

OCTOBER 2023

# MERIDIAN RANCH NEWSLETTER

ISSUE NO. 32



## **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.**

**Volunteer  
Coaches  
Needed!!**



**MERIDIAN RANCH  
REC. CENTER**

**YOUTH BASKETBALL LEAGUE**

**OCT.24-DEC.16**

**MIGHTYTOTS BASKETBALL**

**OCT. 22-NOV.12**

**FOR AGES 5-12 & 3-4**

**Registration Aug.14-Oct.16**

# 2024 MRRC Sports

**Basketball**

**Soccer**

**Baseball & Volleyball**

**Football**

## January

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

## February

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29		

## March

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

## April

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

## May

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

## June

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

## July

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

## August

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

## September

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

## October

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

## November

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

## December

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				



## Jiu-Jitsu

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

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

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

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

**\$50**

**GET STARTED**



## DROP IN VOLLEYBALL

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

*Meridian Ranch Recreation Center*

### Contact Us

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

# MERIDIAN RANCH REC CENTER

SATURDAY

OCT. 28TH

1PM - 5PM



# HALLOWEEN SPOOKTACULAR

HAUNTED HOUSE  BOUNCE HOUSE

MUSIC  GAMES  ACTIVITIES

FREE FAMILY EVENT FOR RESIDENTS

# Manager's Message

## **What's up with the dead trees? Are they being replaced?**

Here at the Meridian Service Metro District, we know many residents are concerned about the number of dead trees (nearly 1,000 identified in Meridian Ranch and over 300 removed) and what we're doing about it.

Since the fall of 2022, our Parks & Grounds crew, with some contractor assistance as budget has allowed, began removing the dead trees. Some of the dead trees just did not survive their original planting, but most were severely affected by the rapid cool down and deep freeze brought on by the historic "bomb cyclone" blizzard we experienced in March of 2019. Just as the trees were beginning to bud out, the quick freeze severely damaged many trees, not just in Meridian Ranch, but throughout El Paso and surrounding counties.

For 2023, the District budgeted \$105,000 for tree replacement. This will allow us to replace 100 trees this year. As of mid-September, 50 trees have been replaced and another 50 are scheduled for replacement now that the weather has cooled down. Purchasing and replacing a tree costs \$1,000 for each tree, including labor and warranty.

We plan to budget for at least 100 trees in 2024, but as you can see, it could take us 10 years or more to fully replace all the trees that currently need attention.



**Jim Nikkel, General Manager**

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

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

# Parent's Night Out COSTUME PARTY!

Friday October 20th and 27th

Residents \$20

Additional Kids \$15



Non-Residents \$25

Additional Kids \$20



BOO!



Ages 5 - 12

5:30p - 10p

PIZZA

CRAFTS



Sign up in Child Watch.  
Enrollment paperwork required in advance.



# Instructor Spotlight



MEET

Chantell



Chantell comes to the Meridian Ranch Recreation Center with prior experience as a Pilates Studio owner.

As a certified Pilates instructor, her degree in Public Health Education and Promotion expounded on her passion for Kinesiology and Human Anatomy and Physiology.

After completion of her Pilates training, Chantell went on to become certified in Barre and TRX training. Her background in Pilates is evident in all her fitness instruction as she incorporates Pilates principles in all movements taught in her classes.

As a mother of five, Chantell has a special interest in helping moms through postpartum recovery.

## Join Chantell for class!

- Monday- 9am TRX
- Thursday- 9am Pilates
- Friday- 9am Pilates

## MERIDIAN RANCH Rec Center

10301 Angeles Rd, Peyton, CO 80831  
(719) 495-7119

# Meridian Ranch

## DRC 1 & 2

### Who Does What in Meridian Ranch?

There are multiple entities working in Meridian Ranch to keep the community running as smoothly as possible. They are the Design Review Councils, the Service Districts, and El Paso County.

The Design Review Councils or DRCs are the entities that enforce the covenants by doing governance, approving submittals for landscaping and changes to the properties, as well as hosting community events like the Clean-Up Days, the Holiday Lights Contest, Falcon Freedom Days, etc. Residents pay an annual assessment to the DRC. For more information and to see the Governing Documents for your community please visit the Homeowner Portal at <https://portal.warrenmgmt.com/>.

The Meridian Service Metropolitan District and the Meridian Ranch Metropolitan 2018 Subdistrict are the entities that provides the water, sewer, streetlights, etc. for the community. They are also in charge of the running and maintenance of the Recreational Center, the maintenance of the parks and trails, and the maintenance and landscaping of the common areas. The Service Districts are the entities residents pay monthly and for more information of the services provided and the billing breakdown, please visit their website <https://www.meridianservice.org/>.

El Paso County is responsible for the maintenance and repairs of the roads, curbs, and sidewalks in Meridian Ranch. The county is also responsible for the snow removal on the streets. Residents are responsible for clearing the sidewalks abutting their Lot. One of the best ways to alert the county to issues with the roads, curbs, and sidewalks is through their website <https://citizenconnect.elpasoco.com/#/homepage>. You can also sign up for email alerts regarding the issues reported.

Gas is provided through Black Hills Energy and can be reached at 888.890.5554. Electricity is provided by Mountain View Electric and can be reached at 800.388.9881. For more information, please review the FAQs which can be found on both the Homeowner Portal and the Metro District website.

