

**NOVEMBER 2023**

# **MERIDIAN RANCH NEWSLETTER**

*ISSUE NO. 33*



**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.**



# DROP IN VOLLEYBALL

Fridays from 6:00pm-8:30pm  
Open to non-residents. \$5 a night!  
Ages 17+

*Meridian Ranch Recreation Center*

# PARENT'S NIGHT OUT

FRIDAY NOVEMBER 10TH

Residents \$20

Additional Kids \$15



Non-Residents \$25

Additional Kids \$20

*Ages 5 - 12*

*5:30p - 10p*



PIZZA

POOL

MOVIE



SIGN UP IN CHILD WATCH.  
ENROLLMENT PAPERWORK REQUIRED IN ADVANCE.



# Jiu-Jitsu

# Coming Soon!!



The Jiu Jitsu program is ran by black belt pro competitor and title holder Morgan (Mo) Black!

- ✔ Ages 5-12
- ✔ Register at the Front Desk
- ✔ Paperwork is needed for Non-Members

**WEDNESDAYS FROM  
5:00PM TO 6:00 PM**

**\$50**

**GET STARTED**

Equipment Needed:

- Athletic clothes
- Gi by second month of the class
- Water bottle



**Contact Us**

Meridian Ranch Recreation Center:  
(719-495-7119)  
Sports Director:  
Sports@meridianservice.org



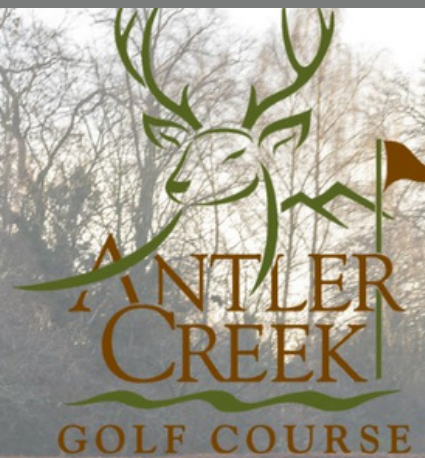


## NOW SERVING THE FALCON COMMUNITY



While Powers Dental Group has been caring for Colorado Springs families and their dental needs for over 40 years they are proud to say they have extended their services to the Falcon community!

Whether you need a general checkup or require more extensive dental work such as fillings, crowns, dental implants or Invisalign®, Powers Dental Group is now here to serve you in a relaxed, pressure-free setting.



## FROST DELAYS ARE BACK

Frost delays are common in Fall! While these delays can be frustrating, it is important not to walk or drive on frost covered grass to avoid causing damage that may not heal until next spring. If you are concerned about a possible delay, call 719-494-1900 to check on conditions. USGA

# Manager's Message

## Snow Schedules

Snow closures and delayed openings of the Meridian Ranch Recreation Center occur on the same days as the School District 49 closures and delayed starts. The District performs snow removal on public trails and the El Paso County Department of Public Works removes snow from County roads including roads in Meridian Ranch. Residents are required to remove snow from sidewalks adjacent to their houses.

## District Budget/Fee Setting Process

It's that time of year for the District to consider budgets and fees for 2024. The District Board of Directors must balance the desires of residents who want limited or no fee increases with the requests of other residents for additional services and improvements to public landscaping and facilities. Meanwhile, the District must respond to increases in the State minimum wage, increases to electricity and natural gas charges, and other normal cost increases. Opportunities for the public to watch the process and to provide input will occur at the Meridian Service Metropolitan District Board of Directors meeting on Wednesday, November 8 at 10:30 a.m., and at the Meridian Ranch Metropolitan District Board of Director meeting on Wednesday November 8, at 5:30 p.m., at an informal Meridian Ranch Budget Workshop on Wednesday, November 15, 6:00-8:00 p.m. The informal Budget Workshop for Meridian Service will be held the following night, Thursday November 16 from 6:00-8:00 p.m. The formal public hearings for the 2024 budgets will be held during the Board of Directors meeting on Wednesday, December 6 at 10:30 a.m. for the Meridian Service Metropolitan District and at 5:30 p.m. for the Meridian Ranch Metropolitan District. All meetings are held at the Meridian Ranch Recreation Center on Londonderry Drive at Angeles Rd. Watch the District's website for proposed 2024 budgets and proposed fee increases.

