

SEPTEMBER 2021  
**MERIDIAN  
RANCH  
NEWSLETTER**

*ISSUE NO. 6*



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.

# The Walk to End Lupus



MORE THAN  
60 CITIES

**Saturday, October 16, 2021**

You can walk anywhere you like, in your neighborhood or mine and if in the Falcon, Co or surrounding areas there is a mini walk at Longview Park. Meridian Ranch

**12:00pm – 2:00pm**

To register contact Christine at

[info@socolupus.org](mailto:info@socolupus.org)

**deadline October 8<sup>th</sup>**

**Event T-shirt, Food Trucks, Entertainment, and Awards**

**Adult Registration \$25, children free**

**Presented by [socolupus.org](http://socolupus.org)**

**MAKE YOUR MARK!**  
for Lupus Foundation of America



**FALCON'S FIRST  
& FINEST  
TATTOOS**

**OPEN 11-7P EVERYDAY**  
APPOINTMENTS PREFERRED & WALK-INS WELCOME  
HIGH QUALITY, CUSTOM & AFFORDABLE  
**VETERAN OWNED**

**OPENING September 1st**

in The Shops at Meridian Ranch

11910 Tourmaline Dr.

719-888-5580

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

@FairWindsTattooCollective

**New Model Now Open  
IN ENCLAVE AT STONEBRIDGE**



Visit us at 9783 Marble Canyon Way, Falcon, CO 80831.  
Take Rainbow Bridge south from Londonderry to Granite Ridge  
and look for the tall US flag.

**Junior Golfers Age 17 and Under Play**

**FREE\***

**Monday - Thursday**

**3:00 pm till dark**

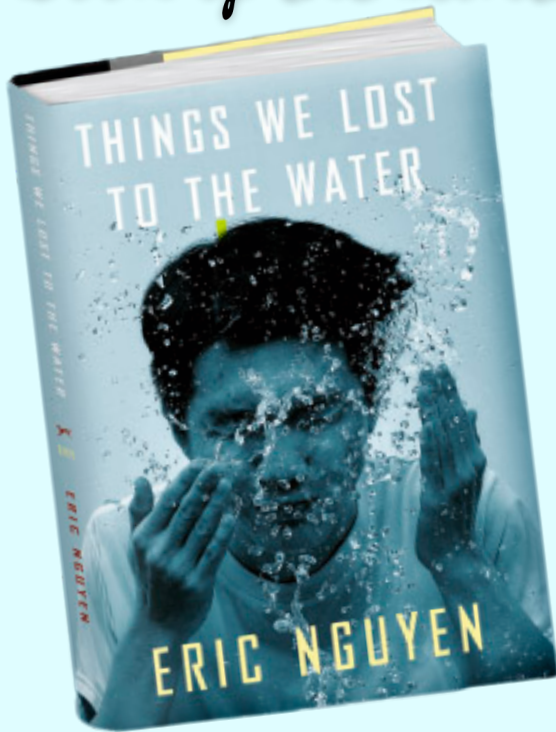


One Player, 17 years old or younger per paying adult.  
Expires 10/31/2021



719.494.1900 ext. 1 | [www.AntlerCreekGolf.com](http://www.AntlerCreekGolf.com) | 9650 Antler Creek Dr, Peyton, CO 80831

# September Book of the month



## Meridian Ranch

# Fall Harvest

## Concert & 5K Run

Sunday, October 3rd, 2021

At The Shops at Meridian Ranch and Meridian Ranch Recreation Center

5K Run

Hike, Bike & Stroll Parade

Concert at The Shops

Bounce Houses

Mini Fitness Sessions

Sponsored by:



Call the rec center at 719-495-7119 to sign up or use the rec center app.



## Meridian Ranch Homebodies REJOICE!

When you live at Meridian Ranch, there's really no reason you ever have to leave. Especially, with all of these services right outside your door at The Shops at Meridian Ranch.

### Eat Out

- ✓ Ban Sushi
- ✓ Nana's Kitchen
- ✓ Omelets Etc.
- ✓ Papa John's Pizza
- ✓ Purple Toad Social Tap & Grill
- ✓ Tito's Burritos
- ✓ Burros and Tacos (Coming Soon)
- ✓ Bad Ass Coffee (Coming Soon)

### Take Care of Business

- ✓ DASH Realty Experts
- ✓ Meridian Service Metropolitan District

### Fun with Friends

- ✓ Cockpit Craft Distillery
- ✓ JAK's Brewing Company
- ✓ Meridian Ranch Liquor

### Look (& Feel) Great

- ✓ Essence Nails & Spa
- ✓ Get Clipped Barber Shop
- ✓ ICE CryoSpa
- ✓ Just for Grins Kids & Family Dental & Vision
- ✓ Splash Bath Pet Grooming
- ✓ Fair Winds Tattoo Collective (Coming Soon)



# MRRRC

# SPORTS

GIRLS DROP-IN VOLLEYBALL



**MONDAYS 5-7PM**  
**WEDNESDAYS 3-5PM**  
**AGES 12-16**  
**RESIDENTS ONLY**



**Coming Soon!**



**INDOOR SOCCER**

REGISTRATION OPENS EARLY OCTOBER

**Season**  
**starts Nov. 1**



INTERESTED?

