

BANNING LEWIS RANCH

MAGAZINE



DEVELOPER'S UPDATE PG. 4

BLRA UPDATES PG. 10

FREE SUMMER ACTIVITIES PG. 14



BANNING LEWIS RANCHSM
AN OAKWOOD HOMES COMMUNITY

A place for life's moments.

Issue 25 | Summer 2022

A STEP ABOVE

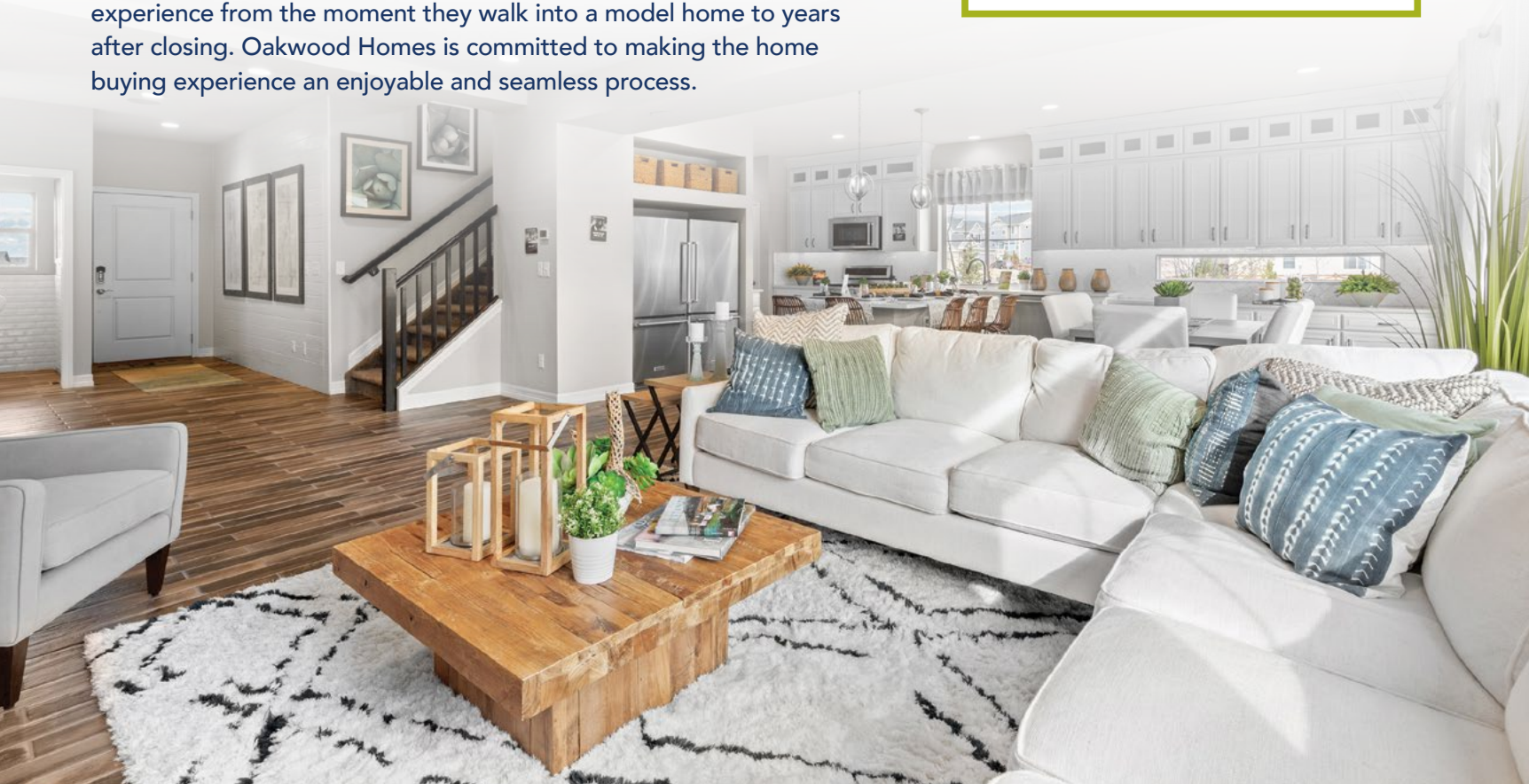
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Integrity, customer focus, adaptability, passion, and a people-first attitude are values modeled by every associate. A major differentiator for Oakwood Homes is the company's deep commitment to customer experience from the moment they walk into a model home to years after closing. Oakwood Homes is committed to making the home buying experience an enjoyable and seamless process.

