

DECEMBER 2022

# MERIDIAN RANCH NEWSLETTER

ISSUE NO. 22



## 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.



# MERIDIAN RANCH YOUTH SPORTS

## CALENDAR 2023



January						
Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

February						
Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28				

March						
Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

April						
Su	Mo	Tu	We	Th	Fr	Sa
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

May						
Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

June						
Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

July						
Su	Mo	Tu	We	Th	Fr	Sa
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

August						
Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

September						
Su	Mo	Tu	We	Th	Fr	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

October						
Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

November						
Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

December						
Su	Mo	Tu	We	Th	Fr	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

Basketball

Indoor Soccer

Baseball

Flag Football

\*Dates are subject to change



Jiu-Jitsu

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

**WEDNESDAYS FROM 5:30PM TO 6:30 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

ANTLER CREEK GOLF COURSE

### All Golf Shoes

25% Off



5th ANNUAL

# *Festival of Trees*

We raised \$8114 for all charities combined!

Thank you to all those who donated wreaths and trees!

*BENEFITING LOCAL CHARITIES THROUGH THE SILENT AUCTION OF DONATED TREES*





# Parent's Night Out

# CHRISTMAS PARTY



**DECEMBER  
9TH & 23RD**

**AGES  
5 - 12YR**

Residents \$10  
❄️❄️❄️❄️❄️❄️  
Non-Residents \$15

5:30pm - 10pm

We will be doing a  
gift exchange!  
Please bring a wrapped gift  
valued at ~\$10 to exchange with  
another child.

Cookie  
Decorating  
\*\*\*\*\*  
Gift Exchange



**Please only sign up for  
1 PNO per month.**

**ENROLLMENT PAPERWORK IS  
REQUIRED TO REGISTER.**





**FOR YOUR SAFETY:  
PLEASE STAY OFF FROZEN  
DISTRICT PONDS!**

**Golf Lessons Make the Perfect Gift!**

**SAY  
BYE-BYE  
TO  
HOOKS,  
SHANKS,  
WHIFFS  
& YIPS.**

45 Minute Session \$40-\$50  
Series of 5 Lessons \$160-\$200

9650 Antler Creek Dr.  
www.AntlerCreekGolf.com  
710.494.1900 ext. 1



**Trivia night**

Madera's Grill and Cantina

Monday Nights  
6:00 - 8:00 pm



**SHOP. EAT. ENJOY. Local.**

MERIDIAN RANCH  
RECREATION CENTER

COOKIES  
WITH

SANTA



Enjoy Cookies and Hot Chocolate with Santa!

SATURDAY  
DECEMBER 10  
AT MRRC  
5:00PM - 8:00PM



*Free Admission for Meridian Ranch Residents*

SAY HELLO TO SANTA AND DELIVER YOUR LIST TO  
THE NORTH POLE!

COOKIES, HOT CHOCOLATE, HOT APPLE CIDER,  
ORNAMENT DECORATING CRAFT!

**MERIDIAN RANCH RECREATION CENTER**

10301 ANGELES RD. 80831

719.495.7119

# MANAGER'S MESSAGE

## Happy Holidays from Meridian Service Metropolitan District!

With the holidays rapidly approaching, please remember that the District office will be closed the afternoon of December 23rd and all day December 26th. Offices will also be closed the afternoon of December 30th and all day January 2nd for the New Year holiday.

The diligent folks at the Recreation Center are not quite as lucky as the office staff. The Recreation Center will be open on Christmas Eve from 8 am until 12 pm and closed on Christmas Day. To close out the year, the Recreation Center will be open from 8 am until 6 pm on New Year's Eve and closed on New Year's Day. If you happen to be working on your New Year's resolution during one of those times, please give a big thank you to the Recreation Center Staff whose dedication allows us to keep the center running.

## District Budget/Fee Setting Process

The Meridian Service Metro District completed the 2023 Budget Workshop on the evening of November 16. The next step in this annual process will be a formal public hearing during the Board of Directors meeting on Wednesday, December 7 at 10:45 a.m. All meetings are held at the Meridian Ranch Recreation Center on Londonderry Drive. Watch the District's website (<https://www.meridianservice.org/>) for proposed 2023 budgets and proposed fee increases. 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 added services and improvements to public landscaping and facilities.

As always, you can learn much about our community and the District that serves you by checking our website at <https://www.meridianservice.org> You can also call our office at 719-495-6567.

