



Frequently Asked Questions

I. Stonebridge, The Lodge at Stonebridge and Stonebridge Homeowners Association

Stonebridge is Meridian Ranch's newest neighborhood, with added features and amenities unique to Stonebridge, making it a neighborhood unlike any in Meridian Ranch or Colorado Springs. The following FAQ's will help explain those added features and amenities as well as provide the FAQ's for Stonebridge as a member of the Meridian Ranch subdivision.

Is Stonebridge an age-restricted community?

No, Stonebridge is not an age-restricted community. Stonebridge is an all-ages community with covenants specially designed to ensure a wonderful and relaxing lifestyle, free from play equipment. Stonebridge is located in the center of Meridian Ranch, within walking distance to the many community amenities such as the Antler Creek Golf Course, the Meridian Ranch Recreation Center, the CreekView Grill, the trail systems and community parks. Stonebridge homes are designed for easy entertaining and convenience.

Is Stonebridge within the boundaries of the Meridian Ranch Metropolitan Districts?

Yes, Stonebridge residents are members of the Meridian Ranch Metropolitan Districts described below and enjoy the services and benefits the Districts provide to all Meridian Ranch residents.

Can residents of Stonebridge use the Meridian Ranch Recreation Center?

Yes, Stonebridge residents have access to the Meridian Ranch Recreation Center and pay dues to the Meridian Service Metropolitan District, just like other residents of Meridian Ranch.

Stonebridge will have its own clubhouse, The Lodge at Stonebridge. Can non-Stonebridge residents use the Lodge?

No, only Stonebridge residents and their guests can use The Lodge at Stonebridge, subject to The Lodge's rules and regulations. The Lodge is anticipated to begin construction in late Summer, 2016.

Do residents of Stonebridge belong to a homeowners association?

Yes, residents of Stonebridge belong to the Stonebridge Homeowners Association, which will be responsible for implementing the Stonebridge Design Guidelines, enforcing the Stonebridge Declaration of Conditions and Restrictions (CC & R's), contracting for trash and recycling pickup and owning and operating the Lodge at Stonebridge. Residents of Stonebridge will pay monthly dues to the Stonebridge Homeowners Association for these services.

Stonebridge residents must submit a landscape plan prior to installing their initial landscaping. While there is no charge for the original landscape design review, a nominal fee will be charged for subsequent design reviews for additions such as sheds and or for change of exterior paint colors. It is very important that each homeowner at Stonebridge review the Stonebridge CC & R's and Design Guidelines prior to designing and installing landscaping or making additions or changing the exterior of the home.

Stonebridge Homeowners Association is managed by Warren Management Group. The phone number for the Stonebridge Homeowners Association is 719.685.8743, the website is www.stonebridgemoa.org and the email address is Stonebridge@warrenmgmt.local.



What are the Stonebridge Homeowners Association dues?

The Stonebridge Homeowners Association monthly dues are currently \$26.00 per month. Once The Lodge at Stonebridge is completed, the dues are expected to increase to \$65.00 per month to cover the added costs for the operation and maintenance of The Lodge.

Who provides trash pickup services?

The Stonebridge Homeowners Association has contracted for trash pickup services through Rocky Mountain Disposal. Rocky Mountain Disposal will provide two 95-gallon totes, one for trash and one for recycling. Trash is picked up weekly by Rocky Mountain Disposal on Wednesdays and recycling is picked up on the 1st and 3rd Wednesday of each month. All totes should be returned to the garage area after pick up. For additional information contact Rocky Mountain Disposal at 719.492.2050.

Who provides gas, electric, and 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. A 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, sidewalks, driveways and trails?

El Paso County is responsible for the maintenance of and snow removal from streets. Homeowners are responsible for removing snow from the sidewalks and driveways in front of their home. The Meridian Ranch Service District is responsible for maintenance of trails and removal of snow on Service District trails.

II. Meridian Ranch Service District and Meridian Ranch Recreation Center

What is the Meridian Ranch Service District and what is its function?

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 (including Stonebridge) 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.



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. The management company that has been hired by both districts to manage their business operations is Community Resource Services (“CRS”). CRS can be contacted at 303.381.4960.

Does MSMD have a website?

You may find the website for MSMD helpful in answering some of your questions. Go to 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 last page of these FAQ’s.

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 a 25 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 are the Meridian Ranch Recreation Center facilities and who can use them?

The Meridian Ranch Recreation Center is owned by MSMD and managed by the YMCA of the Pikes Peak Region. 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. A limited number of guest passes are permitted per year per household. Please visit the recreation center or call 719.495.7119 for details.



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

Does membership at the Meridian Ranch Recreation Center allow me to use other YMCA facilities?

No. Your membership in the Meridian Ranch Recreation Center is not a YMCA membership. Likewise, YMCA members do not have access to the Meridian Ranch Recreation Center.

Why does the YMCA operate the Meridian Ranch Recreation Center?

The YMCA offers a proven system that brings tremendous expertise to the Recreation Center. Additionally, the YMCA offers programs and services beyond what the District would be able to do on its own.

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 YMCA programs such as Sports, Youth Programs, Summer/Day Camp, Fitness Classes on a space available basis and requires the payment of 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 some popular fee-based programs several weeks prior to non-residents. Additionally, in most cases, 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 at the Meridian Ranch Recreation Center?

If you find that a piece of equipment needs service, please notify the on-site YMCA 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@MRmetro.org.



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

All policies, procedures and rules for the facility are decided by the MSMD Board of Directors based on the recommendations of the YMCA of the Pikes Peak Region 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 YMCA 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. The YMCA 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 YMCA 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 YMCA 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 and the YMCA provides program information at www.ppymca.org. There are also facility and program flyers located at the Recreation Center. For information regarding recreation programs, contact the YMCA at 719.495.7119.

III. Antler Creek Golf Course and CreekView Grill

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, the CreekView Grill. For additional information on Antler Creek Golf Course and CreekView Grill, visit www.AntlerCreekGolf.com or call 719.494.1900.

IV. D49 School District

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. 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.



MERIDIAN SERVICE METROPOLITAN DISTRICT FEE SCHEDULE

Effective 1/1/17

WATER

*Water Resource Fee	\$31.00 per month
*Water Use Fee (Includes 5,000 gallons per month usage)	\$15.50 per month

ADDITIONAL WATER USE RATES

5,001 to 10,000 gallons per month usage	\$4.00 per 1,000 gallons
10,001 to 15,000 gallons per month usage	\$4.50 per 1,000 gallons
15,001 to 20,000 gallons per month usage	\$6.00 per 1,000 gallons
20,001 to 30,000 gallons per month usage	\$17.00 per 1,000 gallons
Above 30,000 gallons per month usage	\$21.00 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	\$43.00 per month
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RECREATION

Parks, Recreation, Open Space, Trails, Entry Features and Drainage	\$63.50 per month
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STREET LIGHTING

Street Lighting	\$4.00 per month
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OTHER

Water Service Turn Off Fee	\$125.00 per occurrence
Water Service Turn On Fee	\$75.00 per occurrence
Delinquent Payment Fee 30 day	\$25.00 per occurrence
Delinquent Payment Fee 60 day Processing Fee	\$75.00 per occurrence
Return Check Fee	\$30.00 per occurrence
Transfer of Account Fee	\$50.00 per occurrence
Meter Tampering Penalty Fee	\$750.00 plus estimated water usage per occurrence