

JANUARY 2022

MERIDIAN RANCH NEWSLETTER

ISSUE NO. 11



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.

Flick n' Float

the PACIFIER



JAN 29TH
6-8PM



Farmers State Bank
was the first bank in Falcon
and we are committed to
serving the Falcon community!



Family Owned and Customer Focused
for over 100 years and counting!

Please stop by!

We would love to assist you
with your banking needs!

Your Community. Your Bank.
Your FSB.



www.yourfsb.com

719-495-3650

Member
FDIC

ION CAUTION CAUT



The Rec Center lobby will
be under construction
from 1/13/22-1/21/22

The family locker rooms will
be under construction
2/3/22-2/11/22

We thank you for
your patience as
we make
improvements!

ION CAUTION CAUT

COOL WEATHER,
COOLER PRICES

\$35 Monday—Thursday

\$40 Friday—Sunday

Includes golf cart fee. Rates are for 18 holes.





Meridian Ranch Christmas light winners!

*Congratulations to all who participated and to the owners who went above and beyond!
Happy New Year!*

Grand Prize Winner.



10204 Ross Lake



**MIGHTY
TOTS
BASKETBALL
AGES 3-4**



**EVERY SATURDAY IN
FEBRUARY
4TH, 11TH, 18TH AND THE
25TH**

More info coming soon!


MERIDIAN RANCH
REC. CENTER
**YOUTH BASKETBALL
LEAGUE**
JAN.17-MAR.5

FOR AGES 5-12

Registration Dec.3-Jan.14

**Parent's Night Out
Meridian Ranch Recreation Center**

Friday, January 21st

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

Now Selling



Rolling Hills Ranch

FROM THE LOW \$400s

MeridianRanch.com



Manager's MESSAGE



Happy New Year!

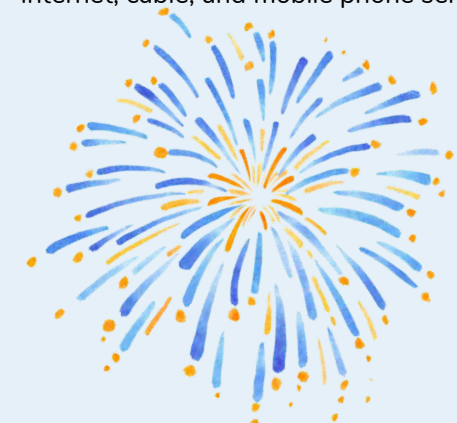
For many, the beginning of a New Year brings commitments, promises, and plans to change lifestyles for the better. In the spirit of New Year's resolutions made and kept, the Meridian Service Metropolitan District urges residents to start 2022 the right way by using water wisely and learning more about water conservation. Keeping a New Year's resolution to save water is good for our environment and the pocketbook.

District Board Approves Budget and Fee Schedule for 2022


After considering public input at an informal evening workshop in November and a formal public hearing in December, the Board of Directors of the Meridian Service Metropolitan District adopted the 2022 Budget. The fee increases for 2022 will typically affect Meridian Ranch residents by an additional \$18.13/month in their total combined utility bill. The complete 2022 Fee Schedule and 2022 Budget is posted on the District's website at www.meridianranchmetro.org. The new fees take effect on January 1, 2022. For our typical Meridian Ranch residential customer, the changes in services fees for 2022 are summarized below:

Service	2021 Fees \$/mo	Increase \$/mo	2022 Fees \$/mo
Water Resource	33.36	1.67	35.03
Water Use up to 5,000 gallons	17.44	0.87	18.31
Sewer	47.42	-	47.42
Clean Water Fee (New 2022)		10.00	10.00
Recreation	49.79	3.49	53.28
Parks & Grounds	25.12	1.76	26.88
Streetlights	4.85	0.34	5.19
Total	177.98	18.13	196.11

The fee increases for 2022 are very modest and in line with current Consumer Price adjustments in the area. Most of the cost increase is due to the new Clean Water Fee which is to pay for State Health Department mandated improvements at the Cherokee Wastewater plant. The essential public services provided by the District continue to be a bargain when compared to the cost of internet, cable, and mobile phone services.



Jim Nikkel
General Manager
Meridian Service Metropolitan District



Fall and Winter Watering

Fact Sheet No. 7.211

Gardening Series | Basics

by J.E. Klett and R. Cox*

Dry air, low precipitation, little soil moisture, and fluctuating temperatures are characteristics of fall and winter in many areas of Colorado. Often there is little or no snow cover to provide soil moisture from October through March. Trees, shrubs, perennials and lawns under these conditions may be damaged if they do not receive supplemental water.

The result of long, dry periods during fall and winter is injury or death to parts of plant root systems. Affected plants may appear perfectly normal and resume growth in the spring using stored food energy. Plants may be weakened and all or parts may die in late spring or summer when temperatures rise. Weakened plants also may be subject to insect and disease problems.

Plants Sensitive to Drought Injury

Woody plants with shallow root systems require supplemental watering during extended dry fall and winter periods. These include European white and paper birches; Norway, silver, red, Rocky Mountain and hybrid maples; lindens, alders, hornbeams, dogwoods, willows, and mountain ashes. Evergreen plants that benefit include spruce, fir, arborvitae, yew, Oregon grape-holly, boxwood, and Manhattan euonymus. Woody plants also benefit from mulch to conserve soil moisture.

Herbaceous perennials and ground covers in exposed sites are more subject to winter freezing and thawing. This opens cracks in soil that expose roots to cold and drying. Winter watering combined with mulching can prevent this damage (See fact sheet 7.214, *Mulches for Home Grounds.*)

Lawns also are prone to winter damage. Newly established lawns, whether seeded or sodded, are especially susceptible. Susceptibility increases for lawns with south or west exposures.