Watch for news and updates about these and other matters on the District's website.

## Don't Forget to Winter Water

Limited snowfall, low humidity, minimal soil moisture, and variable temperatures often damage trees shrubs, perennials, and lawns. Many landscape plants grow roots throughout the winter and need moisture to survive.

Most trees' absorbing roots are in the top 12 inches of the soil, and root systems can spread two or three times the height of the tree. Apply water both within and just outside the dripline, deeply and slowly, so it moistens the zone to a depth of 12 inches. Apply water to several locations under the dripline.

Fall and winter watering (October through March) should be done one to four times per month, depending on temperature and soil conditions. Consistent moisture is needed; drought-stressed plants are more vulnerable to infestations, and branch and twig dieback.

**Jim Nikkel, General Manager**

**Meridian Service Metropolitan District – Water, Sewer, Drainage, Parks, Recreation**

**[www.meridianranchmetro.org](http://www.meridianranchmetro.org)**



# 2024 ST. JUDE DREAM HOME GIVEAWAY TO BE BUILT AT MERIDIAN RANCH

Meridian Ranch is proud to announce the 2024 St. Jude Dream Home will be built right here in the Rolling Hills Ranch neighborhood. Covington Homes, a Meridian Ranch Signature Builder, will be building the home that will be raffled off to raise money for St. Jude Children's Research Hospital. This will be the 9th Dream Home Covington Homes has built for St. Jude, whose mission is to treat and defeat childhood cancer and other life-threatening diseases.



**New Night**

# Trivia Night

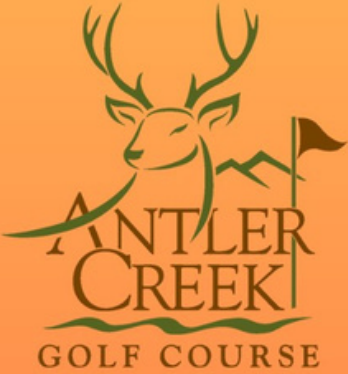
**Every Friday Night  
6pm-8pm**

Madera's  
Grill  
and  
Cantina



**HOURS**  
**TUESDAY - SATURDAY**  
**11AM- 9M**  
**SUNDAY**  
**11AM-2PM**

**9650 ANTLER CREEK DRIVE**  
**719-494-1900**





# Instructor Spotlight



MEET

Tracy



Tracy fell love with Zumba in 2011! She is certified to teach Zumba, Zumba Toning, Zumba Gold, Zumba Step and Zumba Gold Toning.

Her love of Yoga became a passion for teaching yoga. Tracy is a certified 200hr yoga instructor, and is also certified in Chair Yoga and Restorative Yoga.

Always looking to learn and expand her Yoga knowledge. She is a licensed Cosmetologist and has her own photography business.

She enjoys travel and hiking with her family and three dogs.

## Join Tracy for class!

### Monday

5pm Zumba Toning  
6:15pm Yoga

### Wednesday

12pm Chair Yoga

### Tuesday

5pm Zumba  
6:15pm Yoga

### Thursday

5pm Zumba  
6:15pm Yoga

## MERIDIAN RANCH

### Rec Center

10301 Angeles Rd, Peyton, CO 80831

(719) 495-7119

# MERIDIAN RANCH

## Rec Center

We strive to bring you a variety of high quality classes at MRRC.

Our trained and certified staff will do everything possible to meet your needs and exceed your expectations.