"At Oakwood, we never lose sight that we are building people's dreams, and we continually strive to build customers for life."

—Thomas Garmon, Oakwood Homes Division President



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Contact BLR Magazine

If you have an idea for BLR Magazine, wish to contribute an article, or advertise in upcoming issues of the magazine, please contact marketing@banninglewisranch.com.

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BY **THOMAS GARMONG**

Division President – Colorado Springs, Oakwood Homes and Banning Lewis Ranch

Here at Banning Lewis Ranch, summer is one of our favorite seasons! Summers at Banning Lewis Ranch offer so many ways for neighbors to get together to celebrate living in the best community in the Pikes Peak Region!

Our concert series kicks off on June 9 with The Eagles tribute band, The Long Run, and the series goes until the middle of September. Postcards with the full season of dates and bands are available at the Ranch

House for you to hang on your refrigerator so you don't miss a single event! As always, we'll have a great variety of food trucks at each concert. The Farmers Market is open every Thursday through the season (not just concert weeks).

June 22nd is Bike to Work Day and we are part of the City of Colorado Springs' efforts to provide free breakfast stations around town. We'll be offering a free breakfast for up to 100 cyclists from 6 – 9 a.m. that morning in the Ranch House parking lot. Breakfast is first come first served.



So, plan to tune up your bike and get there early to participate. Visit coloradosprings.gov/biketowork for details and to sign up to participate!

We look forward to partnering with Colorado Springs Sports Corporation to host our annual holiday party and concert on July 4th. We'll have tons of fun activities as well as delicious food trucks. Banning Lewis Ranch will again offer one of the biggest fireworks displays region-wide!

On September 1st leading into Labor Day weekend, Sports Corp will present ALOFT, with 10 hot air balloons from Labor Day Liftoff launching in our community. The balloons will launch early in the morning and we'll have breakfast food trucks on hand for the fun! The event will run from 6-8:30 a.m. at Vista Park. Celebrate sunrise with a beautiful balloon launch!

The annual Pig Roast and concert are scheduled for Saturday, September 17th. Watch the Banning Lewis Ranch House email newsletter for details on how to register as well as a listing of activities and fun!



Come visit Banning Lewis Ranch this summer to discover why we're the fastest growing new home community in the Pikes Peak Region! 🏡

SUMMER CONCERTS

AT BANNING LEWIS RANCH

VISTA PARK | THURS. 6-8PM
8833 Vista Del Pico Blvd. | FREE & OPEN TO PUBLIC

Farmers Market and Food Trucks every week. No pets, please.

JUNE 9	THE LONG RUN
JUNE 23	RAISING CANE
JULY 4	SOUL SCHOOL WITH FIREWORKS
JULY 21	COWBOY DAVE
AUG. 4	MARTINI SHOT
AUG. 18	MUSKATEER GRIPWEED

FOR MORE INFORMATION VISIT BANNINGLEWISRANCH.COM

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MEET YOUR NEIGHBOR! Polly Eilers

Banning Lewis Ranch resident Polly Eilers is the definition of “good neighbor.” Although she’s only lived in Banning Lewis Ranch since 2018, Polly has made an incredible impact on our community. Polly is the winner of the 2022 Nominate Your Neighbor contest, which is an annual contest that recognizes neighbors who go above and beyond to make Banning Lewis Ranch the best place to live in the Pikes Peak region. The winner is selected from submissions from friends and neighbors throughout Banning Lewis Ranch. The submissions detail why a person should be the winner of Nominate Your Neighbor and list how each nominee has positively impacted the community.

