

MARCH 2023

MERIDIAN RANCH NEWSLETTER

ISSUE NO. 25



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.



SPORTS



MERIDIAN RANCH REC CENTER

YOUTH INDOOR SOCCER LEAGUE

SEASON: APRIL 25-JUNE 3

Volunteer Coaches Needed

Registration Period
February 21-April 18

*Shinguards are
required
No Cleats allowed

Age Groups
5-6, 7-9,
and 10-12

Pick your practice day
Tuesday, Wednesday, or Thursday

GYMNASTICS

AT

MERIDIAN RANCH REC CENTER!

MORE INFORMATION

*Coming
Soon*



MEET THE COACH!

MY NAME IS ALEXIS TRIBE AND I'M EXCITED TO BE A PART OF MERIDIAN RANCH REC CENTER'S NEW PROGRAM! I STARTED MY GYMNASTICS CAREER AT THE AGE OF 8 AND MADE IT TO THE COMPETITION LEVEL BY THE AGE OF 10. AFTER I FINISHED MY GYMNASTICS JOURNEY, I DECIDED TO SHARE MY KNOWLEDGE AND EXPERIENCE AND BECOME A COACH. I HAVE BEEN COACHING GYMNASTICS FOR ALL AGES AND SKILL FOR THE LAST 3 YEARS. I CURRENTLY TEACH AT PEAK GYMNASTICS SPECIALIZING IN FLOOR GYMNASTICS. I AM GRATEFUL TO CONTINUE MY COACHING PATHWAY, AND TO BE A PART OF THE MERIDIAN RANCH COMMUNITY.

GOLF MEMBERSHIPS

A-List Prime Membership

- Unlimited Golf any day.
- Includes Shared Cart.
- Receive a 25% discount on logo merchandise.
- 8 Day advance tee times.
- Invited to participate in A-List only tournaments.

*Non-Prime membership level available



A-List PRIME

\$220/month (Single)
\$300/month (Couple)
\$340/month (Family)

A-List NON-PRIME*

\$170/month (Single)
\$235/month (Couple)
\$270/month (Family)

Parent's Night Out

Friday March 10th and 24th

Residents \$20

Additional Children \$15



Non-Residents \$25

Additional Children \$20



Scavenger Hunt!

Where did the leprechaun hide his pot of gold?



Please only sign up for one PNO per month.

Sign up in Child Watch

Paperwork is required in advance.

FLICK N' FLOAT



March 18th
6-8PM



HAPPY
ST. PATRICKS
DAY

THE
Shops
AT MERIDIAN RANCH

**MONSTER
FENCE CO.**



**CALL OR TEXT 719-322-1604
FOR A FREE ESTIMATE!**

Mention this ad for **FREE**
gate hardware!

Indoor Drop-in Pickleball

Ages 16+

Wednesdays at 10:00am

Sundays at 3:00pm

MRRC



The Shops at Meridian Ranch Welcomes Breaking Barriers Gym and Fitness

The Shops is excited to welcome Breaking Barriers Gym and Fitness. Breaking Barriers will offer an affordable gym option with 24/7 access for all members. Founded by Shane Dickey in 2019, the veteran-owned business has helped hundreds of people overcome injuries, lose weight and prepare for bodybuilding and powerlifting competitions. Shane has a passion for fitness, nutrition and overall health and is partnering with other personal trainers, chiropractors, medical services and massage studios to provide a comprehensive fitness experience. Shane is a Certified Master Fitness Trainer and can train people of all ages and medical conditions, from youth hoping to excel in sports to senior citizens wishing to improve their activities of daily living through exercise. Breaking Barriers has the equipment and expertise to offer all styles of training, including HIIT and CrossFit. For more information and updates on the opening date, go to breakingbarriersfitness.org or facebook.com/breakingbarriersfitnessCO.





IMPROVEMENTS – Questions and Answers to help our residents.

Do I have to submit a plan for approval?

• Yes! If the improvement is on the exterior of the home, but within your Lot, chances are you need to submit a plan. Fencing, landscape, modified front or backyard plans, sheds, play equipment for filing 4, exterior painting, extension to driveways, etc. will need plan approval.

Additional information on what needs to be submitted for approval are in the governing documents which you may access on the website.

How can I make sure I get a determination as soon as possible?

- Fill out the application, provide a drawing or birds eye view showing placement of changes, and include as much information as possible (nature of modification, kind, shape, height, width, color, and materials).
- Submit a plan that already complies with the Design Guidelines. It is very important that each homeowner at Stonebridge review the Stonebridge CC&Rs and Design Guidelines prior to designing and installing landscaping or making additions or changing the exterior of the home.

How much does it cost to submit a plan?

- The review process has a charge of \$50.00 per submittal, so make sure all improvements are noted on the plan.

How do I get the application?

- When you moved in, your welcome packet contained a Site Improvement Application.
- Go to <https://portal.warrenmgmt.com/?c=95>; forms
- The Lodge – Estelle has submittal forms on hand.

