

APRIL 2021

MERIDIAN RANCH NEWSLETTER

ISSUE NO. 2



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.

Welcome! Welcome! Welcome! Welcome! Welcome! Welcome!

Please Welcome Jim Nikkel, the new General Manager of Meridian Service Metropolitan District.

With the retirement of David Pelsler, the District has hired Jim Nikkel to be its new General Manager.

Mr. Nikkel has over 35 years of experience with Special Districts including time spent in the private sector consulting to Special District's as well as working directly for Special Districts.

During his career with Special Districts, Jim's responsibilities have included managing staffs with as many as 65 employees, developing and overseeing teams of subject matter experts for the design, federal permitting, and construction of Rueter-Hess Reservoir, a 75,000 ac.-ft. surface water storage project located southwest of Parker, Colorado. Additionally, Jim has managed the design and construction of a 2 million gallon per day (MGD) water reclamation plant, a 5 MGD water treatment plant, the drilling and equipping of 13 Denver Basin ground water wells and well houses as well as many miles of pipelines.

Jim also brings with him experience in managing open spaces, parks, and recreational facilities including experience in water conservation programs for both residents as well as District facilities.

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May 14, 2021

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Behind 7-11



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MERIDIAN RD



L-R back row: William Campbell DVM, Tracy McConaughy DVM,
Linsey Blair DVM and Rob Williard DVM
L-R front row: Amy Clark DVM and Jennifer Wade DVM

See our monthly promotions:
www.tcvetcenter.com



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Coming Soon!

Youth Sports:

SOCCER



3rd Annual Meridian Ranch Military Appreciation Golf Tournament

Save the Date!
July 11, 2021

Saluting those who serve!



More information to follow.

LUPUS FUNDRAISER



Help to improve the quality of life for people with lupus
Every step and every dollar raised brings us closer to a cure

Meridian Ranch Walk in the Park

Saturday, May 1, 2021

Walk check-in begins 10am

Walk step-off begins 11am

Longview Park, Meridian Ranch, Falcon

We will have a great time at the walk, a fun filled event
with lots of prizes and activities for everyone!

Lupus is uniquely challenging enough on its own but with the onset of the COVID-19 pandemic created even more questions and concerns for people with lupus about the future and how to handle everyday life. We will take numerous steps during the event, continuously adapting to the current needs and evolving situation.

Get involved as we raise awareness as part of
May Lupus Awareness Month

Pre-registration go to

http://support.lupus.org/goto/Christine_Stearns-Houde

Adult Participants \$35.00

Youth (10-16) Participants \$20.00
under 10 free

Registration will be available the morning of the event



All proceeds go to the Lupus Foundation of America
Support research, education and advocacy for the 1.5 million Americans affect by lupus



Time Slots are open
for registration!
30 kids per time slot allowed
B.Y.O.B
(bring your own basket)



We're Going
on an
Underwater
Easter Egg
Hunt!

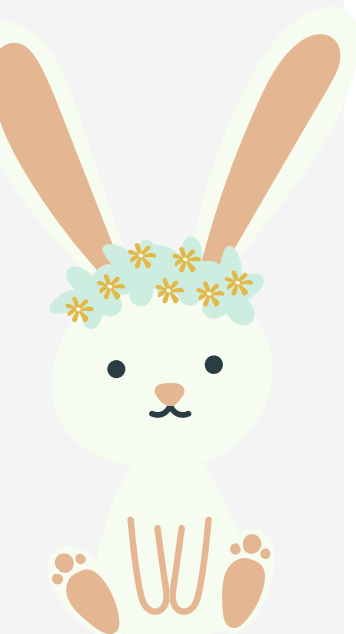
This event is free to Residents
You must register to attend this event!
Limited space is available

3 April 2021
9:00 am-12:00 pm
At The Meridian Ranch
Recreational Indoor Pool



Falcon Regional Park – Phase 2 Expansion

Work is in full swing out at Falcon Regional Park. The goal of the project is to increase organized sports opportunities and build off-of the initial improvements constructed in Phase I completed in 2015. The project includes the construction of an additional baseball field, construction of a multi-use field, asphalt paving of the existing parking lot, construction of an overflow gravel parking lot, and various site grading and flatwork. The overall project budget is \$955,000 and includes funding from a Great Outdoors Colorado grant, El Paso County regional park fees, and third-party fundraising. Construction is scheduled to be completed by end of May 2021.



