

APRIL 2022

# MERIDIAN RANCH NEWSLETTER

ISSUE NO. 14



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.

# FUNNY BUNNY EASTER

## EGG HUNT



SATURDAY, APRIL 16  
9AM-12PM

LONGVIEW PARK, PEYTON, CO 80831

FOOD TRUCKS-TREATS-GIVEAWAYS

Ages 1-4  
9AM-9:45AM  
Ages 5-7  
10AM-10:45AM  
Ages 8+  
11AM-11:45AM



HAPPY  
Easter

Madera's  
Grill  
and  
Cantina

MERIDIAN RANCH

THE  
Shops  
AT MERIDIAN RANCH

ANTLER  
CREEK  
GOLF COURSE

LOOKING TO HAVE A  
BIRTHDAY PARTY?  
THE REC CENTER  
HAS A GREAT PARTY  
ROOM FOR YOUR  
SWIMMING PARTY!

CONTACT RACHEL:  
R.BLAMEY@MERIDIANSERVICE.ORG

# SPORTS

## YOUTH INDOOR SOCCER LEAGUE

April 18-June 11



\$60 per resident  
\$80 per non-resident

**Saturday Games**

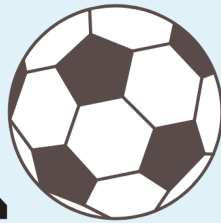
**Practice Time**

Ages 5-6 | Monday | 5:30pm

Ages 7-9 | Tuesday | 5:30pm

Ages 10-12 | Wednesday | 5:30pm

## DROP-IN GYM CLASS



AGES: 7-12

SUPERVISED DROP-IN  
OPEN GYM

BASKETBALL, VOLLEYBALL,  
SOCCER AND MORE!

TUESDAYS & FRIDAYS 12:30PM-2:00PM



JIU JITSU  
WITH MORGAN BLACK!  
AGES 5-12  
STARTING IN MAY

Meridian Ranch Recreation Center

**MIGHTY TOTS**  
**SOCCER**  
STARTING APRIL 30!



AGES 3-4

PRACTICES WILL BE ON  
4/30, 5/7, 5/14, AND 5/21

\$45 Per Resident

\$65 Per Non-resident

Sign up at the Rec Center!



## JUNIOR GOLF CLINICS



GRIP  
AIM  
SETUP  
PUTTING  
CHIPPING  
PITCH  
FULL SWING

### 5-8 years old

### 9-14 years old

June 13th & 14th

June 20th, 21st & 22nd

July 11th & 12th

July 18th, 19th & 20th

10:00am - 11:00am

10:00am - 11:00am

\$50 per child

\$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

Meridian Ranch Recreation Center

Friday, April 29th

Ages 5-10

5:30P-10:00P

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

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



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

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

# FLICK N' FLOAT



April 30th 6-8PM



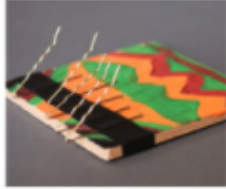
FEATURED PROGRAMS HAPPENING AT

# Meridian Ranch Rec Center



## Thumb Pianos

Fri., Apr. 8 • 4:30 - 5:30 p.m.  
Create a one of a kind African inspired thumb piano and get ready to play some music.



**WANT TO SAVE TIME??  
SUMMER IS COMING, AND  
THE REC CENTER LINES  
CAN GET LONG. HAVE  
YOUR MEMBERSHIP CARD  
READY TO SCAN!**



**Get Your Utility Bill Electronically!**

**Sign up to receive your monthly utility bill via email**

Help your District save money and receive your bill on time every month!

Use the form on the District's website, [meridianranchmetro.org](http://meridianranchmetro.org), under the "Contact Us" tab, to request your utility bill via email. You'll save the District printing costs and postage, and ensure you receive your bill timely wherever you are.



## SPRING HAS SPRUNG

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



Meridian Ranch and Antler Creek Golf Course are excited to announce **Madera's Grill and Cantina** will soon be serving lunch and dinner at the Antler Creek Golf Course. Madera's Grill is family-owned and operated by Juan and Robin Madera, who own four Omelets Etc. restaurants, one of which is located right here in The Shops at Meridian Ranch. Madera's Grill will be serving a great mix of delicious American and Mexican dishes. Juan and Robin are eager to get to know the local golfers and residents of Meridian Ranch and the Falcon community.

The first Omelets Etc. in Colorado was established in 2010 and was modeled after the Omelets Etc. in Santa Barbara that was started by Robin's grandfather in the 70's.

Juan is from Mexico where some of their Mexican dishes and homemade green chile recipes originate. With several siblings working in the restaurants, the Maderas pride themselves in family and the love of food!

Check back periodically for updates and opening date! For a preview of the menu visit [AntlerCreekGolf.com/-about-us](http://AntlerCreekGolf.com/-about-us).