No matter where she’s lived, Polly has long been a proud community volunteer. She began volunteering at her kids’ schools in the Chicago area because she saw that the public school system supported her children and she believed she should give back. During her time in Chicago, she helped with Special Olympics, and volunteered at the local high school and for the community Parks and Recreation department as a tennis instructor. A longtime player, her knowledge of tennis gave her the ability to teach others.



And Polly has brought that passion, work ethic, and commitment to community to Banning Lewis Ranch. Polly regularly goes the extra mile to pay attention to the “little things” that make our community special. She takes the time to walk her neighbors’ dogs and keeps an eye on neighbors’ homes when they are out of town. On her walks through the community, Polly checks to make sure there is fresh water in the dog park bowls and keeps a sharp eye out for sprinkler issues and notifies the maintenance team so they can quickly make repairs. If you see Polly out and about, you’ll see her helping her community. Just hand her a trash bag and she’ll fill it with any debris she finds on her walks.

Polly’s tennis experience proved to be a lifesaver during the pandemic as she provided children the opportunity to be outside with free private tennis lesson. “It really made a difference in the kids’ attitudes. I made certain we adhered to COVID-19 standards and kept the courts and equipment sanitized,” said Polly. This opportunity was provided by

Polly for two summers. She tried to make the lessons convenient and free to the community. Polly also has a partnership with the Rosedale Country Club in Florida that provides free, donated tennis balls to the Banning Lewis Ranch House Recreation Center.

Polly enjoys the various hiking and walking trails in the community. She loves the people that live in Banning Lewis Ranch. “The people are so willing and very excited to support each other. The dogs, children, and people make for such a positive experience. I love seeing the children have fun,” Polly said. 🐾



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THE PERFECT PAIR

Student, Teacher Take Big Steps Together

BY AMY MATISEK

Iona Washington is an eight-year-old who loves starting her day with “The Singing Walrus” songs, adores time with friends, and walks joyfully through the hallways of her school. One particular teacher describes her as “the happiest little girl I know.”

But not that long ago, her mother, Angela Patrick, would have said her daughter’s life was very different.

Iona was born with Down syndrome, and at only one-month-old, she suffered a brain bleed which led to brain surgery. “Doctors said she would never walk,” shared Patrick. “It was hard ... I didn’t want to give up, but I had my doubts. I thought she’d always be wheelchair-bound.”

Fast-forward to fall 2021, when Iona and her mother found Inspiration View Elementary. “At first, they didn’t know if they’d have the resources for Iona, but they made it happen,” said Patrick. “I am so grateful they accepted my daughter with open arms.” As a new first-grader, Iona was stroller bound, rarely walked, and communicated one or two words at a time.

One of the school’s special education teachers, Jarrod Boswell, who works with students with severe support needs, became Iona’s biggest supporter. “Iona has such a happy disposition. She can tell we care about her.”

Each day when Iona arrives at school, everyone can see she’s excited to be there. Her routine begins with good morning songs and greetings, social time with classmates, and then she works on goals in her Individualized Education Plan (IEP). For learners like Iona, those goals can include activities like manipulating objects, working toward number sense, counting to 10, and tracing letters.

“Her growth has been incredible. Now she can follow one or two-step directions, and she can tell us if she needs help,” Boswell explained. “She will ask for help because she has spent time in a language-rich environment. She wants to do these things.”

Best of all, Iona is now walking. Accomplishing this skill makes her mom glow.

It may come as a surprise, but Boswell doesn’t have years of experience as a special education teacher.

**“It is amazing to see her growth.
We’ve proved all the doctors wrong.”**

His professional background includes working with developmentally disabled adults, but his most recent job was very different. “I had been working in real estate, and I wasn’t happy. I needed a purpose.” He earned his teaching certificate in 2020 and landed a role in District 49 this school year.

By combining Boswell’s care and compassion with Iona’s new “can-do” attitude, you get impressive results. “Iona adores Mr. Boswell. She sees him and her face lights up ... if it wasn’t for Mr. Boswell, she wouldn’t have gotten this far,” shared a teary-eyed Patrick.