**BASKETBALL CAMP**  
**OCT 19TH, 20TH & 21ST**

**\$65 RESIDENTS**  
**\$80 NON-RESIDENTS**

**FOR AGES 5-12**



Step Up Your Golf Game With

# PRIVATE LESSONS

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




45 Minute Session  
\$40-\$50

Series of 5 Lessons  
\$160-\$200

Call 719-494-1900 ext. 1 to schedule a lesson.

# Longview Park Now Open!

- New slide on order for Longview Park
- New sod being placed at Meridian & Londonderry
- Roughly 300 dead trees have been removed from the neighborhood so far and will be an ongoing effort

## Reminder!

- Homeowners must get prior approval for all landscape changes through their DRC or HOA with Warren Management Group at 719-534-0266.
- In addition, in order to cross through MSMD property for landscaping projects, a Temporary License Agreement for Access Through MSMD Property must be completed and approved by the District prior to the start of any work. Please see the link below for the Temporary License Agreement for Access Through MSMD Property to complete and bring to the MSMD District Office at 11886 Stapleton Drive, Falcon, CO 80831 for approval.  
[https://www.meridianranchmetro.org/parks\\_trails.php](https://www.meridianranchmetro.org/parks_trails.php)



As many of you know, our community has seen quite a bit of vandalism recently. If you see any damage please let the District know  
**719-495-6567**



*When it's time to sell your home,  
choose a Real Estate Advisor  
you can **trust**.*

*~ Chad Sahhar*



Meridian Ranch Expert | Real Estate Advisor | Neighbor

**ENGEL & VÖLKERS**  
**SAHAR GROUP**  
ENGEL & VÖLKERS Colorado Springs

**719-338-5742**  
chadsahhar.evrealstate.com  
Office: 719-358-9707

# PARENT'S NIGHT OUT

MERIDIAN RANCH RECREATION CENTER

Friday, September 10th

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



## Daddy Daughter Dance

Saturday, September 25th  
5-8PM

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

# FLICK & FLOAT

# MOVIE NIGHT

SEPT. 11TH

6-8PM



## FEATURING:



AT THE

# pool



# **MANAGER'S MESSAGE**

## ***About those weeds you think you're seeing -***

**When it comes to mowing our district's natural open space areas, less is more! Native grasses are best left alone throughout the growing season. First, taller grasses shade the ground and adjacent vegetation, thereby slowing the moisture evaporation from the soil, resulting in healthier, more vigorous stands of grass. When left in their natural state, stands of taller native grass conserve water better than cut grass and provide wildlife habitat.**

**During the summer heat, native grasses go dormant and stop growing. Mowing during the growing season weakens native grasses and allows weed seeds to germinate and take over.**

**Letting native areas grow tall helps choke out noxious weeds and reduces the need for herbicides. So, when you see an open space or field of prairie grasses left in its natural state in our district, please know we're not ignoring it! Instead, we use the best horticultural practices to manage the area, inhibit noxious weeds, and enhance aesthetics and wildlife habitat.**



# **GROUNDWATER REPLENISHMENT PROJECT**

As many of you may know, Wastewater Treatment for Meridian Service Metropolitan District (Meridian) is provided in partnership with Cherokee Metropolitan District (CMD) at the CMD Water Reclamation Facility (WRF). The WRF is located over 16 miles southeast of Meridian. The WRF treats the wastewater from Meridian, Schriever Air Force Base and CMD and discharges the treated wastewater to the groundwater aquifer approximately 5 miles southeast of the WRF. The discharged treated water helps replenish the groundwater in that area so it must meet all required treatment specifications. Meridian owns 45.8% of the treatment capacity in the WRF.

Wastewater treatment guidelines as well as discharge limits for the WRF are set by the State of Colorado and more specifically the Colorado Department of Health and Environment (CDPHE) and the Water Quality Control Division (WQCD). CMD has been working with the CDPHE and the WQCD since 2010 when CDPHE placed limits regarding the level of Total Dissolved Solids (TDS) that could be discharged by the WRF.

## **WHAT ARE TOTAL DISSOLVED SOLIDS?**

Total Dissolved Solids (TDS) are the measure of dissolved material in a liquid. The most common constituents in water are dissolved salts and minerals such as calcium, sodium, sulfate, magnesium, chloride, and potassium. The Environmental Protection Agency (EPA) has established a "Secondary Drinking Water Standard" for TDS of 500 milligrams per liter (mg/L). As a secondary standard, levels in this category are non-enforceable and have no known detrimental health effects, but only an aesthetic effect.

On March 19, 2010, the CDPHE informed Cherokee that a TDS limit of 400 mg/L would be included into the discharge permit of the WRF. Cherokee requested a revision to the TDS limit but the CDPHE denied the request.