**We ask that you carefully read this information and follow all guidelines.**

- We value our members and instructors time; therefore we ask all members to arrive on time for class to ensure proper set up and limit disruptions once class has begun.
  - If you are more than 10 minutes late, we ask that you please attend the next available class, as entry will not be permitted.
- Participants must register either online, or check-in at the front desk for classes.
- Appropriate clothing and footwear is required for class.
- In an effort to extend the life of our studios, we ask that no food or drink other than bottled water be brought into the studios.
- In order to prolong the life of our equipment and for sanitation purposes, we require all class participants to clean and disinfect equipment after use. Paper towels and sanitizing wipes are provided in each studio.
- The studios are specifically for scheduled classes and/or programs; any other use of the studios must be approved by and scheduled through the group fitness director/rec center manager.
- Children ages 13 and up may participate in group fitness classes with a parent/guardian 18 or older. Ages 15 and up may participate without adult supervision.

*These policies are meant to ensure that classes run on schedule and in a safe manner. We value your safety as well as the classes safety!*

GGRR000UUUPP FFIIITTTNNNEEE

# Meridian Ranch

DRC 1 & 2



**DRC Annual Assessment Notices will be mailed during the month of November – please do not throw the envelope away! “Important Document Enclosed” is noted on the outside of the envelope. The annual assessment is due on January 1 each year. You may pay online through the Meridian Ranch Homeowner Portal, your bank’s Bill Pay, or by mailing a check or money order. If you have any questions regarding the annual assessment, please contact the DRC before January 1 so we can assist you!**

Section 4.22 for DRC No. 1 and Section 5.1 for DRC No. 2 of the Declaration establishes an obligation upon each Owner of property to pay assessments to the DRC. Section 4.23 for DRC No. 1 and Section 5.2 for DRC No. 2 of the Declaration states: “The assessments levied by the Design Review Council shall be used to promote the health, safety, and welfare of the Owners, to protect and enhance the value of the Lots in the Property, and to provide the funds necessary to enforce the terms and conditions of the Covenants.”

<http://portal.warrenmgmt.com/?c=16> (DRC no 1)      <http://portal.warrenmgmt.com/?c=99> (DRC no 2)  
Please make sure you are able to access your Homeowner Portal before your assessment is due and reach out to your DRC if you have any questions. If you are in DRC 1 please email [meridianranch@meridianranchdrc.org](mailto:meridianranch@meridianranchdrc.org) and if you are in DRC 2 please email [meridianranch2@meridianranchdrc.org](mailto:meridianranch2@meridianranchdrc.org) and we can help you set up your login if you have issues logging in.

**If you have an alternate mailing address or have changed your mailing address, please make sure you update this information regularly.** This will ensure you receive important mailings such as your annual assessment. You can update this information on the Homeowner Portal in the My Contact Info tab. To add a mailing address, - select the drop down under Mailing Address and select New Address. Once you have typed in the address and hit Update, your mailing address will automatically be updated in our system. At the bottom of the page, you can also select New Contact and add additional email addresses and phone numbers. You can also edit your existing contact information on this page.

Governing Documents can be found on the websites:

<http://portal.warrenmgmt.com/?c=16> (DRC 1)

<http://portal.warrenmgmt.com/?c=99> (DRC 2)

Questions? Please contact your Meridian Ranch DRC Management Team:

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

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

Julie Sampson, Governance Coordinator DRC 1 & DRC 2- [GovernanceDRC1@meridianranchdrc.org](mailto:GovernanceDRC1@meridianranchdrc.org)

Hannah Shea, Governance Coordinator DRC 2 – [GovernanceDRC2@meridianranchdrc.org](mailto:GovernanceDRC2@meridianranchdrc.org)



**MERIDIAN RANCH**

DESIGN REVIEW COUNCIL NO. 1



**MERIDIAN RANCH**

DESIGN REVIEW COUNCIL NO. 2

# STONEBRIDGE

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Annual meeting of the Membership is set for Monday, November 13th at 6:00 p.m. Light hors d'oeuvres and refreshments will be served. The candidates bios are listed in the portal under documents: meeting: Membership: Candidate bios. Please review the bios. The candidates will be at the annual meeting to give an overview of who they are and why they are running for the board. There is one director position available. Bret Haycock, the developer representative will be off the board as his term has expired, and there are no more lots owned by the developer in Stonebridge. We would like to thank Bret for his dedication to the community and assisting with a smooth transition.