Happy Holidays and Happy New Year!

**Jim Nikkel, General Manager**  
**Meridian Service Metropolitan District – Water, Sewer, Drainage, Parks, Recreation**  
[www.meridianranchmetro.org](http://www.meridianranchmetro.org)



# Covington opens three new models at Meridian Ranch



Covington Homes is celebrating the grand opening of three new models at Meridian Ranch! The Bellamonte model at Stonebridge is part of their Bellagio collection, a beautiful 3-bedroom, 3-bathroom home with 3,497 total square feet. The open kitchen, dining room and great room make it easier to enjoy time with friends and family, while the personal office space means you can work comfortably from home. This home also features a cozy covered patio to lounge about and spend quality time in the outdoors. The Bellamonte has everything you need, whether you are looking for a traditional ranch plan, an “empty-nester” home or simple energy efficient living. Low maintenance for great quality of life! This home features up to 4 bedrooms, a covered porch and patio, spacious master suite and full basement. An optional 3-car garage and chef’s kitchen are both featured in the Bellamonte model.

Covington Homes is also excited to announce the grand opening of two new models in Rolling Hills Ranch, a neighborhood on the northeast side of Meridian Ranch. The first model home featured is the Marseille plan, part of their Provence Collection (pictured here). This dynamic and trend-setting two-story home has so many windows you will never grow tired of the views of the picturesque mountains and beautiful Colorado days! Versatility in living with extended hearth room, home-office, mom’s study, and main level bedroom options. This plan features up to 7 bedrooms, 3-car tandem garage, kitchen island, walk-in pantry, laundry on same level as bedrooms, full basement, flowing and open floor plan and optional gourmet kitchen.

Right next door is the Spruce plan, part of Covington Homes’ Timbers Collection. Personalize this home to meet your lifestyle needs with up to 5 bedrooms, 3-car garage and a beautiful finished basement option. This open main level living plan features a large great room, elegant dining room or optional 3rd bedroom, functional kitchen island and optional 5-piece master bath with a wonderful outdoor covered patio. The finished basement includes an open recreation area, two bedrooms, full bath and an optional wet bar to fulfill all your entertaining dreams.

Stop by and tour the new model in Stonebridge, located at 9813 Marble Canyon Way, Peyton, CO 80831. View the new models in Rolling Hills Ranch, located at 13410 and 13424 New Ranch Drive, Peyton, CO 80831 or contact one of our sales managers for more information

Garrett Ashcroft 719-205-6110 [Garrett@CovingtonHomesCO.com](mailto:Garrett@CovingtonHomesCO.com)

Vanessa Cashman 719-639-0231 [Vanessa@CovingtonHomesCO.com](mailto:Vanessa@CovingtonHomesCO.com)





# Meridian Ranch

## DRC 1 & 2

Wishing the DRC community a very happy holiday season!

Making a list and checking it twice, some helpful reminders from the DRC team as you plan 2023!

- ✓ Annual Assessment is due by January 1, 2023– please log in to the website; <https://portal.warrenmgmt.com/?c=16> DRC no 1; and <https://portal.warrenmgmt.com/?c=99> DRC no 2. Making a payment is as easy as clicking the “make a payment” key, this will take you to the third party bank to make the payment for your property.
- ✓ The community is governed by the Design Review Council "DRC" that enforces the Conditions, Covenants, and Restrictions for Meridian Ranch DRC ("CC&R's") and the Meridian Ranch Design Guidelines. The "DRC" is not a homeowner's association (HOA) as the homeowners do not own common property within the community. The "DRC" is a nonprofit corporation which is governed under the Colorado Non -Profit Act. Please, if there is anything which is a MUST read while enjoying the winter weather, please review the Covenants, Bylaws and the Design Guidelines which govern the Meridian Ranch Community! The governing documents can be found on the portal, document tab.
- ✓ Basketball units have been stored away for the winter months; portable basketball units are allowed during the months of May through the end of October. No basketball units should be on the sidewalk or on the street.
- ✓ Trash totes need to be stored inside the garage or behind the fence, out of sight of neighboring property. This information was noted in the Covenants.
- ✓ The exterior color change to the home MUST be submitted and approved prior to painting. The DRC has approved exterior color schemes for each builder who has built in the community. The color you may want to apply to your home may not be an approved color scheme. Please submit the improvement form with the color scheme you would like to have applied to your home.