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~ Chad Sahhar



Meridian Ranch Expert | Real Estate Advisor | Neighbor

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Is your “honey do” list about to erupt because the of the warm weather pending?

Here are some helpful ideas to add to the list from the DRC:

Does your front yard meet all the minimum requirements? Did your shrubs not make it over the winter? If so, please refer to Section 5.2 in DRC no 1 or Section 6.2 in DRC no 2 for the minimum number of shrubs and trees for the front yard. The minimum number is always required to be maintained with live vegetation. Take advantage of good inventory at the nurseries by checking now!

How does your solid fence look? Did the winter months give the wood a beating and now it looks weathered? The standard for the Meridian Ranch community is to maintain fences in like new condition. The color for the fences is “Meridian Ranch Brown” Behr semi-transparent wood stain, produce #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.

Did the wind and grapple take advantage of the siding and trim of your home? Don’t forget that all improvements must be submitted and approved prior to application. Please submit the color of the body, the trim, and the accent colors of the home. Please contact the Management Team to review colors that were approved for your builder ahead of time, so your home will be in compliance with the approved color schemes prior to the submittal.

These ideas should help keep your property looking pristine while keeping Meridian Ranch a beautiful place to live! We thank all of our residents for doing their part, without you, Meridian Ranch would not be the desirable place or destination new residents want to call home!

Thank you!

The Board of Directors acted on clarifying and amending a section of the Design Guidelines which pertains to lighting. This will assist with the under-eave lighting which can’t be seen as it is installed under the eve of the home: Section 7.3 Landscape lighting: “ Lighting design should take into account the effect on neighboring homes, preventing light spillage onto adjacent properties. Floodlights for the purpose of lighting large areas shall not be permitted except security purposes with limited use as where approved by the DRC. Colored or multiple lights other than seasonal decorative lights installed from November 15th to January 15th are prohibited.”

In order to clarify colored, multiple lights as well as newly installed professionally under eve lighting, the following verbiage has been added:

“Under eave packages will be allowed with the following provisions. Installed per manufacturers specifications. The physical lights, conduit and associated hardware shall be hidden from view when not in use. Display of lighting is allowed before 10:00 p.m. After 10:00 p.m. exempt during the holiday season, subtle low level neutral lighting will be allowed in accordance with the first paragraph of this guideline. The use of colored lighting for holidays throughout the year shall be subtle and turned off after 10:00 p.m.”

Governing Documents can be found on the websites: DRC no 1 www.meridianranchdrc.nabrnetwork.com and DRC no 2 www.meridianranchdrc2.nabrnetwork.com ; Resources; Governing Documents

Questions? Please contact your 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



APRIL
MERIDIAN RANCH DESIGN REVIEW COUNCIL

Manager's Message ♦ April 2021

Don't Turn Those Sprinklers on yet!

More than half the water used between May and October is for landscape irrigation. Based on community water-use figure, 40% to 50% of landscape irrigation water is wasted! This is often due to poor irrigation system design, maintenance, and management – and the fact that past irrigation system design seldom focused on water conservation.

With irrigation season rapidly approaching, we respectfully ask for your help conserving water resources. Please wait to activate your sprinkler system until as late into the season as possible depending on the weather.

April is the perfect time to turn on your automatic sprinkler system and run each zone through a test cycle. Check for leaks or damaged and misaligned sprinkler heads. If you see runoff, reposition, or replace the sprinkler heads to water only the grass. But please do not set your system to cycle automatically until at least mid-May.

Research shows that postponing irrigation systems start up encourages grass roots to seek water and grow deeper. When hot, dry summer days arrive, a deeper root system means the grass can go longer between watering's. Regular irrigation that begins too early in the season can result in the death of deep roots, making lawns less drought and wear tolerant.



