

BANNING LEWIS RANCH

MAGAZINE



DEVELOPER'S UPDATE PG. 4

BANNING LEWIS RANCH ACADEMY PG. 6

PPLD FUN PG. 12



BANNING LEWIS RANCHSM
AN OAKWOOD HOMES COMMUNITY

A place for life's moments.

Issue 25 | Fall 2022

A STEP ABOVE

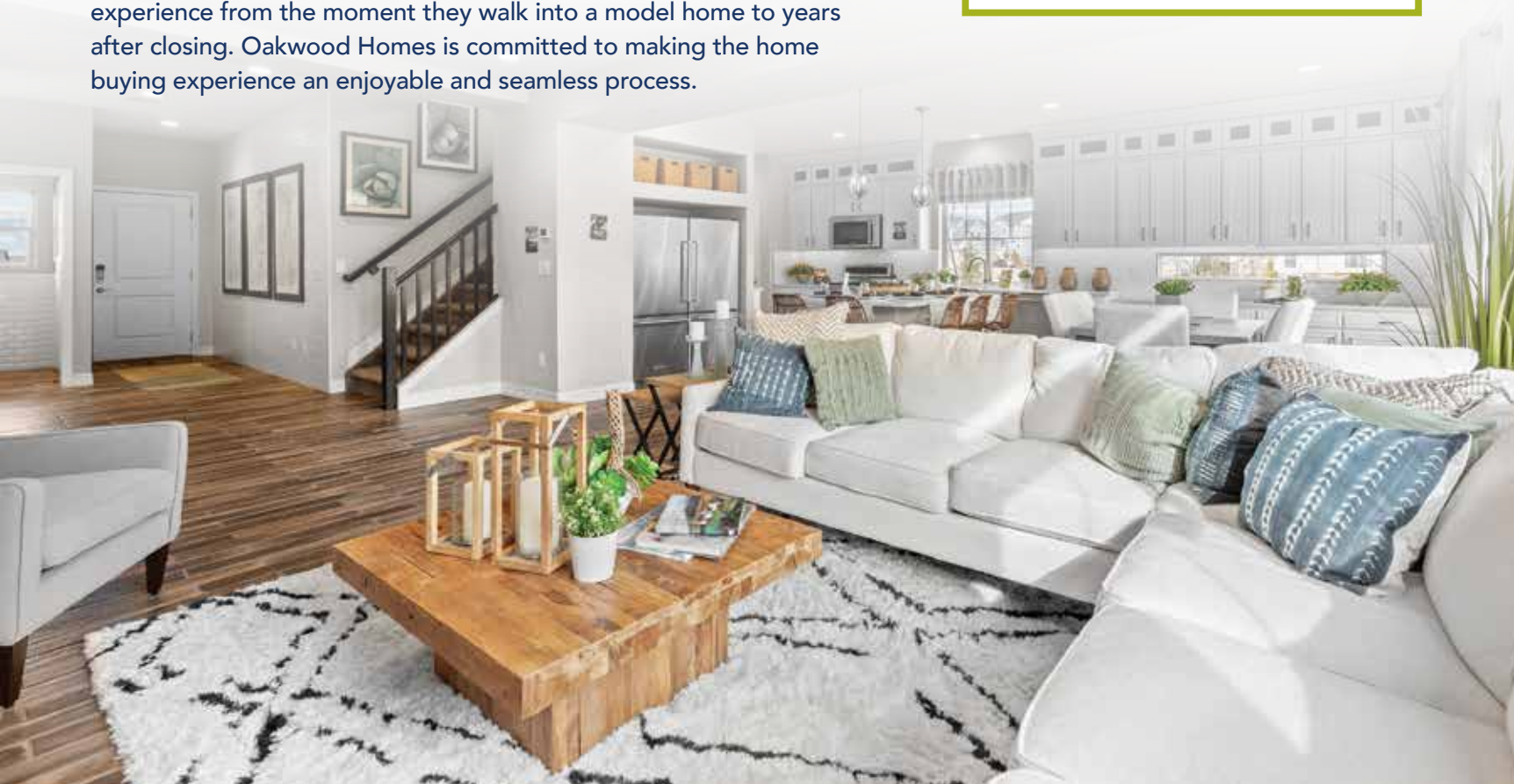
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—Thomas Garmong, Oakwood Homes Division President



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FIND YOUR STORY

DEVELOPER'S UPDATE	4
BANNING LEWIS RANCH ACDEMY.....	6
SUMMER CONCERT SERIES	8
COMMUNITY MARKETPLACE.....	11
DISTRICT 49	12
PPLD FUN	14
THE RETREAT UPDATES	16
YMCA UPDATES	20
DIRECTORY & CONTACTS.....	INSIDE BACK COVER
BANNING LEWIS RANCH CLEAN UP DAY	BACK COVER



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BANNING LEWIS RANCHSM

AN OAKWOOD HOMES COMMUNITY



WHAT MAKES A COMMUNITY?

BY THOMAS GARMONG

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

What makes a community? Builders and developers throughout the world have pondered this question as they seek to build communities rather than just a collection of residences. Anyone can put up an edifice or a series of buildings in a row, but it takes attention and commitment to build a community.

Is community the right combination of home sizes and styles to fit a wide variety of individuals and families? The right home can be dependent upon a family's stage in the lifecycle. Larger homes with multiple bedrooms are perfect for growing families. Smaller homes with large master suites, fewer bedrooms and large communal areas for entertaining can best suit young couples or empty nesters. And townhomes and condominiums are perfect points-of-entry for homeownership for first-time homebuyers.