Watering Guidelines

Water only when air temperatures are above 40 degrees F. Apply water at mid-day so it will have time to soak in before possible freezing at night. A solid layer (persisting for more than a month) of ice on lawns can cause suffocation or result in matting of the grass. Plants receiving reflected heat from buildings, walls and fences are more subject to damage. The low angle of winter sun makes this more likely on south or west exposures. Windy sites result in faster drying of sod and plants and require additional water. Lawns in warm exposures are prone to late winter mite damage. Water is the best treatment to prevent turf injury (see fact sheet 5.505, *Clover and Other Mites of Turfgrass.*)

Monitor weather conditions and water during extended dry periods without snow cover – one to two times per month.

Newly Planted vs. Established Plants

Newly planted trees are most susceptible to winter drought injury. Trees generally take one year to establish for each inch of trunk diameter. For example, a two inch diameter (caliper) tree takes a minimum of two years to establish under normal conditions.

Trees obtain water best when it is allowed to soak into the soil slowly to a depth of 12 inches. Methods of watering trees include: sprinklers, deep-root fork or needle, soaker hose or soft spray wand. Apply water to many locations under the dripline and beyond if possible. If using a deep-root fork or needle, insert no deeper than 8 inches into the soil. As a general survival rule, apply 10 gallons of



Quick Facts

- Water trees, shrubs, lawns, and perennials during prolonged dry fall and winter periods to prevent root damage that affects the health of the entire plant.
- Water only when air and soil temperatures are above 40 degrees F with no snow cover.
- Established large trees have a root spread equal to or greater than the height of the tree. Apply water to the most critical part of the root zone within the dripline.

*J.E. Klett, Colorado State University Extension horticulture specialist and professor, horticulture and landscape architecture; and R. Cox, Extension horticulture agent, Arapahoe County. 3/13



water for each diameter inch of the tree. For example, a two-inch diameter tree needs 20 gallons per watering. Use a ruler to measure your tree's diameter at 6" above ground level.

Newly planted shrubs require more water than established shrubs that have been planted for at least one year. The following recommendations assume shrubs are mulched to retain moisture. In dry winters, all shrubs benefit from winter watering from October through March. Apply 5 gallons two times per month for a newly planted shrub. Small established shrubs (less than 3 feet tall) should receive 5 gallons monthly. Large established shrubs (more than 6 feet) require 18 gallons on a monthly basis. Decrease amounts to account for precipitation. Water within the dripline of the shrub and around the base.

Herbaceous perennial establishment periods vary. Bare root plants require longer to establish than container plants. Perennials transplanted late in the fall will not establish as quickly as those planted in spring. Winter watering is advisable with late planted perennials, bare root plants, and perennials located in windy or southwest exposures.

Additional Information

For more information, see the following *Planttalk Colorado*™ script.
[1751, Fall and Winter Watering: During Drought](#)



Meridian Ranch DRC 1 & 2

Parking

There have been many complaints in multiple neighborhoods recently about the parking situation.

In DRC 1 Residents are allowed to park ONE (1) vehicle and ONE (1) temporary guest vehicle on the street.

In DRC 2 Residents are not allowed to park residents' vehicles on the street, ONLY temporary guest parking is allowed.

Regardless of which DRC you live in or if it is a temporary guest, ALL street parking should be done legally – park on the correct side of the street, facing the same direction as traffic, not in front of a fire hydrant or a stop sign!

Parking on the sidewalk or facing oncoming traffic is not only dangerous to both drivers and pedestrians, but also illegal in El Paso County. Section 3.17 of the CC&R states: "Nothing shall be done or kept on any Lot in violation of any law, ordinance, rule or regulation of any governmental authority having jurisdiction over the Property."

El Paso County Ordinance Pertaining to the Control and Regulation of The Movement and Parking of Motor Vehicles on Public Property in The Unincorporated Territory of El Paso County No. 96-1 states:

*Except as otherwise provided in this section, every motor vehicle stopped or parked upon a two-way roadway shall be so stopped or parked with the right-hand wheels parallel to and within twelve inches of the right-hand curb or as close as practicable to the right edge of the right-hand shoulder.

* Park in the same direction as traffic as close to the curb as possible, but not on the sidewalk.

* Do not park within 30 feet of a stop sign or alongside or opposite any street excavation where parking will obstruct traffic.

*Sections 21 & 23 Cross Reference: Section 42-4-1204 C.R.S. & 42-4-1205 C.R.S.

Please visit <http://car2.elpasoco.com/clerkboard/doc/96-1.htm> for more information on parking and driving ordinances in Unincorporated El Paso County.

Governing Documents can be found on the website: <https://portal.warrenmgmt.com/>

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



REBEL

REDEFINE • RENEW • RESHAPE

TUESDAYS, 8AM, REB3L GROOVE

Sexy, Sassy, Strong, Bad-A\$\$y Dance Fitness You will leave with a smile on your face feeling empowered, stronger, and energized all from 50 minutes of FUN!!



MOVE



YOUR



BODY

I've always enjoyed getting my workouts in just being active outdoors but knew I really needed to find something to get my heartrate up that I enjoyed and could stick with. I've always loved to dance, so when I stumbled upon a REB3L class with the lights low and the fun party music on, I was sold! I just lost myself in the music and kept coming back for more, eventually getting certified.

I hope you will give it a try and get lost in the music yourself! If you fall in-love with it, let me know and maybe I can add another class in the future. What have you got to lose!!



Get your Vice golf balls in the golf shop while supplies last!





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 front desk of Meridian Ranch Recreation Center to make sure your 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