

JUNE 2023

MERIDIAN RANCH NEWSLETTER

ISSUE NO. 28



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.



MRRC SUMMER YOUTH SPORTS CAMPS

JUNE CAMPS
JUNE 12-14 | BASKETBALL
JUNE 26-28 | SOCCER

JULY CAMPS
JULY 10-13 | ALL SPORT
JULY 24-26 | BASKETBALL

AGES 7-12
10:00AM-1:00PM

\$70 PER RESIDENT \$85 PER NONRESIDENT

SPORTS

YOUTH BASKETBALL CAMP

AGES 7-12 | JUNE 12-JUNE 14 | 10:00AM-1:00PM
\$70 PER RESIDENT \$85 PER NONRESIDENT

Meridian Ranch Rec Center



JUNIOR GOLF CLINICS

- GRIP
- AIM
- SETUP
- PUTTING
- CHIPPING
- PITCH
- FULL SWING

5-8 years old
 June 12th & 13th
 July 10th & 11th
 10:00am - 11:00am
 \$50 per child

9-14 years old
 June 19th, 20th & 21st
 July 17th, 18th & 19th
 10:00am - 11:00am
 \$90 per child

For more information or to sign up, please call the golf shop at 719-494-1900 ext. 1

PARENT'S NIGHT OUT

FRIDAY JUNE 9TH AND 30TH

5:30P - 10P

AGES 5 - 12

PIZZA | SNACK
MOVIE | CRAFTS

Residents \$20

Additional Children \$15

Non-Residents \$25

Additional Children \$20

Please only sign up for one
PNO per month



SIGN UP IN CHILD WATCH

PAPERWORK IS REQUIRED IN ADVANCE

Half-Day

Summer Camp

June 2nd, 12th, and 26th

RESIDENTS
★ ONLY ★

8am - 1pm



Ages 5 - 12

\$40 Per Child

*Let's have some fun this
Summer!*

Swimming • Crafts

Fairway Heights Park

Please see
reverse side for
details



WE HAVE PLANTED FIFTY NEW TREES THROUGHOUT THE COMMUNITY!



Fifty more trees will be planted in 2023!

GIVE THE GIFT OF GOLF FOR FATHER'S DAY



9650 Antler Creek Dr. | 719-494-1900 ext. 1 | www.AntlerCreekGolf.com



HAPPY HOUR

MON thru THURS
3-6pm

\$1 off

DRAFTS
WELLS
HOUSE MARGARITA

Madera's Grill and Cantina

Inside the Antler Creek Golf Course Clubhouse

719.494.1900 ext. 2

Complimentary chips and salsa upon request.



Calling All Young Entrepreneurs!

SATURDAY, JULY 15th, 2023

Does your child thrive in a lemonade stand?
Love the opportunity to make money?
Have great ideas or like to getting crafty?

Children ages 5-13 are invited to participate
as child vendors this summer!



Join the **Maker Mind Market**
- where kids run the show!

Scan to register your child's business
& launch your young entrepreneur!



ENGEL & VÖLKERS
SAHAR GROUP

PARKS AND GROUNDS

SUMMER REMINDERS

- Park and Open Space hours are Dusk to Dawn
- No posting signage of any type on Meridian Ranch Open Space and Parks.
 - This Includes MSMD maintained fencing.
- No organized sports are permitted at the parks.
- No motorized vehicles on the trail system



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



Meridian Ranch Invites You to Join Our

Community Garage Sale

Sat. June 17th & Sun. June 18th



Get great deals on household goods, antiques, collectibles, toys, furniture & many more.

List your address on garagesalefinder.com

Maps of participating houses will be available on Friday, June 16th at the Meridian Ranch Rec Center



Calling Young Entrepreneurs!
SATURDAY, JULY 15th



Does your child thrive in a lemonade stand?
Love the opportunity to make money?

Children ages 5-13 are invited to participate as child vendors this summer!



ENGEL & VÖLKERS
SAHAR GROUP

SCAN TO REGISTER!



Madera's Grill and Cantina
Featured Drink

Cucumber Gin
Lemonade



Happy Father's Day!