For deep roots like this, post-pone irrigation until mid-May!



SPRING HAS SPRUNG
RESERVE YOUR TEE TIME
Call 719-494-1900 ext. 1



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FINANCIAL ACTION, INC. DBA FINANCIAL FUTURE SERVICES - FINANCIAL ACTION IS A REGISTERED INVESTMENT ADVISORY FIRM

It's about that time!

Spring has sprung! Chances are you have already been considering improvements you would like to make to the exterior of your home. We are excited to provide you with what you need in order to apply for the changes you would like to make.

You may have some questions about the process:

Do I have to submit a plan for approval?

- **Yes! If it is outside your home, but within your Lot, chances are you need to submit a plan.** Additional information on what does or doesn't need to be submitted for are in the governing documents which you may access on the website.

How can I make sure I get a determination as soon as possible?

- **If you fill out the application, provide a drawing or birds eye view** (showing placement of changes), and include as much information as possible (nature, kind, shape, height, width, color, materials).
- **Submit a plan that already complies with the Design Guidelines.** It is very important that each homeowner at Stonebridge review the Stonebridge CC&Rs and Design Guidelines prior to designing and installing landscaping or making additions or changing the exterior of the home.

How much does it cost to submit a plan?

- Stonebridge residents must submit a landscape plan prior to installing their initial landscaping. **A \$50.00 fee will be charged for design reviews. Checks made out to Stonebridge HOA.**

How do I get the application?

- **Your welcome packet.** When you moved in you received a welcome packet that also had the Site Improvement Application included.
- **The website.** When you go to <https://stonebridgemeridian.nabrnetwork.com> you will find the form under **RESOURCES** and then **GOVERNING DOCUMENTS** (so you can review what is permitted before you submit).



- **Through the WMG to GO app.** When you sign into the app, you will find the form under **RESOURCES** and then **GOVERNING DOCUMENTS**.
- The Lodge – Estelle has a few applications on hand.

After the application has been filled out, you may send it to us via email at

stonebridge@warrenmgmt.com, drop it off at our office, or mail it to us. If you are unable to scan your application, you may take a picture of the form, the drawing of your Lot with the details and then email it to us.

Questions? We are here to help you!

Jamie or Mckenzie at Warren Management Group; Email: stonebridge@warrenmgmt.com

p: 719-685-8743; Lodge Hostess: Estelle - estelle@warrenmgmt.com – p: 719-694-9563

PARENTS NIGHT OUT

Friday, April 23rd

5:30P-10:00P

Ages 5-12

Residents: \$20 Additional Child(ren) \$15

Non-Residents \$25 Additional Child(ren) \$20

Featuring Disney Film: ONWARD

There is some paperwork needed.
Please sign-up with Front desk



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



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No. 143875J 25 c

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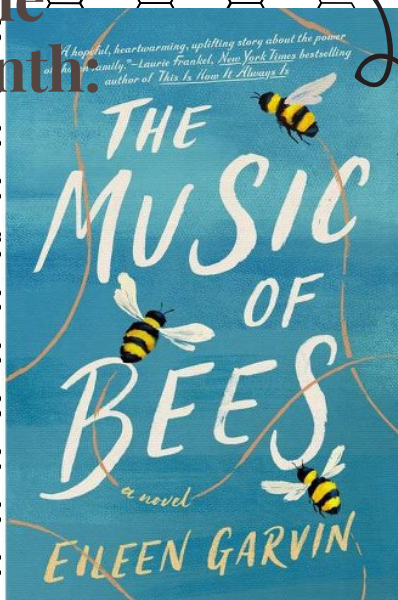
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April
Book of
the
month.



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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

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

Follow us on



Hours of Operation

Meridian Ranch Recreation Center

M-F 5:30 AM-8:30 PM

Saturday: 8 AM - 6 Pm

Sunday: 9 AM - 5 Pm

MSMD Office

Closed to the public due to

Covid-19

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

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 MRRRC front desk.