If you are unable to attend, please make sure your proxy is given to a board member or an owner that is attending the meeting. The election will be taking place via electionbuddy.com, so look for this information following the annual meeting. A new key card system has been implemented! If you have not received your new key card which gives you more access than before, please contact Estelle at [estelle@warrenmgmt.com](mailto:estelle@warrenmgmt.com). She will be happy to assist you in setting up your key card. Only two cards per family. If you need additional cards, the cost is \$25.00.

Portal updates:

<https://portal.warrenmgmt.com/?c=95> Documents; Meetings: Minutes

Online payments of the Assessments can be completed through the portal.

Stop by the Lodge Monday through Friday from 10:00 to 5:00 p.m. to drop off plans, pick up a key card, or get a tour of this beautiful amenity. Pickle ball courts are on a first-come; first-serve basis for one hour increments. Please reserve your time on the Amenity Calendar.

Estelle - [estelle@warrenmgmt.com](mailto:estelle@warrenmgmt.com) - P: 719-685-8767

Questions about improvements, governance, or selling? Please contact Jamie, Holly or Ashley at Warren Management Group; Email: [stonebridge@warrenmgmt.com](mailto:stonebridge@warrenmgmt.com)

# Thinking of Buying or Selling a **HOME**

Give us a  
call!

*Crystal & Shawn*

Your neighborhood Real Estate Agents  
719.238.1771



**EVERYDAY PROPERTIES**  
& INVESTMENTS

**exp**<sup>TM</sup>  
REALTY

What is your home  
worth?

Scan me



**RESOLUTION No. MSMD 2023-04**

**MERIDIAN SERVICE METROPOLITAN DISTRICT**

**RESOLUTION IN OPPOSITION TO PROPOSITION HH WHICH WILL APPEAR ON  
THE COLORADO STATEWIDE BALLOT ON NOVEMBER 7, 2023**

**SUMMARY OF RESOLUTION**

For the reasons set forth below, the Board of Directors concludes that Proposition HH is not in the public interest of the residents of the Meridian Ranch Community as it will diminish the ability of the District to continue to effectively and efficiently provide the level of services and amenities that the public needs, expects, and demands. Therefore, the Board strongly urges a NO vote on Proposition HH at the November 7, 2023 statewide election.

**RECITALS**

1. The vast majority of local governments, levy a property tax to support essential public services and infrastructure.

2. Special districts, including Meridian Service Metropolitan District, are more dependent on property tax revenue than any other type of local government, as it is often their primary, or even sole, source of revenue from which essential and desired infrastructure, amenities and services can be provided.

3. Inflation from 2020 to 2023 has increased the cost of labor, materials, and services by nearly 18 percent, but special districts cannot and have not benefitted from increased sales and use tax receipts to offset increased costs of labor, materials, and services.

4. Proposition HH will mandate reductions in local property taxes for at least ten years, resulting in billions of dollars of lost revenue for local governments without any corresponding reduction in service obligations.

5. Proposition HH will increase the spending limit imposed on the State of Colorado under the Constitutional Amendment known as "TABOR", allowing the State to spend billions of dollars more than it did before instead of having to refund to all tax payers in the State the amount of the tax revenues collected over the limit.

6. While Proposition HH increases tax revenue for the State to keep and spend, it places a property tax revenue limit on local governments that is lower than what is allowed or required by TABOR.

7. The ballot question for Proposition HH indicates that local governments will be reimbursed from state funds for lost property tax revenue, but those reimbursements are a small

percentage of the billions of dollars the State will retain, and most special districts will be ineligible for reimbursements or have such reimbursements severely reduced in the years following Proposition HH's enactment.

8. Proposition HH undermines the short- and long-range planning efforts of Colorado's special districts that are necessary and even more critical in light of inflationary pressures, to increase salaries and compensation for employees, to support existing and grow new public programs, to construct and maintain government infrastructure, and to respond to the needs and emergencies of Colorado's communities.

