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

NOVEMBER 20TH
6-8PM
Meridian Ranch
12th 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 credit $75 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/2021MRLightsCompetition 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

Monday, December 13th
thru Friday, December 17th
Between 5:30 & 9:30pm

Judging done by the Meridian Ranch Design Review Council and Stonebridge H.O.A.
The Importance of Winterizing Your Irrigation System

Sprinklers help keep your lawn properly watered and looking its best. But, at the end of the watering season, it's important to winterize your sprinklers so that the water does not freeze inside the system and cause damage.

Timing
When temperatures start to fall in Falcon, it's time to consider winterizing your sprinkler system. Your lines must be drained or blown out using an air compressor before the first hard freeze.

Frozen Pipes
If you fail to winterize your system before the first freeze of the season, it's likely that the leftover water inside the system will freeze. With no room for the freezing water to expand, the pipes can crack or burst in large sections. These damaged pipes are one of the most costly and difficult repairs to make, given that they are installed underground. This is why it is imperative that you drain as much water as possible from the lines before freezing temperatures arrive.

Frozen Sprinklers
Not only is it important to protect your pipes, but also your sprinkler heads. As the frozen water expands, the pressure from the ice can pop off the sprinkler heads. Also, the frozen water can cause the sprinkler to crack down the side, or water can freeze inside the small supply tube that pushes the nozzle above ground. Any of these issues will require you to replace the entire sprinkler head with a new unit.
4th ANNUAL
Festival of Trees

November 20th - November 27th
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
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ATTENTION: If you do not speak English, language assistance services, free of charge, are available to you. Call 319-320-1235 (TTY: 711) Español (Spanish):

ATENCION: Si habla español, tiene a su disposición servicios gratis de asistencia en idioma español. Llame al 319-320-1235 (TTY: 711)

中文 (Chinese): 请注意：如果你使用中文，您有权利获得语言援助服务。请拨打 319-320-1235 (TTY: 711)。
Stonebridge Corner

Gardens were amazing in 2021! Thank you to the residents who participated and enjoyed the fruits of their labor!

ANNUAL MEETING of the Stonebridge HOA is scheduled for NOVEMBER 9th!
Where: 12787 Stone Valley
Time: Check in at 5:45 P.M. with meeting starting at 6:00 P.M.
Chef in Boots will be providing delicious appetizers!
Door Prizes from the service providers, who team with Stonebridge HOA, will be announced after the meeting!
Agenda includes:
Introduction of the Board of Directors
Overview of 2021 and what’s in store for 2022
Ratification of the 2022 Budget
We look forward to seeing the owners of Stonebridge community!

Jamie or Josh at Warren Management Group.
Email: stonebridge@warrenmgmt.com
p: 719-685-8743
Lodge Hostess: Estelle - estelle@warrenmgmt.com  p: 719-694-9563

Bad Ass Coffee of Hawaii Coming Soon to The Shops
Bad Ass Coffee of Hawaii will open its 24th location at The Shops at Meridian Ranch in December. According to Chris Ruszowski, its vice president of marketing, Peyton was chosen for its new location because of the growth and opportunity in the area. The Colorado-based franchise company is planning more growth in Colorado, having recently opened its first location in the state in Denver. Bad Ass Coffee of Hawaii was started in 1989 with the goal of sharing premium Hawaiian coffee grown with coffee lovers everywhere. It now serves Hawaiian and top international coffees, blended drinks, teas, food and branded merchandise throughout the U.S., U.S. Virgin Islands and Japan. Come visit their new store at The Shops at 11910 Tourmaline Drive, find out how Bad Ass got its name and enjoy their Aloha Spirit!
**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 2022. 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 3 at 10:00 a.m., at an informal Budget Workshop on Wednesday, November 17, 6:00-8:00 p.m., and again at a formal public hearing during the Board of Directors meeting on Wednesday, December 8 at 10:00 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 2020 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 two-three times the height of the tree. Apply water both within and just outside the dripline, deeply and slowly, 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 so 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
Spooky Yards of the Month

Sections 3.33 in DRC 1 and 2, outline the parking specifications for the community. Please remember if you have multiple drivers, please try to park in the garage first, then the driveway. Parking on the street should be left for guests not full time parking on a daily basis. Please be aware where there are multiple streets in the new neighborhoods, you may be receiving a group communication for the entire street. Let’s work together to keep Meridian Ranch a beautiful place to live by abiding by the covenants that everyone signed off on when they purchased in Meridian Ranch! Thank you!

Need assistance with the Vantaca Portals? Up to date financials and minutes can be found in documents.
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
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
Secretary/Treasurer: Wayne Reorda
Assistant Secretary/Treasurer Bill Gessner
Mike Fenton
Tom Sauer

Meridian Ranch Recreation Center
Phone: 719-495-7119
mrrc@meridianservice.org
MSMD Office:
Phone 719-495-6567

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 Facebook and Instagram

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