

AUGUST 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.

Parent's Night Out!

AGES
6-10

Friday, August 20th
5:30P-10:00P

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

Featuring:
**Despicable
ME**

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



Thank
you

Meridian Ranch Military Appreciation Golf Tournament A Big Salute to our Sponsors!



On July 11th, one hundred active duty and retired military residents of Meridian Ranch participated in the 3rd Annual Military Appreciation Golf Tournament. The event was free to all participants as a way of saying "thank you" for their service. Sponsors, including Meridian Ranch builders and local businesses, made the event possible and \$4,000 was raised for the Craig Hospital Operation TBI Freedom.

Operation TBI Freedom provides support for veterans and active duty military personnel with traumatic brain injuries (TBI). It is located in Colorado Springs and serves the entire state of Colorado. TBI is a serious yet often invisible injury. For those with TBI, the return to a military career or transition into civilian life can be especially difficult. Operation TBI Freedom tailors a unique life plan for each client that promotes optimum independence and productivity. OTF walks the journey with the veteran through recovery, rehabilitation and reintegration.

Meridian Ranch is proud to partner with Craig Hospital, its builders and local businesses to honor our local military families.

Now Open!



TITO'S BURRITOS

Persia-Rican Cuisine
Come Taste the Fusion

Time to try something new! Tito's Burrito's is now open at the Shops at Meridian Ranch! Owner Tito Bercedoni combines Hispanic and Middle Eastern cuisine for a refreshing take on Persia-Rican food!

HOURS:

Monday - Thursday 11am - 9pm

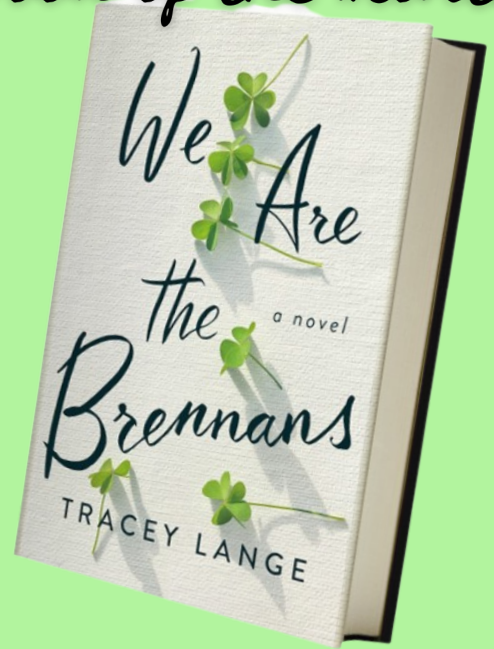
Friday - Saturday 11am - 10 pm

Sunday CLOSED

@titosburritosllc | 719-822-1568

August

Book of the month



Together, let's support local businesses, the bedrock of our community.





YOUTH FLAG FOOTBALL



AUG. 23RD - OCT. 16TH



8 PRACTICES - 6 GAMES



AGES 5 - 12



\$50 PER RESIDENT



\$70 PER NON-RESIDENT

WINDING WALK PARK

**STOP BY MRRC FOR
YOUTH SPORTS
INFORMATION**

MERIDIAN RANCH REC CENTER



**ADULT DROP-IN VOLLEYBALL
AGES 17+
WEDNESDAY'S 5:00PM-8:30PM
STARTING AUGUST 4
NON-RESIDENTS MUST COME WITH A RESIDENT \$5**

Manager's Message

It's been a short but busy summer!

Wow, six months have already passed in this busy year.

The staff at Meridian Service has been engaged in providing services to our customers including, drilling of three new wells to ensure continued water service to our customers, cleaning of sanitary sewer lines to ensure that wastewater continues to flow, and we have been working on repairs of the irrigation system as well as maintenance of our parks and open space.

One project we took on this spring and summer was reseeding of the heavily used field area of Longview park. Years of use coupled with an infestation of turf eating pincher bugs decimated most of the turf in the park.

Our Parks and Open Space team worked to apply insecticide, re-work the area and then re-seed the area. All of this was good until Memorial Day weekend, just hours after the last seed was applied, when a major rain and hail storm hit the area. A lot of the freshly placed grass seed was quickly washed away.

