

# FREQUENTLY ASKED QUESTIONS: MERIDIAN RANCH

## What is a Metropolitan District and what does it do?

A Metropolitan District, more commonly known as a Metro District, is a governmental entity formed under the laws of the State of Colorado. A metro district has responsibilities to provide municipal services and has powers of taxation and the power to set fees and charges.

Meridian Ranch is served by the Meridian Service Metropolitan District (MSMD) and the Meridian Ranch Metropolitan District (Ranch District). The Ranch District has entered into a perpetual Intergovernmental Agreement (IGA) with MSMD. This dual district structure is intended to ensure the orderly phased financing and development of the Meridian Ranch community and allows the metro districts the ability to phase the bonding and taxation of property in the community.

In addition, in November, 2018, the Meridian Ranch Metropolitan District 2018 Subdistrict ("Subdistrict") was formed to provide additional financing for the construction of MSMD facilities. All Meridian Ranch residents are welcome to use these future facilities.

MSMD is responsible for the construction and maintenance of primary community wide improvements such as water, sewer, storm drains, streetlights, recreational and park facilities and parkway landscaping, the construction only of certain roads, and the collection of monthly service charges. The Ranch District is responsible for the funding and tax base needed to support the financing plan for capital improvements and for operations. Property owners in Meridian Ranch will elect the board of directors of the Ranch District. During the build out of the Meridian Ranch community, the board of directors of MSMD will consist of representatives of the developer.

Both metropolitan districts have monthly meetings of their respective boards of directors and the board meetings are open to the public. Their local office is at The Shops at Meridian Ranch, 11886 Stapleton Drive, Falcon. Phone 719-495-6567.

## Does the MSMD have a website?

You may find the website for Meridian Service Metropolitan District helpful in answering some of your questions. Go to [www.meridianranchmetro.org](http://www.meridianranchmetro.org).

## What are the monthly fees for MSMD and what do we get for our monthly fees?

Your monthly fees imposed by MSMD cover many services, including sewer, water, storm drain, street lighting, use and maintenance of the recreational facilities, and fees for the maintenance of parks, open space, trails, parkways, and entry and neighborhood monument signs. The fee schedule for MSMD is on the back page.

## Can fees be increased?

Yes, the board of directors of MSMD can vote to increase fees. The board will only increase fees if necessary to cover cost increases or to cover the cost of new services or regulations that might be imposed by local, state and federal agencies, along with new amenities that the community may desire.

## What is the mill levy property tax imposed by the Meridian Ranch Metropolitan District?

There is currently a 27.498 mill property tax imposed by the Ranch District. This mill levy property tax is to fund the bonded indebtedness that the Ranch District will incur to finance water and sewer infrastructure, street and landscaping improvements, the recreational facility, trail systems, drainage storm retention facilities and neighborhood parks provided by MSMD and to pay for the ongoing operation and maintenance of MSMD facilities.

## What is the mill levy property tax imposed by the Subdistrict and which lots are included in the Subdistrict?

Any lot located in WindingWalk, The Enclave at Stonebridge Filing No. 4, Rolling Hills Ranch and the Estates (after Filing No. 3) and future neighborhoods are subject to the Subdistrict mill levy, which is anticipated to be 10 mills depending upon the final values of homes within those developments.



### Who provides trash pickup services?

Trash pickup services must be contracted directly with the trash disposal company by each individual homeowner. Trash is picked up weekly and all cans should be returned to the garage area after pick up.

### Who provides gas, electric, telephone, water and cable TV services?

Gas: Black Hills Energy, 888.890.5554  
Electricity: Mountain View Electric, 800.388.9881 or 719.495.2283  
Telephone, Cable TV/Internet Service: CenturyLink, 877.507.6773 or 719.591.0540  
Comcast, 719.473.2731  
Water: Meridian Service Metropolitan District, c/o CRS 303.381.4960

### Who provides police and fire protection?

Police protection is provided by the El Paso County Sheriff's Department. Fire protection is provided by the Falcon Fire Department. The nearest fire station is located one block south of Meridian Ranch at 12072 Royal County Downs Rd. In case of emergency, call 911.

### Who maintains streets and removes snow from the streets?

El Paso County is responsible for the maintenance of and snow removal from streets. Homeowners are responsible for removing snow from the driveways and sidewalks adjacent to their house. MSMD is responsible for maintenance of trails and removal of snow on MSMD trails.