# STONEBRIDGE Corner



Newly elected Board of Directors:

Andrew Faeth and Kevin Cavanagh Congratulations!

Kevin Cavanagh was appointed President and Andrew Faeth was appointed Treasurer.

Bret Haycock remains as Vice President representing the Developer.

Raul Guzman remains as Member at Large representing the Developer.

A Builder representative will be appointed at the April meeting.

Board meetings are the third Tuesday of each month starting at 7:30 a.m. at the Stonebridge Lodge.

April is a great time to review your front yard to make sure it still meets the minimum requirements.

Three trees, 10 1 gallon and 5 5 gallon shrubs/perennials are required. All plantings need to be in the ground, and alive to meet the requirements. Plantings in containers do not count towards the minimum requirements. If your home is on a corner, an additional tree is required in the landscape strip.

Portal updates: Check out the amenity calendar for reserving the Lodge for residents personal use. <https://portal.warrenmgmt.com/?c=95> ; Dashboard, amenity calendar.

Payments can also be set up online through the portal.

Estelle is onsite Tuesdays, Thursdays and Fridays from 10-5- pick up key cards, make a reservation for The Lodge, or have any Lodge questions.

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

Questions? 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



## GOLF MEMBERSHIPS

### A-List Prime Membership

- Unlimited Golf any day
- Includes Shared Cart
- 1 Range Token per day
- Receive a 25% discount on logo merchandise
- Invited to participate in A-List only tournaments.

Non-Prime membership level available



### A-List PRIME

\$200/month (Single)  
\$275/month (Couple)  
\$310/month (Family)



### A-List NON-PRIME

\$155/month (Single)  
\$215/month (Couple)  
\$245/month (Family)

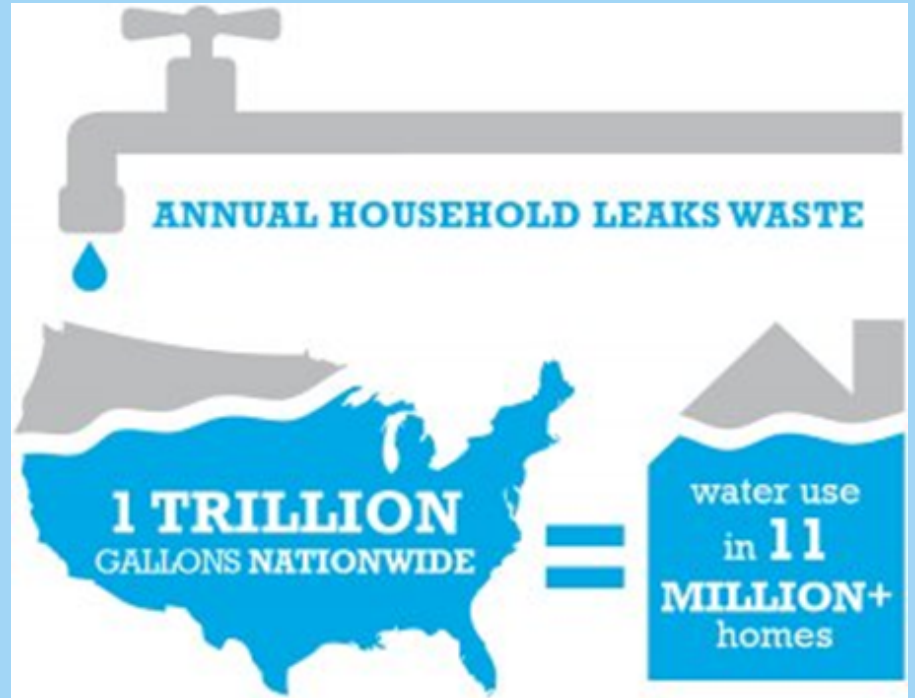


# MANAGER'S MESSAGE

**With prices on most of the items we use day-to-day continuing to rise, it's a good time to offer tips on how to reduce the cost of your water bill.**

## **Checking for Leaks**

The average household's leaks can account for nearly 10,000 gallons of water wasted every year and ten percent of homes have leaks that waste 90 gallons or more per day. Common types of leaks found in the home are worn toilet flappers, dripping faucets, and other leaking valves. These types of leaks are often easy to fix, requiring only a few tools and hardware that can pay for themselves in water savings. Fixing easily corrected household water leaks can save homeowners about 10 percent on their water bills.



To check for leaks in your home, you first need to determine whether you're wasting water and then identify the source of the leak. Here are some tips for finding leaks:

- Take a look at your water usage during a colder month, such as January or February. If a family of four exceeds 12,000 gallons per month, there are serious leaks.
- Check your water meter before and after a two-hour period when no water is being used. If the meter changes at all, you probably have a leak.
- Identify toilet leaks by placing a drop of food coloring in the toilet tank. If any color shows up in the bowl after 10 minutes, you have a leak. (Be sure to flush immediately after the experiment to avoid staining the tank.)
- Examine faucet gaskets and pipe fittings for any water on the outside of the pipe to check for surface leaks.