The CDPHE issued a final discharge permit on May 13, 2010, containing a TDS limit of 400 mg/L that went into effect on June 12, 2010. The TDS limit was based upon Colorado Regulation Number 41, Basic Standards for Ground Water, table Number 4.

## **STATE ENFORCEMENT**

In 2014, CMD received a Compliance Order on Consent (COC) from the CDPHE, establishing among other things the WRF compliance requirements and criteria for the discharge limits for TDS. Part of the requirements of the COC is a Control Strategy Plan, which would entail a Feasibility Study outlining the possible alternatives and approaches to the source management and treatment options. In part, the Feasibility Study contains data CMD had been gathering to achieve compliance prior to receiving the COC.

In 2014, the detailed study outlining options was completed. With the study completed, an Implementation Plan was developed and completed in January of 2015. This compliance plan provided time to address the need for TDS removal but did not allow for any additional challenges to the ruling. CMD was ordered to have TDS removal in place by the start of 2022. Due to various delays including delays due to COVID-19, this timeline was granted an extension to the start of 2023. CMD awarded the contract to Burns & McDonnell Engineering Company, Inc. & Garney Companies, Inc.

Cherokee Joint Venture to complete the required improvements to the WRF using an industry standard process of Filtration and Reverse Osmosis (RO). The total projected cost of the RO system is estimated to be \$42,304,133.00. CMD has acquired financing for the entire project cost.





# **GROUNDWATER REPLENISHMENT PROJECT**

## **What does this mean to Meridian Customers?**

Meridian has looked at several options to keep the costs of the RO system at the WRF as low as possible for its customers and those it provides wastewater service to like the neighborhood of Sterling Ranch. Sterling Ranch at full build out is projected to be approximately the same size as Meridian. In looking at all its options to pay for its share (45.8% based on its ownership of capacity in the WRF) of the RO system, Meridian has decided that the least expensive option is to join the financing plan already in place by CMD. As a partner in the WRF, our residents and all our customers will be participating in the cost of construction and future operation of the RO treatment plant. The State, in its ongoing process to clean the wastewater discharged from water reclamation facilities throughout the state, has placed much more stringent discharge limits on the WRF to protect valuable water resources. Unfortunately, meeting these much more stringent requirements is very costly. The reality is that as time moves on, as water resources become scarcer in the arid west, additional treatment of wastewater flows to even higher, more costly standards will be required to protect this precious resource.

Meridian is working closely with its financing and accounting team to determine what the most sensible final cost impacts will be to our residents as well as our service partners. We will keep you informed as soon as more information is available. **Thank you for your patience.**

# MERIDIAN RANCH DRC 1 & 2



Fire Blight In Meridian Ranch

Residents in Meridian Ranch have experienced issues with trees in the past few years due to weather and this year there is an additional threat, fire blight. Fire blight is caused by a bacterium, *Erwinia amylovora*, and affects both trees and shrubs and gets its name from the burnt appearance of the leaves, blossoms, and branches of affected plants. If your plant becomes infected you will first notice a light tan to reddish ooze on the affected plant, which will darken after the exposure to air. This infection will move into twigs and branches from affected blossoms. You will notice the blossoms and ends of twigs shriveling and blackening.

Fire blight is easily spread through rain and water splashing, insects and birds, other infected plants, and unclean gardening tools. There is no cure for fire blight, the only way to address the disease is the pruning and removal of any affected branches in the early stages of infection. Overhead irrigation should be avoided as water splashing is one of the most common way to spread infection. This year has had ideal wet and warm conditions to encourage the spread of fire blight throughout trees and plants in the community.



Fire blight most commonly affects apple and pear trees but can affect many plants and shrubs within the Rosacea and Rebus families and has been reported on about 200 species including crab apple, hawthorn, mountain ash, and Bradford Pear.



If you need to remove any plants or shrubs from your landscaping, remember that every Lot in Meridian Ranch has minimum front yard landscaping requirements that must be met. These requirements can be found in the Design Guidelines under General Landscape Criteria – Front Yard Landscape Improvements. You will find this in Section 5.2 for DRC No. 1 and Section 6.2 for DRC No. 2

For more information regarding fire blight, you can visit the following websites.

<http://treefruit.wsu.edu/crop-protection/disease-management/fire-blight/>  
<https://www.gardeningknowhow.com/plant-problems/disease/fire-blight-remedies-and-symptoms.htm>

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

**1 ON 1 TRAINING  
PARTNER TRAINING  
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 current account is up to date and there is an email 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.meridianranchmetro.org](http://www.meridianranchmetro.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 websites:

DRC No. 1 **[www.meridianranchdrc.nabrnetwork.com](http://www.meridianranchdrc.nabrnetwork.com)**

DRC No. 2 **[www.meridianranchdrc2.nabrnetwork.com](http://www.meridianranchdrc2.nabrnetwork.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