

NOVEMBER 2022
**MERIDIAN
RANCH
NEWSLETTER**

ISSUE NO. 21



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

Join us for an evening of food, friendship, and fun!

Friday November 11th

Ages 5 - 12 years

5:30 - 10pm

Residents \$20
Additional Kids \$15



Non-Residents \$25
Additional Kids \$20



Pizza | Crafts | Movie

Enrollment paperwork is required.
Come see us in Child Watch to register!

Ladies Night
Coming Soon

Madera's
Grill
and
Cantina

Look for updates on our Facebook page and website!



Flick N' Float

Saturday
Nov. 19th
6-8pm

Disney Pixar
a bug's life

Frost delays are back.

Frost delays are a common part of fall golf! 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



Trivia
night

Madera's
Grill
and
Cantina

Monday Nights
6:00 - 8:00 pm

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 2023. 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 Board of Directors meeting on Wednesday, November 2 at 10:30 a.m., at an informal Budget Workshop on Wednesday, November 16, 6:00-8:00 p.m., and again at a formal public hearing during the Board of Directors meeting on Wednesday, December 7 at 10:30 a.m. All meetings are held at the Meridian Ranch Recreation Center on Londonderry Drive at Angeles Rd. Watch the District's website for proposed 2023 budgets and proposed fee increases.

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 tree's absorbing roots are in the top 12 inches of the soil, and root systems can spread to cover 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 many 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

Meridian Ranch Honors our Military

On Sunday, September 11th, one hundred active-duty and retired military residents of Meridian Ranch participated in the 4th Annual Military Appreciation Golf Tournament at the Antler Creek Golf Course. 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. A shout out to the staff at Antler Creek Golf Course and Madera’s Grill and Cantina for putting on a great tournament!

\$4,750 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.



Steve Smith, Director with Operation TBI Freedom accepts the donation check from Wayne Reorda, General Manager of Antler Creek Golf Course.

Circle K to open in The Shops at Meridian Ranch



The Hunjan family, Meridian Ranch residents and owner of Meridian Ranch Liquor, announced it is partnering with Circle K to open a convenience store and gas station in The Shops at Meridian Ranch. YOW Architects is designing the building, which will be consistent with the architecture of existing buildings at The Shops. The 12,000 square-foot building will have a convenience store, liquor store, 12 fuel pumps, 2 DC rapid charging stations and 2 two-port Level 2 chargers. The Circle K gas station and store will open in 2023.

Covington Homes wins coveted People's Choice Award



Congratulations to Covington Homes for winning the People's Choice Award at the 2022 Parade of Homes for their Santorini model at the Stonebridge Enclave neighborhood at Meridian Ranch. The model also won awards for Best Interior Design, Best Kitchen, and Best Architectural Exterior for the price range \$625,000-700,000. Grace Covington, owner, says "The Santorini is one of our most popular ranch floorplans because it is so spacious, functional, well-thought out, and versatile. The beautiful new Mid-Century Modern exteriors that we created for the Enclave at Stonebridge are a refreshing new 'look' for our homes. This particular model home is a treasure trove of shining metals and glass tiles and light fixtures with 'Bling.' This model displays the latest trends and beautiful new looks for cabinets, flooring, furniture, and décor- so it is a MUST see."

Visit the Santorini model at Meridian Ranch at 9803 Marble Canyon Way, Peyton, CO 80831.

Congratulations to Falcon High School Boys Golf Team

The team of Reese Knox, Trevor Wolken, Brayden LaRose, and Patrick Glaser finished 7th overall in the State Tournament in Windsor, Colorado on Oct. 3rd and 4th. Falcon senior Reese Knox, who grew up playing golf at Antler Creek Golf Course, finished 6th individually, two strokes behind the winner. Coaches Tony Goodman and Wayne Reorda are very proud of the hard work the boys put in to get to the finals. Congratulations to Falcon Boys Golf!



Meridian Ranch DRC 1 & 2

The DRC Board of Directors is looking forward to reviewing this years Holiday lights! The map and flyer are in the Newsletter, so take a peek and see what section you are in! You may be a winner this year!

Friendly reminders from the Design Review Council

Section 3.11 Animals: “No animal of any kind shall be permitted which in the opinion of the Design Review Council makes an unreasonable amount of noise or odor or is a nuisance. All household pets shall be controlled by their owner and shall not be allowed off the owners’ lot except when properly leashed.”