After the application has been filled out, you may send it to us via email at stonebridge@warrenmgmt.com, drop it off at our office, or mail it to us. If you are unable to scan your application, you may take a picture of the form, the drawing of your Lot with the details and then email it to us.

Once all the information is in, the Design Guidelines allows 60 days for the Board to make a determination after ALL requested information has been submitted. Often, IF your Site Improvement Application packet is complete, a decision can be made considerably sooner.

You may make the changes to your Lot AFTER you have an approval for your Site Improvement Application in writing.

Portal updates:

<https://portal.warrenmgmt.com/?c=95> Documents; governing documents (Design Guidelines, Bylaws, Covenants

Payments of the Assessments can be taken care of through the portal, Make a payment online

Estelle is onsite Tuesdays, Thursdays, and Fridays from 10-5 – pick up key cards, review the calendar for reservations, or have questions answered which pertain to the Lodge.

Estelle - estelle@warrenmgmt.com – P: 719-694-9563

Questions about improvements, governance, or selling? Please contact Jamie or Josh at Warren Management Group; Email: stonebridge@warrenmgmt.com P: 719-685-8743

Meridian Ranch

DRC 1 & 2

What is a “Single-Family Home”?

A single-family home is defined as a free-standing, residential building. The owner of a single-family home owns both the building (house) and the property the house sits on (the “Lot”). Single-family homes do not share utilities, heating or air conditioning with any other dwellings and have their own private entrances and exits. This is in contrast to a multifamily residence, such as an apartment building, condominiums, townhomes, or a commercial property.

A residential property is a property that is used as a dwelling unit where an owner or tenant lives, eats, sleeps, and performs other related activities. A residential property can be owner-occupied or rented out as a primary place of residence. A commercial property is any property used from commercial, non-residential activities, such as office space, retail shops, industrial buildings, etc. Short term rentals, such as those listed on Airbnb or VRBO, are not considered to be a commercial activity and qualify as residential use under Colorado law.

What is required to rent a property in Meridian Ranch?

Section 3.27 Owner’s Right to Lease Lot in DRC 1 states the following. The slight verbiage differences in DRC 2 are noted with [brackets] in the following quotation:

All Owners shall have the right to lease such Owner's Lot provided that: (a) all Leases shall be in writing; (b) all Leases shall be for a Lot with a completed residence thereon [a certificate of occupancy issued for all Improvements thereon]; (c) all Leases shall provide that the terms of the Lease and the lessee's occupancy of the Lot shall be subject to this Declaration [the Governing Documents] and that any failure by the lessee to comply with any of the aforesaid documents in any respect shall be a default under such Lease; (d) all Leases shall provide that the terms of the Lease and the lessee's occupancy of the Lot shall be subject to the ordinances, regulations and fees of the District and that any failure by the lessee to comply with any of the aforesaid obligations in any respect shall be a default under such Lease; and (e) such Owner shall notify the Design Review Council immediately upon the leasing of such Lot and register with the Council both the name(s) of the tenant(s) and new mailing information for notices to be sent directly to such Owner.

The DRC requires Owners provide it with a copy of their lease(s) to ensure that all criteria set forth in the Governing Documents are met and a copy of the lease is kept on file during the lease term. As long as the criteria are met, an Owner can rent their property per the Governing Documents.

What should you do if you have concerns about a potential rental property?

The DRC always recommends that you reach out with your concerns. If we are not the correct party to address a specific issue, we can often give you the contact information for the appropriate entity or point you in the correct direction. Some issues, especially ones involving safety, must be addressed by the El Paso County Sheriff's Office, as it is not something the DRC can enforce or help with. The Sheriff’s Office is also able to address matters much faster than the DRC, often within a day or even hours (depending on the situation), while the DRC must follow its Covenant Administration Policy , which often times requires the DRC’s first action in response to a complaint must be to send the owner a letter asking them to cure their suspected covenant violation.. This could take up to 7-10 days to reach the owner of a property. A copy of the DRC’s Covenant Enforcement Policy may be found on the Portal

If you feel your person or property are in imminent danger, you should always call 911, not the DRC.

Questions? Please contact your Meridian Ranch DRC Management Team:

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

Chaylyn Petrik, Design Review Coordinator- DRC@meridianranchdrc.org

Julie Sampson, Governance Coordinator – GovernanceDRC1@meridianranchdrc.org

Hannah Shea, Governance Coordinator – GovernanceDRC2@meridianranchdrc.org



MERIDIAN RANCH

DESIGN REVIEW COUNCIL NO. 1



WARREN

MANAGEMENT GROUP AAMC
Accredited Association Management Company



MERIDIAN RANCH

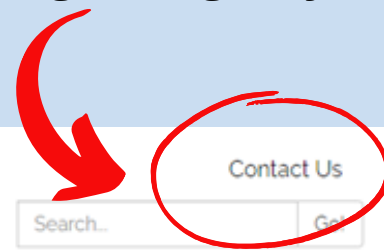
DESIGN REVIEW COUNCIL NO. 2



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