**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](mailto:Jamie@warrenmgmt.com)**

**Julie Sampson, Governance Coordinator – [GovernanceDRC1@meridianranchdrc.org](mailto:GovernanceDRC1@meridianranchdrc.org)**

**Hannah Shea, Governance Coordinator - [GovernanceDRC2@meridianranchdrc.org](mailto:GovernanceDRC2@meridianranchdrc.org)**

**Chaylyn Petrik, DRC Administrator- [DRC@meridianranchdrc.org](mailto:DRC@meridianranchdrc.org)**

# Meridian Ranch 13th 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 give a credit 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/2022MRlights> 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 by 5:30pm  
**Monday, December 12th**  
**thru Thursday, December 15th**  
Between 5:30 & 9:30pm

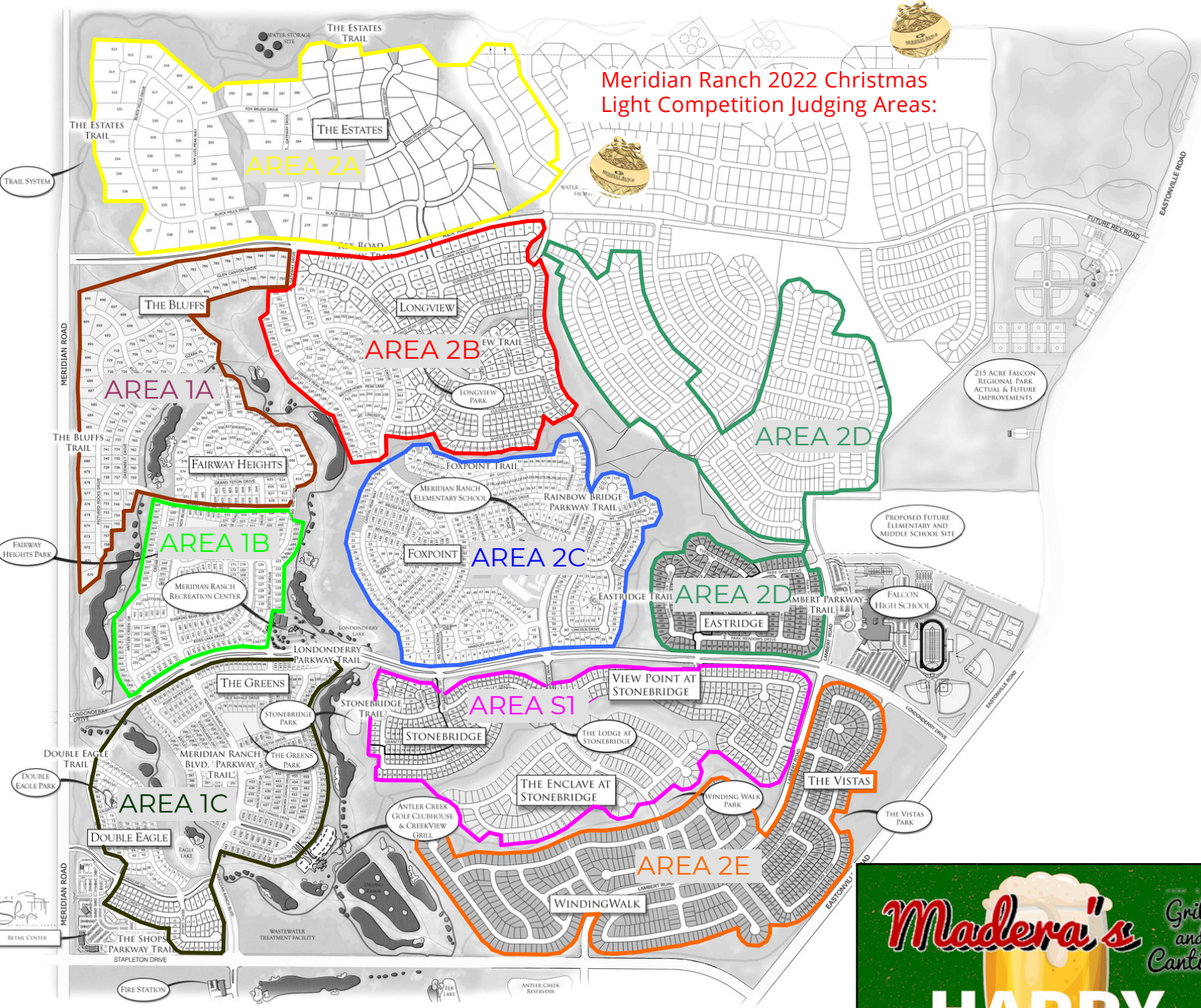
Judging done by the Meridian Ranch Design Review Council and Stonebridge H.O.A.