**In addition to the above tips it is also prudent to wait until later in May before you begin irrigation of your landscape.**

**For additional tips please visit: <https://www.epa.gov/watersense/fix-leak-week#Checking%20for%20Leaks>**

**Jim Nikkel, General Manager**

# MERIDIAN RANCH DRC 1 & 2

## Governance in Meridian Ranch DRC:

The DRC Governance Director has been approached numerous times while conducting community tours by people asking "Why don't you get out of your vehicle and talk to us instead of sending a letter?"

Answer: Safety is the number one reason, and the Covenant Management Policy outlines the process, which does not include stopping and talking to each owner. There are currently 958 owners in DRC No 1 and 2,403 owners in DRC No 2.

Procedure- Most violations of the covenants occur because of misinformation, or the Owner being uninformed of the restrictions or standard. Therefore, the following procedure is established as a standard plan for receiving violation information and providing notice of violations to Owners to bring resolution to covenant violations within the Meridian Ranch DRC community.

1. An alleged violation of the governing documents may be identified by:

- a. A written complaint/report by a member of the DRC, or
- b. Observed by management during an onsite neighborhood inspection.

2. If others report an alleged violation, Management shall verify the existence of the violation. If the nature of the allegation is a circumstance that Management cannot tangibly observe by visiting the site at the given time, the complainant must give ample information about the violation observed (in writing) providing the DRC with details which it can rely upon for further action. If insufficient information is provided or if the complainant is unwilling to give written testimony to the circumstances, the DRC reserves the right to not pursue further action.

3. Once verification has been made that a violation exists (or reasonable determination that such circumstances occurred), Management shall send a Courtesy Notice to the Owner, simply stating the nature of the violation and the date by which remedy must be completed.

This is a sample from the Covenant Management Policy which can be found on the Meridian Ranch DRC website/ Documents/Governing Documents Resolutions.

## Mark your calendars!

May starts the Yard of the Month! If you have seen a yard which should be nominated for Yard of the Month, please contact Jamie Adams, Managing Agent for Meridian Ranch at [jamie@warrenmgmt.com](mailto:jamie@warrenmgmt.com).

June 20th through the 22nd are the annual community clean up days at the Shops at Meridian Ranch vacant land.

## 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)

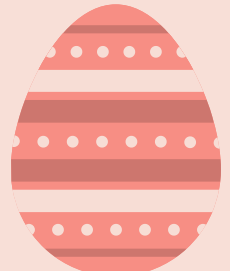
Questions? Please contact your Meridian Ranch DRC Management Team:

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

Julie Sampson, Governance Director - [DRC1governance@meridianranchdrc.org](mailto:DRC1governance@meridianranchdrc.org)

Hannah Shea, Governance Administrator- [DRC2governance@meridianranchdrc.org](mailto:DRC2governance@meridianranchdrc.org)

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



**MERIDIAN RANCH**  
DESIGN REVIEW COUNCIL NO. 1



**MERIDIAN RANCH**  
DESIGN REVIEW COUNCIL NO. 2





**KEEP AMERICA  
BEAUTIFUL**  
**GREAT AMERICAN  
CLEANUP**  
FOUNTAIN CREEK WATERSHED

Take action to create positive change and lasting impact in our community.  
Trash bags, safety vests, and gloves provided.  
Persons under 16 years old must be supervised by an adult.

**Falcon Location Site:**  
**Rock Island Trailhead off McLaughlin Road**

Register today by emailing:  
[ryandorough@elpasoco.com](mailto:ryandorough@elpasoco.com)



For more information or to pick a different cleanup site, visit  
[www.gacppp.com](http://www.gacppp.com)

**Saturday, April 30, 2022, 9:00A.M.**



## 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  
MONDAY-FRIDAY 5:30AM-1PM  
FACEBOOK: PEAKFITPERSONALTRAINING  
INSTAGRAM: SHAWN\_BEDEL

CALL, TEXT, EMAIL OR SCAN TO SCHEDULE  
YOUR CONSULTATION TODAY!



1 ON 1 TRAINING  
PARTNER TRAINING  
SMALL GROUP TRAINING  
DIGITAL WORKOUT PROGRAMS

MERIDIAN RANCH REC CENTER  
10301 ANGELES ROAD  
PEYTON, CO 80831



DON'T TELL  
PEOPLE YOUR  
PLAN.

SHOW THEM  
YOUR  
RESULTS.

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

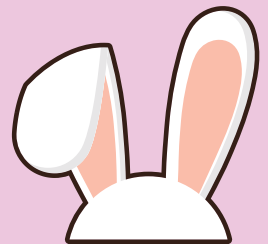
Stop by the Meridian Ranch Recreation Center front desk to make sure your account is up to date and your email is on file.

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.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 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