**BASED ON THE LISTED RECITALS, THE BOARD OF DIRECTORS OF MERIDIAN SERVICE METROPOLITAN DISTRICT RESOLVES AS FOLLOWS:**

**Section 1.** The District's Board of Directors' position is that the District and the residents of the Meridian Ranch Community are the ones best suited to determine the revenues necessary to meet the community's needs, expectations, and demands and how to use such revenues for the services, facilities, and infrastructure provided by the District.

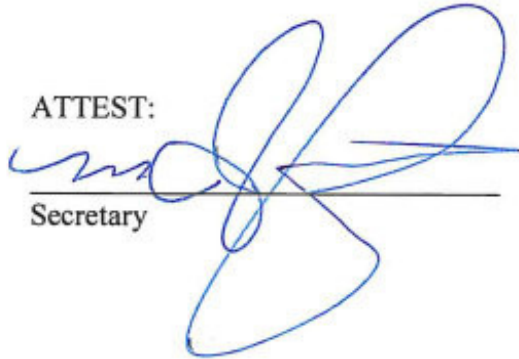
**Section 2.** The Board of Directors believes that, if passed, Proposition HH will:

1. Result in residents of the Meridian Ranch Community being deprived of tax refunds from the State to which they otherwise would be entitled under TABOR for 10 years (estimated by some groups to total nearly \$10 billion), with the loss of such refunds offsetting and actually exceeding any supposed property tax reduction promised by the proponents of Proposition HH. Further, anyone who rents instead of owns their residence will receive no benefit from the property tax reductions of HH and yet still be deprived of the TABOR refund amounts for 10 years.
2. Significantly reduce the revenue that the District relies upon through its relationship with Meridian Ranch Metro District, thus resulting in a significant potential for the District to have to decrease the services, amenities and programs it provides and/or to have to increase the fees for providing those services, amenities and programs to the extent and in the manner to which the Community has come to expect.
3. As a result of the decreased tax revenues, create significant pressures and difficulties on not only the District, but other special districts and providers of government services including providers of emergency services such as fire protection and ambulance services who will struggle under the revenue reductions to continue to provide the required services at the needed response intervals.
4. Make it nearly impossible for the District and other local governmental agencies to counter the significant increase in inflation over the past 3 years that has led to increased costs in every aspect of the District's operations, including salaries, materials, and services such as landscaping, pool maintenance, water and wastewater operations, capital replacement, etc.

**Section 4.** For the reasons set forth above, the Board of Directors concludes that Proposition HH is not in the public interest of the residents of the Meridian Ranch Community as it will diminish the ability of the District to continue to effectively and efficiently provide the level of services and amenities that the public needs, expects, and demands. Therefore, the Board strongly urges a NO vote on Proposition HH at the November 7, 2023 statewide election.

**ADOPTED AND APPROVED THIS 14 DAY OF SEPTEMBER, 2023.**

  
\_\_\_\_\_  
President

ATTEST:  
  
\_\_\_\_\_  
Secretary

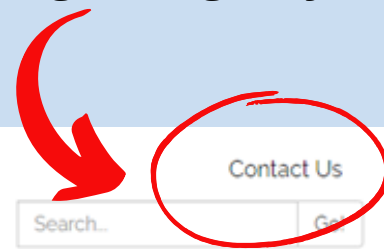




**If you have something to report to Meridian Service Metro District, you can use our website any time – just click the “Contact Us” link on the top right of our homepage at [www.meridianservice.org](http://www.meridianservice.org). District staff do not regularly monitor social media accounts, and they can provide better service if residents report directly to them via the website. And always remember, if it’s a life-threatening emergency, call 911.**




Meridian Service Metropolitan District



Home Water ▾ Wastewater ▾ Parks & Recreation ▾ Governance ▾ News & Info ▾ About the District ▾



QUICKLINKS

 PAY YOUR BILL

## 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.meridianservice.org](http://www.meridianservice.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