Although El Paso County does not have a leash rule, the Covenants for the Meridian Ranch community does. Please be aware of the Covenants and pet ownership.

Assessment Reminder:

DRC Annual Assessment Notice will be mailed the week of Thanksgiving! Please do not throw the envelope away! “Important document enclosed’ is noted on the outside of the envelope. You may also pay online through the Meridian Ranch Portal.

<http://portal.warrenmgmt.com/?c=16> (DRC no 1)

<http://portal.warrenmgmt.com/?c=99> (DRC no 2)

Assessments: 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:

Assessments are used for the purpose of: “promoting 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.”

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

Julie Sampson, Governance Coordinator – GovernanceDRC1@meridianranchdrc.org

Hannah Shea, Governance Coordinator – GovernanceDRC2@meridianranchdrc.org

Chaylyn Petrik, DRC Administrator- DRC@meridianranchdrc.org



MERIDIAN RANCH

DESIGN REVIEW COUNCIL NO. 1



MERIDIAN RANCH

DESIGN REVIEW COUNCIL NO. 2



LET'S EAT AND BE MERRY!

HOLIDAY POTLUCK

For Meridian Ranch Residents

December 8th, 2022 | 3-5 PM
Meridian Ranch Recreation Center
10301 Angeles Rd. Falcon, CO 80831

RSVP AT THE MRRC FRONT DESK
719.495.7119





5th ANNUAL

Festival of Trees

November 19th - November 26th

During Normal Rec Center Operating Hours

FREE ADMISSION

Meridian Ranch Recreation Center
10301 Angeles Rd Peyton, CO 80831

BENEFITING LOCAL CHARITIES THROUGH THE SILENT AUCTION OF DONATED TREES



Lori Bautista
www.loriloanlady.com
719-651-1489



Meridian Ranch 13th Annual Christmas Lights Competition

It is that time of year for residents to show their holiday spirit! Light up your home, light up your tree and gather all the trimmings. Prizes will be awarded to the most festive displays.

Prizes will be awarded in the form of gift cards in each judging area as follows:

- 1st Place \$50
- 2nd Place \$30
- 3rd Place \$20
- Overall Grand Prize
\$100

All participants will receive an ornament.

Mountain View Electric will give a credit on the electric bill for the grand prize winner and first place winners from each section.



Meridian Ranch will be divided into nine judging areas.
Please visit <https://tinyurl.com/2022MRlights> for map areas.
All prizes for this competition have been generously donated by
DRC No. 1, DRC No. 2 & the Stonebridge H.O.A.

Have your Christmas lights on for judging by 5:30pm
Monday, December 12th
thru Thursday, December 15th
Between 5:30 & 9:30pm

Judging done by the Meridian Ranch Design Review Council and Stonebridge H.O.A.



Stonebridge

HOA Business

Check out the backyard at the Stonebridge Lodge! New landscape and a pickleball court! The court is for non-competitive play, so bring your own equipment.

The Annual meeting of membership is scheduled for Monday, November 14th, starting at 6:00 p.m.

The voting for the election of candidates to the homeowner controlled board of Directors took place from October 29th through November 10th. The top three candidates with the most votes will be announced at the Annual meeting. The annual meeting is a chance to review the 2023 budget and ratify it. There will be no change in the monthly assessment of \$68.00. There will also be an update on what to expect for 2023. We look forward to seeing you. Light refreshments and appetizers will be served provided by Chef In Boots!

Please remember to water your shrubs and grass when the temperatures stay above 40 degrees; this will assist in not losing them to winter kill.

There will not be a Board of Directors meeting in November due to the Annual meeting.

Portal updates:

<https://portal.warrenmgmt.com/?c=95> ; visit the Amenity Calendar if you would like to have an event at the lodge.



Estelle is onsite Tuesdays, Thursdays and Fridays from 10-5- pick up key cards, review the calendar for reservations, or have any questions.

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

Questions about improvements, governance, or selling? We are here to help you!
Jamie or Josh at Warren Management Group; Email: stonebridge@warrenmgmt.com

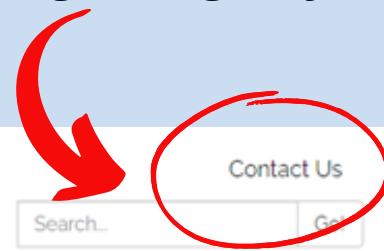
p: 719-685-8743



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. 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

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.meridianservice.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 website:

DRC No. 1 & DRC No. 2 - portal.warrenmgmt.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