### What are the recreational facilities and who can use the recreational facilities?

The Meridian Ranch Recreation Center is owned and managed by MSMD. The recreation center is located on the corner of Londonderry Drive and Angeles Road, and includes a fitness and aerobics center, activity rooms, an indoor gymnasium, an outdoor swimming pool with a slide, a graduated slope children's area and lap lanes and an indoor swimming pool with lap lanes, a whirlpool spa, a lazy river and a children's splash and play area.

All Meridian Ranch homeowners and their families are eligible to use the Meridian Ranch recreational facilities. Guests can also use the facilities when escorted by a Meridian Ranch resident for a nominal fee. Please visit the recreation center or call 719.495.7119 for details.

Additionally, the community includes trail systems and neighborhood parks. Seven neighborhood parks, The Greens Park, The Fairway Heights Park, the Double Eagle Park, Longview Park, Stonebridge Park, Vistas Park and WindingWalk Park are completed and ready for use. There are playgrounds, walking paths, picnic and grass areas, swing sets, jungle gyms, outdoor basketball courts, an inline skate court and exercise stations.

### Are non-residents permitted to use the Meridian Ranch Recreation Center?

The Recreation Center is intended for the use and enjoyment of Meridian Ranch residents. Non-resident monthly membership use of the facilities and programs is on a space available basis and requires the payment of out-of-district fees as established from time to time. Non-residents without monthly memberships are allowed to participate in some programs such as Sports, Youth Programs, Summer/Day Camp, and Fitness Classes on a space available basis and they will be required to pay out-of-district fees. The programs may or may not take place inside the Recreation Center.

### Why are non-residents allowed to participate in fee-based programs?

Allowing non-residents to participate in fee-based programs helps cover the costs associated with offering such programs and increases the number of participants which provides for a better experience for our residents (i.e., having enough participants to make sports teams). Residents are allowed to register for fee-based programs several weeks prior to non-residents. Additionally, non-residents are charged a higher fee than the resident rate.

### Can Meridian Ranch residents use the Woodmen Hills recreation center, and vice versa?

Each recreation center is owned by a separate metropolitan district. Residents of each community pay the park and recreation fee to the district in which they reside. Therefore, they do not have resident privileges to use both facilities. However, because Meridian Ranch and Woodmen Hills provide fee-based programs at both facilities, residents of both communities pay the resident price for these fee-based programs regardless of which recreation center is offering the program.

### With whom do I speak regarding issues with the exercise equipment?

If you find that a piece of equipment needs service, please notify the on-site staff immediately and they will schedule the repair with the equipment contractor. You can also fill out a comment card at the front desk or send an email to [rec.center@meridianservice.org](mailto:rec.center@meridianservice.org).

### Who makes the policies, procedures and rules for the facility and programs?

All policies, procedures and rules for the facility are decided by MSMD Board of Directors based on the recommendations of the rec center staff and resident feedback. Most of the standards in place are for the safety and protection of residents, guests, staff, and program participants. If you have any questions or concerns regarding any facility and/or program, policies, procedures, or rules please direct your question to the rec center staff.

### Who is responsible for facility repairs, improvements and the landscaped areas at the Recreation Center?

MSMD manages all major facility repairs such as issues with the pool or with electrical, plumbing, HVAC issues in the Recreation Center building, structural and window damage, facility improvements such as flooring and expansion, and landscaping. MSMD also addresses maintenance issues such as facility cleanliness, touch-up paint, pool chemical maintenance, clogged toilets and lighting. If you identify a problem, please notify a rec center staff member and he/she will either take care of the issue or notify MSMD.

### Who determines the days and times of operation?

The MSMD Board of Directors decides when the building will be open based on facility utilization, recommendations of the rec center staff and resident feedback.

### Who is responsible for distributing information regarding the Recreation Center to the residents of Meridian Ranch?

Meridian Ranch provides information on its web site regarding the Recreation Center at [www.meridianranch.com](http://www.meridianranch.com) and MSMD provides program information at [www.meridianranchmetro.org](http://www.meridianranchmetro.org). There are also facility and program flyers located at the Recreation Center. For information regarding recreation programs, contact the rec center staff at 719.495.7119.

### How are the CC & R's enforced?

The Meridian Ranch community is governed by Conditions, Covenants, and Restrictions (CC & R's), which are enforced by Design Review Councils, except for Stonebridge which are enforced by a homeowner's association. The Design Review Councils are independent non-profit corporations and are funded by annual fees. The current annual fee for Design Review Council No. 1 and Design Review Council No. 2 is \$90.00, which is paid by each homeowner. Your address determines which Design Review Council you are a part of.