Since then, we have been babying new growth, applying some additional seed, and waiting for mother nature to do her thing. Luckily, we are now seeing new grass come in and with some additional weed treatment, additional overseed, and a little TLC, we should see new turf, ready for play, next spring.

Additionally, we are working on removal of the dead trees in the neighborhoods.

We have worked with our landscape contractor and together with their forces and our team, we should see the removal of dead trees begin in the next couple of weeks.

We are also working with landscape contractors to provide pricing for re-sodding of areas along Londonderry and other areas that need attention.

This project is a major undertaking in terms of dollars that will need to be spent and may require a few growing seasons before we accomplish all the repairs.

We know that a lot of our landscape areas need improvements and we, like our residents want to see those improvements made and we will work diligently with the funds available, funds that come from your payments to us, to see that those improvements are made as quickly and reasonably as possible.



STONEBRIDGE

Corner



Parking continues to be a hot topic in the community. To clarify, the roads are El Paso County roads, but the Stonebridge community does have Covenants that bind the community to the standards that each homeowner signed off on when they closed.

Section 3.34 of the Covenants: "Except as expressly heretofore provided, no part of the public street adjoining the Property, no part of any Lot, and no part of other public areas, unless specifically designated by the Board, shall be used for parking, storage or display of any vehicle including private passenger vehicles and pickup trucks. Parking on driveways is permitted subject to the provisions of Section 3.25 (commercial, campers, trailers, etc.). Temporary parking (less than 24 hours) of GUESTS vehicles for the duration of a social gather SHALL NOT be subject to these restrictions. All parking within the Property is subject in all respects to the Rules."

El Paso County maintains the roads and sidewalks, please contact the Public Works with El Paso County if you have concerns or questions about the roads and sidewalks. <https://citizenconnect.elpasoco.com/>

Questions? Contact Josh or Jaime @ Warren Management Group

Email: stonebridge@warrenmgmt.com p: 719-685-8743

Lodge Hostess: Estelle - estelle@warrenmgmt.com p: 719-694-9563

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.



MERIDIAN RANCH

DRC 1 & 2 CORNER

Governance in Meridian Ranch DRC:

Our Management Team has been approached numerous times while conducting community and tours asked, 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 958 owners in DRC no 1 and 1,772 owners, currently, in DRC no 2.

Procedure- Most violations of the covenants occur as a result of misinformation, or the Owner being uninformed of the restrictions or standards. 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/ Resources/ Governing Documents.

Governing Documents can be found on the websites: DRC no 1

www.meridianranchdrc.nabrnetwork.com DRC no 2

www.meridianranchdrc2.nabrnetwork.com

Resources; Governing Documents

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

~ Chad Sahhar



Questions? Please contact your Meridian Ranch DRC Management Team:

Jamie Adams, CMCA, AMS, PCAM – Managing Agent – jamie@warrenmgmt.com

Julie Sampson, Governance Coordinator – meridianranch@warrenmgmt.com

Chaylyn Petrik, DRC Administrator – meridianranch2@warrenmgmt.com

Meridian Ranch Expert | Real Estate Advisor | Neighbor

ENGEL & VÖLKERS®
SAHCHAR GROUP

ENGEL & VÖLKERS Colorado Springs

719-338-5742

chadsahhar.evrealstate.com

Office: 719-358-9707





GOLF COLLECTION
FOR THE WIN

SUNGLASSES, TOPS, SHORTS,
HATS, BELTS

5K RUN & HIKE, BIKE & STROLL PARADE

Save the Date

Sunday, October 3, 2021
Starts and ends at
The Shops at Meridian Ranch



Update from Parks And Grounds

- New Slide is on order for Longview Park.
- Please keep an eye out for non-district employees touching irrigation boxes.
- If you are working on your yard and accessing the yard through common areas with machinery, you must contact the district ahead of time.
- New porta-potty installed at Windingwalk Park; location is temporary as an enclosed fence will be added.

The Green's monument sign was recently vandalized with spray paint. District staff arrived to clean the sign on Monday morning, only to find Levi's Custom Clean on scene cleaning our sign without being notified! A HUGE thank you to Levi's Custom Clean pressure washing for helping keep our community clean!





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

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.meridianranchmetro.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 websites:

DRC No. 1 www.meridianranchdrc.nabrnetwork.com

DRC No. 2 www.meridianranchdrc2.nabrnetwork.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