And while mom gives a lot of the credit to Boswell, he attributes the young learner’s success to herself. “Iona’s desire to improve is the difference. She is constantly motivated, and she motivates me. It is all Iona ... she makes it easy for us ... she is loved throughout this school.”





BANNING LEWIS RANCH ACADEMY GRADUATION

Banning Lewis Academy celebrated the Class of 2022 on May 27 at the Rocky Mountain Vibes Baseball Stadium. The administration, staff, teachers, and the board are so proud of each student Stallion.

We honor the hard work and dedication to another successful year at The Prep!
We had three seniors graduate with Associates Degrees.

CONGRATULATIONS STALLIONS!



VOCATION

Written by Krisell Creager-Lumpkins

Success is unfortunately a long and difficult climb,
Not many are fortunate to get it right the first time.
Your journey will ebb and flow, your purpose you will find,
Like a hot air balloon that dances in the sky.
Your path inevitably changes with the whisper of the wind,
But don't lose directions, find the fortitude within.
In every school, to every student, there is a special teacher.
From every teacher, to every student, there is a special bond.
With every bond in every moment, there's a time that we will think,
Our purpose for every child, the bright future that we seek.
Time will pass; seasons will change, on your life you will embark
And transform the unimaginable, your life a work of art.
Remain steadfast in your conviction, and be the best version of you,
Solidify your foundation; stay humble, confident and true.
Here in our community, you will always have a home,
With every failure and success, we'll claim you as our own.
Release your inhibitions; always reach for the sky,
You'll never know your greatest potential, if you never try.
Continually define resilience and possess with you forever,
Our wish for strength and triumph for any future endeavor.
Keep with you- our hopes that all your dreams come true,
And remember always these special words we have for each one of you.
Only as high as you reach, you can certainly grow
Only as far as you seek, you can surely go
Only as deep as you look, can you eventually see
Only as much as you dream, YOU CAN POSITIVELY BE. 🌟





BY LINDA DUVAL

Summers can be challenging for parents, grandparents, and babysitters trying to keep youngsters entertained. If you only take advantage of the commercial venues available, it can get expensive too. Summer in Colorado also offers endless outdoor opportunities and most of them are free or very affordable.

The play's the thing

Colorado Springs and the Pikes Peak region have more parks per capita than almost any other metro area in the nation. Pick a different playground each week for different play equipment. Get out of your neighborhood and explore places like Monument Valley Park downtown, or head up to Fox Run Park in Black Forest. Each one has its unique setting and experience. Pack a picnic, too! Find all the parks at coloradosprings.gov/parks.

Take a hike

Besides getting some good exercise, taking a hike with kids can offer a multitude of learning moments. Get a field guide for wildflowers, plants, rocks, or whatever they might find interesting. You can even make a game out of identifying them! and make a game out of identifying them. Use professional guides at places like Garden of the Gods, where there are free guided hikes daily. Visit one of our local state parks (such as Cheyenne Mountain or Mueller) for more of a wilderness hike – admission is just \$9 for a whole carful of hikers. Visit cpw.state.co.us.

Explore nature

Speaking of nature, El Paso County has two nature centers, Bear Creek and Fountain, that offer

almost daily programs for kids. From identifying butterflies to learning about bears, the programs are varied and interesting. They charge a few bucks but it's well worth it. Or just stop at the visitors' center, look at the displays, and hike on your own. Staff is always helpful when suggesting routes for your group. See all the summer programs they're offering at communityservices.elpasoco.com/nature-centers.

Ride a bike

If the kids in your charge already have bikes, this is a no-brainer. Colorado Springs has many miles of marked bike lanes. For older, taller riders without "wheels" or those who need a bit of assistance, check out Pike Ride rental e-bikes, PikeRide with rental locations throughout the region. Ride your bike to an ice cream shop and get a treat for your efforts. For more information on where to ride, visit coloradosprings.gov/bikes.