While there is not a charge for original landscape design review, a nominal fee will be charged for subsequent design reviews to include playground equipment, storage facilities, change of paint color, etc.

Design Review Councils are managed by Warren Management Group. The phone number for Design Review Council No. 1 is 719.685.8727 and their website is [www.meridianranchdrc.nabrnetwork.com](http://www.meridianranchdrc.nabrnetwork.com). The phone number for Design Review Council No. 2 is 719.685.8728 and their website is [meridianranchdrc2.nabrnetwork.com](http://meridianranchdrc2.nabrnetwork.com).

The neighborhood of Stonebridge within Meridian Ranch does have a Homeowner's Association. Please see the Stonebridge Frequently Asked Questions for more information.

### How is the award-winning Antler Creek Golf Course associated with Meridian Ranch?

The Antler Creek Golf Course is a privately owned and operated 18-hole golf course, built in conjunction with the Meridian Ranch community. Open daily to the public, the dunes style course offers from 5,393 to over 8,000 yards of play, a full service pro-shop and restaurant. For additional information on Antler Creek Golf Course and the CreekView Grill, visit [www.AntlerCreekGolf.com](http://www.AntlerCreekGolf.com) or call 719.494.1900.

## In what school district is Meridian Ranch?

Meridian Ranch is located in Falcon School District 49, providing education for K-12 students. For information on District 49, call 719.495.3601 or log on to its website, [www.d49.org](http://www.d49.org). Meridian Ranch Elementary serves Pre-Kindergarten through 5th grade and is located on Rainbow Bridge Drive north of Londonderry Drive. Falcon Middle School serves 6th through 8th grade and is located west of Meridian Road at 9755 Towner Avenue in Falcon Hills. Falcon High School in Meridian Ranch is located off Eastonville Rd., north of Londonderry Drive.

There are also a number of charter schools in the area. Pikes Peak School of Expeditionary Learning (PPSEL) is a preschool through 8th grade charter school located north of Meridian Ranch. For more information on PPSEL, go to [www.ppsel.org](http://www.ppsel.org). Liberty Tree Academy (LTA) is a kindergarten through 12th grade charter school located south of Meridian Ranch. For more information on LTA, go to [www.ltaeagles.org](http://www.ltaeagles.org).

## Meridian Service Metropolitan District Fee Schedule (effective 1/1/2020)

### WATER

Water Resource Fee*	\$33.00 per month
Water Use Fee* (Includes 5,000 gallons per month usage)	\$17.25 per month

#### \*Additional Water Usage Rates

5,001 to 10,000 gallons per month usage	\$4.50 per 1,000 gallons
10,001 to 15,000 gallons per month usage	\$5.25 per 1,000 gallons
15,001 to 20,000 gallons per month usage	\$7.25 per 1,000 gallons
20,001 to 30,000 gallons per month usage	\$19.50 per 1,000 gallons
Above 30,000 gallons per month usage	\$23.50 per 1,000 gallons

#### \*Water Rate Reduction for new lawns/landscaping:

Meridian Ranch homeowners may request a water rate reduction for three consecutive months after installing new lawns/landscaping, provided the following criteria are met:

- The amount of irrigated landscaped area is less than 2,500 square feet. An inspection will follow the request.
- The request is made within one year from the closing date of the initial sale of a new home.

All water used during the three consecutive months will be charged at the lowest current rate class. To request a water rate reduction, please call the district at 303.381.4960.

### SEWER

Sewer charges - Residential	\$46.90 per month
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### RECREATION

Landscape, Parkways, Parks, Open Space and Drainage	\$24.85 per month
Recreation Center	\$49.25 per month

### STREET LIGHTING

\$4.80 per month

### OTHER

Water Service Turn-Off Fee	\$200.00 per occurrence
Water Service Turn-On Fee	\$150.00 per occurrence
Delinquent Payment Fee 30-Day	\$35.00 per occurrence
Delinquent Payment Fee 60-Day Processing Fee	\$100.00 per occurrence
Return Check Fee	\$75.00 per occurrence
Transfer of Account Fee	\$60.00 per occurrence
Meter Tampering Penalty Fee	\$850.00 + estimated water usage per occurrence
Certification of Delinquent Account Fee	\$75.00 per occurrence
Damage to District Property Fee	Repair cost + greater of \$75.00 or 20%

Current as of January 1, 2020. Information provided is subject to change without notice.