A round of golf makes the perfect gift FORE

Dad!



www.AntlerCreekGolf.com | (719) 494-1900 ext. 1 | 9650 Antler Creek D

Falcon Freedom Days

at Meridian Ranch

Saturday, July 1, 2023

Meridian Service Metro District, Meridian Ranch, and Antler Creek Golf Course have teamed up once again for the 17th annual Falcon Freedom Days celebration on Saturday, July 1, 2023! Music, food, family fun activities and the best fireworks show in Colorado are all back and bigger than ever. Bring your chairs, blankets, family, friends, and kids to this FREE celebration. This year all Falcon Freedom Days activities will take place in the parking lot of Falcon High School, at 10255 Lambert Road. The fireworks display will launch from just north of the high school.

1-4 PM Vendors, Bounce Houses, Food Trucks, Petting Zoo, DJ, and more!
 9:20 PM Fireworks Show Begins

Sponsorship Levels

Diamond Sponsor \$1,350

- 8 rounds of golf (each round includes golf cart and one bucket of range balls) at Antler Creek Golf Course, \$616 value*. Subject to availability and golf rules and regulations.
- Booth space at Falcon Freedom Days event to promote your business, \$150 value*
- Recognition MSMD website's dedicated sponsor directory.
- Name on all Falcon Freedom Days ads, including flyers, banners, email, and social media.
- Logo sign displayed along Londonderry Dr. during Parade of Sponsors June 24 - July 1, 2023.

Platinum Sponsor \$850

- 4 rounds of golf (each round includes golf cart and one bucket of range balls) at Antler Creek Golf Course, \$308 value*. Subject to availability and golf rules and regulations.
- Booth space at Falcon Freedom Days event to promote your business, \$150 value*
- Recognition MSMD website's dedicated sponsor directory.
- Name on all Falcon Freedom Days ads, including flyers, banners, email blast, and social media.
- Logo sign displayed along Londonderry Dr. during Parade of Sponsors June 24 - July 1, 2023.

Gold Sponsor \$350

- Booth space at Falcon Freedom Days event to promote your business, \$150 value*
- Recognition MSMD website's dedicated sponsor directory.
- Name on all Falcon Freedom Days ads, including flyers, banners, email blast, and social media.
- Logo sign displayed along Londonderry Dr. during Parade of Sponsors June 24 - July 1, 2023.

Silver Sponsor \$100

- Recognition on dedicated sponsor directory on Meridian Service Metro District website
- Name on all Falcon Freedom Days ads, including flyers, banners, email blast, and social media.
- Logo sign displayed along Londonderry Dr. during Parade of Sponsors June 24 - July 1, 2023.

*Note: Amounts for golf and booth space are not tax-deductible.



Manager's Message

When it comes to a home's irrigation system, a little maintenance goes a long way. Homes with clock timer-controlled irrigation systems use about 50 percent more water outdoors than homes without irrigation systems. Your system can waste even more if it's programmed incorrectly, a sprinkler head is pointed in the wrong direction, or you have a leak. Before you ramp up your watering efforts, spruce up your irrigation system by remembering four simple steps: inspect, connect, direct, and select.

<https://www.epa.gov/watersense/sprinkler-spruce-up>



Falcon Freedom Days is back again this year. Plan on joining the community on Saturday July 1st as Falcon Freedom Days returns with in-person activities for the entire family including, Vendors, Bounce Houses, Petting Zoo, and DJ. This year all Falcon Freedom Days activities will take place in the parking lot at Falcon High School, 10255 Lambert Road. The fireworks display will launch from just North of the High School.

1:00 PM–4:00 PM
9:20 PM

Vendors, Bounce Houses, Food Trucks, Petting Zoo, DJ and More
Fireworks Show Begins

Jim Nikkel, General Manager
Meridian Service Metropolitan District – Water, Sewer, Drainage, Parks, Recreation
www.meridianranchmetro.org

Meridian Ranch

Community Clean-Up Days June 19th, 20th, and 21st!

Check out broadcasts through your homeowner portal!

Reminders from the DRC, noting sections found in the governing documents.

DRC 1 & 2

Fence Stain

Section 6.1 of DRC No. 1 and Section 7.1 of DRC No.2 of the Design Guidelines states, “Solid wood fencing shall be stained Behr semi-transparent wood stain product #3077 or premium semi-transparent wood stain, weather proofing, product #5077, redwood natural tone color, available at Home Depot on Woodmen Road and Powers Blvd. **also referenced as color: Meridian Ranch Brown.**” This color is available at Home Depot. The Lowe’s version is NOT the correct color and is far too red.