### Communications – A Process

When you call or email the DRC, we do our best to respond in a timely manner. With over 3,500 residents currently in the community we cannot always respond to a resident the day they reach out. To make communications more efficient, if you call, please leave ONE voicemail that includes your name, concern, address, and any other pertinent information. If you do not leave a voicemail, we do not know you called. If you email, please email ONE of the email addresses listed below and be sure to include your name, your address, etc. Emails can often be addressed much faster than a phone call, so emailing is recommended.

If you have submitted an Improvement plan, we will respond that we have received your plan, let you know if we need additional information, and let you know as soon as we have your approval. Please do not email every few days requesting updates as the necessity to respond to your inquest will only delay all approval responses. When you leave multiple messages AND send multiple emails to multiple different email addresses regarding the same issue, this only causes a delay in our ability to respond.

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](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



**WARREN**  
MANAGEMENT GROUP AAMC  
Accredited Association Management Company



**MERIDIAN RANCH**

DESIGN REVIEW COUNCIL NO. 2



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>™</sup>  
REALTY

What is your home  
worth?





MERIDIAN RANCH

# TRUNK OR TREAT



Oct. 28th 1PM - 5PM



MERIDIAN RANCH RECREATION CENTER  
10301 ANGELES RD, PEYTON, CO 80831

Trunk or Treat, Haunted House, Food Trucks, and FUN!

Your Neighborhood REALTOR®



Crystal & Shawn  
719.238.1771




**naf** newamerican FUNDING NMLS# 6606

Tammie VanDeusen  
719-310-3438  
NMLS #514878




WE'RE LOOKING FOR TRUNKS! USE THE QR CODE TO HEAD TO THE REGISTRATION FORM TO SIGN UP!





# Happy Halloween





• Nerdy Llama Trivia Presents •

# TRIVIA NIGHT!!!

Madera's Grill & Cantina

Every Monday @ 6 pm

Located @ The Antler Creek Golf Course  
9650 Antler Creek Dr Peyton, CO  
719.494.1900



AMAZING FOOD | GREAT FUN | SPECIALS | ALL REQUEST DJ



An Inspired Events Company



# MERIDIAN RANCH

A GOLF & RECREATIONAL COMMUNITY

## MILITARY APPRECIATION

### 5th Annual Golf Tournament



# A very warm thank you to all of sponsors and participants that helped make this event a great success!

## Meridian Ranch Military Appreciation Golf Tournament A Big Salute to our Sponsors!



On Saturday, September 9th, 2023, 118 active-duty and retired military residents of Meridian Ranch had a wonderful time participating in the Meridian Ranch 5th Annual Military Appreciation Golf Tournament at the Antler Creek Golf Course and Madera's Grill and Cantina. The golf tournament along with all the food, drinks and tons of give aways was free to our military families as a way of saying "thank you" for their service. The event was only possible thanks to our hard-working Antler Creek Golf Course staff, everyone at Madera's Grill and Cantina and the many Sponsors, including Meridian Ranch home builders, our contractor partners and local businesses.

Everyone had a great time playing golf and thanks to everyone's generous contributions we were able to raise approximately \$3,500 for the Folds of Honor charity, which has awarded nearly 44,000 scholarships totaling almost \$200 million to the spouses and children of America's fallen and disabled service members.



# FALL GOLF

”

Golf is the closest game to the game we call life. You get bad breaks from good shots; you get good breaks from bad shots—but you have to play the ball where it lies.

—Bobby Jones



Wayne Reorda, General Manager of the Antler Creek Golf Course, presents a check for \$3,500 to Annamarie Barker, Regional Impact Officer for Colorado of Folds of Honor. The proceeds of the 5th Annual Military Appreciation Tournament held on Sept. 9th benefits spouses and children of America’s fallen and disabled service member with scholarships.

# MAKERMINDS MARKET

Where KIDS Run the Show!

**SATURDAY, OCTOBER 21**  
Meridian Ranch Rec Center



**LARGE LOTS AVAILABLE FOR PURCHASE AT**

# *The Estates at Rolling Hills Ranch*



½-acre to one-acre lots are available for sale to homebuyers that are interested in having a little more space. Contact Meridian Ranch Signature Builders Campbell Homes, Majestic Custom Homes or Reunion Homes. For more information on lot sizes and locations, visit [meridianranch.com](http://meridianranch.com).

**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.

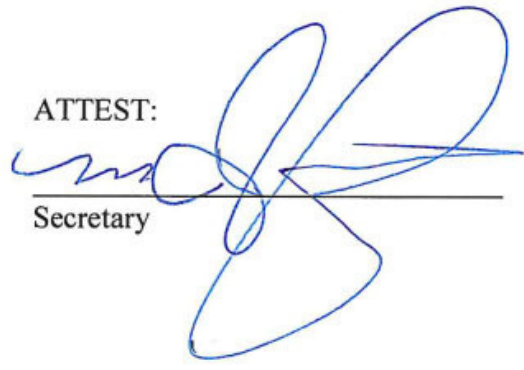
6. While Proposition HH increases tax revenue for the State to keep and spend, it places a property tax revenue limit on local governments that is lower than what is allowed or required by TABOR.

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

**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

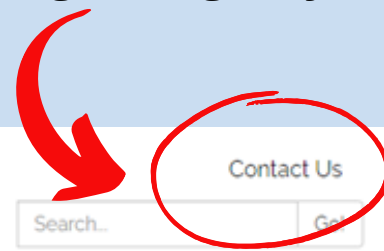
ATTEST:  
  
\_\_\_\_\_  
Secretary



**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