Get all wet

Put on their swimsuits and take them to America the Beautiful park, where they can wade after playing on the nearby playground. It's free, as is the Uncle Wilbur fountain in Acacia Park downtown. Or even take them over to the Cinemark theater on Powers, where jets of water shoot up and give kids a cooling treat on a hot day. Admission to Prospect Lake and



to the city's outdoor pools also is reasonable. Check that out at coloradosprings.gov/parks/page/spray-grounds-and-fountains.


Check out the library

Local libraries and branches have almost continuous programs for kids of all ages, and they're all free. Storytimes, learning experiences, guest speakers, and more will keep kids from toddlers to teens entertained while keeping cool on a hot day. You can check out some books, DVDs, or CDs to take home for more entertainment. Your library card also is free. Don't be limited to your local branch! See the full schedule at ppld.org/kids/programs.

Attractions on the cheap

The Colorado Springs Pioneers Museum is always free! They do free family events monthly, and you can check online to see if their current attractions would interest your kids. Some local attractions have free or discounted days. Check with your favorite ones to see when they happen!

Catch a movie

Several local theaters offer cheap movie specials for kids in the summer, and you can see what's playing at The Picture Show at the Citadel Crossing Theater. There's free outdoor movies throughout the summer, and you can found out more at peakradar.com or pikespeakonthecheap.com for new listings as they happen. 

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FREE SUMMER ACTIVITIES IN COLORADO

BY LINDA DUVAL

Everyone's on a tight budget these days. You may even have to forego your summer vacation. But wait! There's plenty of fun and free (or really cheap) things to do in Colorado this summer. We've done a little research for you.



MUSEUMS

Many museums charge admission, but some, like the Pioneers Museum in Colorado Springs, are free. Music buffs will be dazzled by the Red Rocks Amphitheatre & Visitor Center in Morrison. It offers guided tours and a Performer's Hall of Fame where you'll find autographed photos and instruments from artists such as The Beatles and John Denver.

Vail's Colorado Ski & Snowboard Museum & Hall of Fame documents the Winter Olympics, the history of Vail, and the 10th Mountain Division. Rockhounds will love the Colorado School of Mines Geology Museum in Golden. The Hiwan Homestead Museum in Evergreen and the Frisco Historic Park show how folks lived when Colorado was first being settled. For more free museums, visit colorado.com/articles/10-free-museums-colorado.

TOURS

Like beer? Wine? Spirits? There are lots of free brewery, winery, and distillery tours, from Coors in Golden and Anheuser-Busch's in Fort Collins to dozens of wineries in the Grand Junction and



Palisade area on the Western Slope. Or sip a little whiskey at one of the state's distilleries. For more alcohol-related tours, most offering samples, visit colorado.com/articles/see-free-colorado-brewery-winery-distillery-tours.

Denver offers several interesting options, including the U.S. Mint, the Governor's Mansion, and capitol building tours. For details on those and more, visit colorado.com/articles/free-tours-denver-boulder-colorado-springs.



FESTIVALS

There are a number of hot air balloon festivals in Colorado every summer, starting in June and running through the fall. Most of the events are open to the public with free admission. Crested Butte has a wildflower festival each July and though there are fees for individual events, many things are free. Many towns have music festivals with some free events. Estes Park hosts a huge Scottish-Irish festival in September with both free and paid events. For more on the state's festivals, visit findfestival.com/colorado.



WILDLIFE WATCHING

Wildlife can be spotted anywhere you go in the state. To see them up close, visit one of Colorado's seven national wildlife refuges, which are always free. You might see anything from bighorn sheep to bison. For a list, visit uncovercolorado.com/national-wildlife-refuges.



SCENIC DRIVES

Colorado has more than two dozen scenic and historic byways that make for interesting day trips or weekend getaways. They all have something special to recommend them. For a list, visit colorado.com/colorados-scenic-historic-byways. Don't forget to take photos!

