – Water, Sewer, Drainage, Parks, Recreation





Meridian Ranch

DRC 1 & 2

SPOOKY YARDS OF THE MONTH



12372 Point Reyes



13485 Park Meadows



10608 Mount Evans

Parking, parking, parking!

Sections 3.33 In DRC 1 and 2, outline the parking specifications for the community.

Please remember if you have multiple drivers, please try to park in the garage first, then the driveway. Parking on the street should be left for guests not full time parking on a daily basis. Please be aware where there are multiple streets in the new neighborhoods, you may be receiving a group communication for the entire street. Let's work together to keep Meridian Ranch a beautiful place to live by abiding by the covenants that everyone signed off on when they purchased in Meridian Ranch!

Thank you!

Need assistance with the Vantaca Portals? Up to date financials and minutes can be found in documents.

Questions? Please contact your Meridian Ranch DRC Management Team:

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

Julie Sampson, Governance Coordinator – meridianranch@warrenmgmt.com

Chaylyn Petrik, DRC Administrator- meridianranch2@warrenmgmt.com





ABOUT US:

HELLO FRIENDS! MY NAME IS SHAWN, OWNER OF PEAK FIT PERSONAL TRAINING. I HAVE BEEN CHANGING LIVES IN THE FITNESS INDUSTRY FOR OVER 10 YEARS. MY BACKGROUND AS AN ARMY MEDIC, ATHLETE, NPC PHYSIQUE COMPETITOR, REALTOR, HUSBAND AND DAD HELP ME RELATE TO ALL DIFFERENT LIFESTYLES. I HAVE OVERCOME A LIFE THREATENING ILLNESS AND SEVERAL INJURIES, SO I TOO UNDERSTAND WHAT IT FEELS LIKE TO START OVER AGAIN.

LIFE CAN THROW A LOT AT US AND IT'S EASY FOR TIME TO GET AWAY. LET'S TAKE THAT TIME BACK TODAY! PEAK FIT PERSONAL TRAINING IS ABOUT REACHING YOUR HIGHEST POTENTIAL, LIVING THE BEST QUALITY OF LIFE AND MAKING FITNESS FUN AGAIN. LET'S TURN BACK THE CLOCK, FOCUS ON YOU, AND FINALLY WAKE UP FEELING GREAT AGAIN. I CAN'T WAIT TO HELP YOU ON YOUR JOURNEY!

JOIN THE PEAK FIT COMMUNITY

719.231.8728

SHAWN.PEAKFIT@GMAIL.COM
FACEBOOK: PEAKFITPERSONALTRAINING
INSTAGRAM: SHAWN_BEDEL



CALL, TEXT OR EMAIL FOR YOUR COMPLIMENTARY CONSULTATION TODAY!

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SMALL GROUP TRAINING
DIGITAL WORKOUT PROGRAMS

MAKING FITNESS FUN AGAIN

MERIDIAN RANCH REC CENTER
10301 ANGELES ROAD
PEYTON, CO 80831

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

Stop by the front desk of Meridian Ranch Recreation Center to make sure your account is up to date and there is an email 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.meridianranchmetro.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 websites:

DRC No. 1 www.meridianranchdrc.nabrnetwork.com

DRC No. 2 www.meridianranchdrc2.nabrnetwork.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