# MERIDIAN RANCH

A GOLF & RECREATIONAL COMMUNITY

## Meridian Ranch 2022 Christmas Light Competition Judging Areas:



[www.MERIDIANRANCH.COM](http://www.MERIDIANRANCH.COM)

**Madera's** Grill and Cantina

**HAPPY HOUR**

Mon thru Thurs 3-6 pm

\$1 Off Drafts • Wells • House Margarita  
Inside the Antler Creek Golf Course Clubhouse

9650 Antler Creek Dr., Peyton, CO 80831  
For more information call (719) 494-1900 ext. 2

# Stonebridge



Wishing the Stonebridge community a Very Merry Holiday Season!

The annual Holiday Lighting contest judging starts the week of December 12th! We are looking forward to reviewing the holly, jolly decorated homes! Good Luck to all participants!

**We would like to thank the Volunteers who assisted this year with keeping the Lodge open on days Estelle was not available or fun events were planned and monitored!**

**Thomas Hoang! Thank you for bringing Bingo Night and Food Truck Friday to the Lodge! You are appreciated!**

**Jeff Lavendar! Thank you for assisting when needed, giving great ideas, and being available to help with Bingo Night and Food Truck Friday! You are appreciated!**

The HOA will be looking for more volunteers to help with the Lodge. Look for additional information to come in 2023!

**Did you know?** Many of the lots in Stonebridge are Metro District Property! It should not be used as a part of your property. The metro district has been cleaning up a lot of dog doo that has been disposed of along the fence line from owners utilizing this space as their own. This is not the appropriate use of this space, so please refrain from using it at your disposal. The Metro District has also added more dog stations, so please utilize them. Thank you!

Speaking of dogs, ...not more than three domesticated animals (e.g., two cats, one dog, or three dogs) will be permitted within a Lot, provided that they are not kept, bred, or maintained for any commercial purpose. No Animal of any kind shall be permitted which in the opinion of the Board makes and unreasonable amount of noise or odor or is a nuisance. In accordance with section 3.12 Animals in the Covenants.

Portal Updates:

<https://portal.warrenmgmt.com/?c=95> Broadcast emails let you know what is happening in the community, check them out when they land in your portal and email box.

Payments of the Assessments can be taken care of through the portal.



Estelle is onsite Tuesdays, Thursdays and Fridays from 10-5- pick up key cards, review the calendar for reservations, or have any questions.

Estelle - [estelle@warrenmgmt.com](mailto:estelle@warrenmgmt.com) - p: 719-694-9563

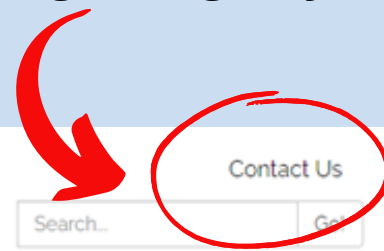
Questions about improvements, governance, or selling? We are here to help you!  
Jamie or Josh at Warren Management Group; Email: [stonebridge@warrenmgmt.com](mailto:stonebridge@warrenmgmt.com)  
p: 719-685-8743



**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](http://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](http://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.

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# Meridian Ranch Community Directory

MSMD Board of Directors:

President:

Butch Gabrielski

Meridian Ranch Recreation Center

Phone: 719-495-7119

[mrrc@meridianservice.org](mailto: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](http://www.meridianservice.org)

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

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

## Meridian Ranch DRC Management Team:

Jamie Adams, CMCA, AMS, PCAM – Managing Agent – [Jamie@warrenmgmt.com](mailto:Jamie@warrenmgmt.com)

Julie Sampson, Governance Director – [meridianranch@warrenmgmt.com](mailto:meridianranch@warrenmgmt.com)

Chaylyn Petrik, DRC Administrator- [meridianranch2@warrenmgmt.com](mailto:meridianranch2@warrenmgmt.com)

Governing Documents can be found on the website:

DRC No. 1 & DRC No. 2 - [portal.warrenmgmt.com/](http://portal.warrenmgmt.com/) ; **Resources;**  
**Governing Documents**

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**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