There are lots more free attractions and activities if you just look for them. Check out the web site of your destination, give the tourism folks a call, and they'll be happy to help. 📞



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The Retreat

Banning Lewis Ranch



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Get to know your new Lifestyle Director

ASHLEY MANISCALCO

As the Lifestyle Director for the Retreat at Banning Lewis Ranch, Ashley's role is to organize, implement, and manage programs and activities for the Retreat residents, but she does so much more. Having worked in the hospitality community in Colorado Springs for nearly a decade, she is eager to help members discover this beautiful city. Need to know where to eat dinner tonight? An avid foodie, Ashley highly recommends Ambli Global, Four by Chef Brother Luck, the Steakhouse at Flying Horse, C.O.A.T.I., Slice420, and Marigolds, just to name a few. She is excited to be part of the Retreat community and dedicated to enriching our members' lives through activities, programs, and events.

Ashley was born and raised in Southern Colorado. Growing up in a small town, Ashley is grateful for her simple childhood. Her happiest memories were spending time with friends and family, riding 4-wheelers, going to the mountains with her Papa, working on a ranch in the summer cleaning cabins and riding horses, and playing hide-n-seek in her Grandparent's massive scrap yard.

Ashley attended LSU, began her hospitality career in Baton Rouge, and spent a great deal of time in

New Orleans. Geaux Tigers! Returning home to be with family, Ashley graduated from Metro in Denver, worked with the Denver Nuggets, and planned large events at the Pepsi Center, Colorado Convention Center, and many other venues. After meeting her partner, they committed to the city they loved: Colorado Springs.

Although she loves to travel, Ashley has many hobbies that keep her close to home such as hiking, spending time with her dogs Mia and Milo, riding her Peloton, weekend sleepovers with her nieces and nephews, photography, learning social media trends, and making natural bath and beauty products. Interested in making soy candles? Let Ashley show you how.



NEW RETREAT DIRECTOR





The Retreat

Banning Lewis Ranch

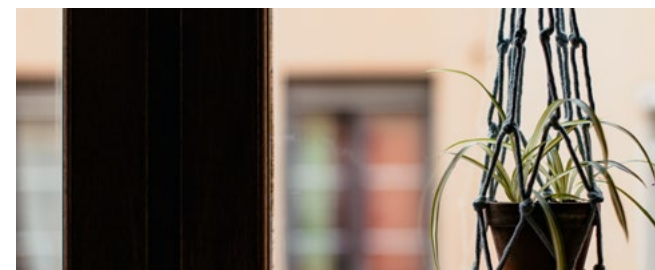


To celebrate Military Appreciation Month in May, we hosted Coffee & Pastries for our Vets and Active Duty residents. We had 50 residents partake in our breakfast. We will also have a Memorial Day Observance and our residents will do a memorial candle ceremony and sing "America the Beautiful".

More than 100 residents celebrated Cinco De Mayo with a best tasting salsa & margarita contest. While many residents served as judges for the tasting, more simply enjoyed great Mexican food at the potluck party after the contest in the bungalow model homes.



The Retreat team LOVES partnering with small local businesses and we partnered with Janel at Red Earth Knots to offer a plant hanger macrame class.



Retreat residents now participate in nearly 15 interest groups including hiking, biking, bowling, winemaking, stitchers, faith/prayer group, mah jongg, bocce, and pickleball, to name a few.



We honored and celebrated our mothers by renting out The Garden in downtown Colorado Springs for a Mother's Day Brunch Celebration. Summit Catering put together a lovely Mother's Day Brunch and mimosa bar for 100 Retreat residents.

What's up next?

Our June theme is "Safety" and we are working with ENT to plan a financial fraud prevention class, planning an evacuation preparedness class with our local firefighters, and partnering with Silver Sneakers to host fall prevention classes. Solsage Food Truck will come out for a Father's Day celebration and Sparkles by Lucky Locks will sparkle our residents' hair. Stay tuned for details!

Our July theme is "Culinary Arts," and we are planning cooking classes, charcuterie board classes, and an ice cream social. Stay tuned for more information about an oil tasting event and live music on our event lawn!

Retreat residents never have a reason to be bored!