If you have recently installed a fence or live in a newer area of the community, your entire solid fence MUST be stained Meridian Ranch Brown, inside and outside, top to bottom, within a reasonable amount of time after installation, weather permitting. If you have an established fence that has been stained in the past, it will need to be re-stained every few years to maintain the correct color. Fences must be maintained in like-new condition, and this includes the color.

The resident who installed the fence is responsible for staining. However, the DRCs recommend speaking with your neighbor(s) to come up with an action plan to stain the fence that will work for all parties and their schedules. If you have questions regarding the fence stain, please contact your DRC.

Weeds

Section 5.4 of DRC No. 1 and Section 6.4 of DRC No. 2 of the Design Guidelines states, “All yards and open spaces and the entire area of every Lot on which no Improvement has been constructed, shall be kept free from plant or weeds infected with noxious insects or plant diseases and from weeds which, in the opinion of the DRC No. 1 [No. 2], are likely to cause the spread of infection or weeds to neighboring property.”

All Lots in the community are to be maintained in a weed-free condition to prevent the spread of the weeds. As this year has been particularly snowy and rainy, the weeds are coming up even earlier than normal. If you choose to also spray your weeds, they must also be pulled from the ground. The entire Lot needs to be maintained in a weed-free condition including the rocked areas, landscaped areas, grass areas, etc.

Please also pay attention to ensure your Lot is not growing any Noxious Weeds as defined by El Paso County. You can find more information regarding Noxious Weeds and how to control them in your Homeowner Portal in the Documents > ARC/DRC > Landscape FAQs folder or by visiting the El Paso County website, <https://communityservices.elpasoco.com/environmental-division/noxious-weeds/>.

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

Chaylyn Petrik, Design Review Coordinator- DRC@meridianranchdrc.org

Julie Sampson, Governance Coordinator – GovernanceDRC1@meridianranchdrc.org

Hannah Shea, Governance Coordinator – GovernanceDRC2@meridianranchdrc.org



MERIDIAN RANCH

DESIGN REVIEW COUNCIL NO. 1



MERIDIAN RANCH

DESIGN REVIEW COUNCIL NO. 2



Community clean up days were mentioned in the May newsletter!

Stonebridge owners who may be driving or walking past the Lodge during the clean up days may notice the Lodge parking lot is hosting Blue Star Recyclers (Electronics) on Monday, June 19th and Goodwill on Wednesday, June 21st. The roll-offs will be at The Shops Monday through Wednesday. (19th through 21st) Please look for additional information posted in your homeowner portal.

Reminder from the Design Guidelines for weeds and dead/diseased trees:

Design Guidelines Section 6.4 Weeds and Diseased Trees:

Per section 3.9 of the CC&R's, "The entire area of every Lot shall be kept free from plant or weeds infected with noxious insects or plant diseases and from weeds which, in the opinion of the Board, are likely to cause the spread of infection or weeds to neighboring property. Trees infected with pine beetles or other diseases shall be removed by the Owner. Removed trees shall be replaced in a timely manner. In addition, each Lot shall be kept free from brush or other growth or trash which, in the reasonable opinion of the Board, is unsightly or causes undue danger of fire.

The entire area of every Lot on which no Improvement has been made shall be kept mowed to a maximum height of 6 inches."

The rain this spring has brought weeds to a number of yards, so let's work together to abate the weeds and bring properties into compliance! Dead trees need to be removed and replaced if the lot has less than three trees after removal. Three trees is the minimum requirements for EVERY front yard, no exceptions! Thank you in advance for taking pride in your property and keeping Stonebridge a beautiful place to live!

Portal updates:

<https://portal.warrenmgmt.com/?c=95> Documents; Minutes and financials

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

Estelle is onsite at the Lodge on Tuesdays, Thursdays, and Fridays from 10-5. Visit Estelle to pick up key cards, review the calendar for reservations or if you have questions pertaining to the Lodge.

Estelle - estelle@warrenmgmt.com – P: 719-685-8767

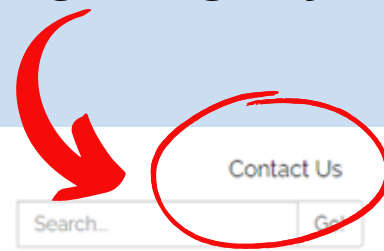
Questions about improvements, governance, or selling? Please contact Jamie or Josh at Warren Management Group;
Email: stonebridge@warrenmgmt.com



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