SPRING HAS ARRIVED AT THE BANNING LEWIS RANCH HOUSE

BY TAMMY PARSONS

YMCA Banning Lewis Ranch House and Banning Lewis Ranch

Warmer weather and a desire to get outside ushered us all into April. A celebration of the YMCA Healthy Kid's Month encouraged our kids to be active this spring, and featured fun activities such as a field day, a teen Yoga class, and the Play COS event with the Colorado Springs Police Department. The Easter Egg Hunt was a huge success, with over 600 residents participating—even in the very blustery wind! The Cupcake Doctor and Pikes Peak Lemonade provided much needed refreshments after chasing the blowing eggs. Adults were treated to their own fun in April with a paint night at the Ranch House, and created beautiful Colorado Scenic masterpieces.

May reminded us to relax and take time for self-care. Our yoga instructor, Gabi, offered a series of relaxation and meditation videos, and free chair massages were offered at the Ranch House to all adult residents. Group Exercise classes are a great for self-care and stress relief, and LIVE classes have returned to BLR. Yoga is held at the Ranch House, and the Pavilion at Vista Park is where you will find Interval Training, Active Older Adult Class, and Zumba. Water Aerobics also started in June at the Ranch House pool. These classes are free for all residents.



The Ranch House Pool and Vista Water Park opened on Saturday, May 28 to large crowds, a live DJ, Kona Ice, and free sunblock for everyone. The community Memorial Day cookout served almost 800 residents grilled hamburgers and hot dogs. Lawn games such as disc golf, cornhole, and water balloons, plus music provided by DJ Mike, all added to the festive atmosphere and good times. What a great weekend to kick off summer at BLR!

Summer is a busy time here with activities for every age. Our kids will enjoy two months of sports camps, art camp, theater programs, and other fun activities. Adults can look forward to a dance night, guitar lessons, and Parent's Night Out. Everyone can enjoy our upcoming Vibes Night at the Ballpark and Switchbacks Night, as well as a Family Hiking Challenge. Keep an eye on your emails for all of the upcoming events and activities through the summer months.

Don't forget your sunblock as you enjoy our community parks and other outdoor activities this summer, and let's work together to continue building a "Stronger BLR in 2022." 🌞



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Phone: 719-522-2432
Fax: 719-522-2433

Banning Lewis Ranch Metropolitan District

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Colorado Springs, CO 80903
Phone: 719-635-0330
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Josh.miller@CLAconnect.com

Krista Baptist:
krista.baptist@claconnect.com
Phone: 719-284-7221

Covenant Control and Enforcement

MSI 8610 Explorer Drive Suite 130
Colorado Springs, CO 80920
Phone: 719-260-4548
Fax: 719-578-5611
Elaine Anderson:
banninglewisranch@msiho.com

Design Review Committee

Please submit plans to:
BLRMD c/o MSI
8610 Explorer Drive, Suite 130
Colorado Springs, CO 80920
or via email to:
banninglewisranch@msiho.com

Ranch House Access Card

Pick up your access card for the Ranch House Recreation Center at the Ranch House. Call (719) 522-2432 for more information.
Northtree Ranch House Recreation Center amenities are included as part of the Banning Lewis Ranch Metro District Operating Fee.

Utilities

Gas/Electricity/Utilities/Water
Colorado Springs Utilities
csu.org

Trash & Recycling Service

Home Builders Services
Phone: 720-547-8600
Service Day: Friday
hbstrash.com

Key Pickup for Mail Service

Mailbox keys for new builds can be picked up at the Ranch House. Please call to schedule a new resident appointment – 719-522-2432.

Please note – on resale homes, the seller is responsible to pass mailbox keys onto the new owner.

Healthcare

Penrose St. Francis Medical
penrosetstfrancis.org

Memorial Hospital Central
memorialhealthsystem.com

Memorial Hospital North
memorialhealthsystem.com

Colorado Springs
Children's Hospital
mhchildren.com

Shopping

First and Main Town Center
firstandmaintowncenter.com

Shops at Briargate
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Powers Peak Center
at Woodmen and Powers Road

Grocery Stores

King Soopers
at Stetson Hills and Powers Road

Target Super Store
at Carefree and Powers Road

Costco
at Barnes and Powers Road

Miscellaneous

Colorado Department of Wildlife
wildlife.state.co.us

US Fish & Wildlife Service
fws.gov



BANNING LEWIS RANCH

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