Is community made from the layout of streets and trails to ensure opportunities for multiple

modes of transportation to include walking, driving and cycling? By creating multiple ways of getting from here to there we also create opportunities for connection with friends and neighbors and for meeting new friends and neighbors. The right layout of streets can help calm traffic speed to provide safer places for walkers and cyclists as well as to minimize traffic accidents.

Is community measured by its amenities? Do pools, recreational facilities, parks and community events define a community? Access to these types of amenities ensures homeowners and residents can play and shop where they live. We see families and friends meeting up for a picnic dinner at our summer concert series. Local kiddos play Marco Polo with classmates and new friends at the splash park and the community pool.

Our community market gives small and micro businesses the opportunity to build their business within their local neighborhood and

allows community members to shop and eat local. Our annual Pig Roast gives neighbors a chance to celebrate the end of summer and plan for the upcoming holiday season together. The teams at the Ranch House and the Retreat build out a wide variety classes, community events and activities to keep neighbors interested and engaged and learning new things. And the dog park gives pooch parents the chance to exercise and socialize their dogs in a safely enclosed environment for off-leash fun.

We believe that ALL of these things contribute to a great community. But the number one thing that makes a great community is YOU – our great neighbors. We love seeing our neighbors

out and about, utilizing the parks and trails and attending community events. We hear stories of neighbors helping each other with yardwork, keeping an eye out on each other's homes when someone is out of town, providing parents with backup childcare and support. Banning Lewis Ranch is the #1 selling home community in the Pikes Peak region for 8 years in a row because of YOU. We thank you for your ongoing commitment to our community and we look forward to many more years partnering to make Banning Lewis Ranch the best community in the region. 🍷





ACADEMY LAUNCHING THE YEAR WITH WHAT MATTERS: *RELATIONSHIPS!*

Banning Lewis Academy is excited to re-launch our 2022-2023 school year in partnership with Capturing Kids’ Hearts!

When it comes to the vital importance of building relationships with students and staff, CKH is an organization whose belief is, “if you have a child’s heart, you have their mind.” Teachers and administrators participated in a two-day professional development where we learned about the foundations of classroom community and safety for all students. CKH begins with an explanation of social anxiety theory in that when a student’s fear is escalated, their behaviors and coping mechanisms will manifest in behaviors that are undesirable in a classroom setting where high-impact learning needs to take place. Through understanding this theory while modeling teaching and community-building strategies, CKH equips staff with the skills and tools necessary to cultivate a classroom environment that is safe for students regardless of their background.

A few of the tools CKH offers are greetings at the door, good things, and social contracts. These are used for teaching and lesson planning. When students transition to classes, they are greeted at the door by their teacher before entering the classroom. Teachers utilize this time to professionally greet the student while also gauging the student’s emotional state of well being. If something is amiss, the teacher will engage with the student at a deeper level to inquire what may be going on and work to reset the student to be able to have a successful class. Once in class, teachers complete a warm up or bell ringer, then the class transitions into Good Things. Good Things elevates the mood of the classroom by prompting students to share

something good that is happening in their life. It can be as simple as the sun is shining or football season is starting, or something much deeper about a personal accomplishment. Good Things results in a classroom that has positive vibes and a good feel for the classroom to engage in meaningful learning with a positive mindset. Social Contracts are “an agreement of how we will treat each other.” This allows the students and teachers voices to be heard and intertwined into the culture of the classroom. Words like effort, listening, respect, kindness, and no put downs appear on most Social Contracts. This agreement is inclusive of student voices and sets the framework for a group to grow and learn together in a meaningful and accountable way.

Banning Lewis is very proud to relaunch Capturing Kids’ Hearts as a core practice as it lays the foundation for meaningful relationships to occur among all stakeholders of the school community. Our hope is to regain our status as a National Showcase School which the Ranch achieved in 2017-2019! At Banning Lewis, our Mission is to provide exceptional programming for staff and students. CKH is one of the many exceptional programs we use! 🙌



2022-2023 EVENT CALENDAR

July 2022						
Su	M	Tu	W	Th	F	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
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31						

August 2022						
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28	29	30	31			

September 2022						
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October 2022						
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30	31					

November 2022						
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December 2022						
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4	5	6	7	8	9	10
11	12	13	14	15	16	17
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25	26	27	28	29	30	31

- School Closed - New Teachers Report
- School Closed - All Teachers Report
- 1st day of Semester
- Assessment Day
- Student Led Conferences

July	
4	Independence Day
26-27	New Teachers Report
28-29	All Teachers Report

August	
1-2	All Teachers Report
3	First Day for Kindergarten, 6th, 9th Grade Only - Kindergarten 8:00 a.m.-11:30 a.m. 6th and 9th Grade - 7:45 a.m. - 11:30 a.m.
3	BLA Roundup
4	All students report
11	BLRA/BLPA Assessment Day
12	BLRA Assessment Day/BLPA eLearning - No Students Report

September	
2	Teacher Inservice - No Students Report
5	School Closed - Labor Day
16	eLearning Day - No Students Report
30	End of First Quarter/ October Count Day

October	
13	Early Dismissal
13	Student Led Conferences
14	No School - Student Led Conferences
17-21	School Closed - Fall Break

November	
11	eLearning Day - No Students Report
21-25	School Closed - Thanksgiving Break

December	
15-20	BLPA Semester Exams / Early out TBD
20	Early Dismissal
20	End of Second Quarter/Semester 1
21	Teacher Workday
22-30	School Closed - Winter Break

January 2023						
Su	M	Tu	W	Th	F	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
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22	23	24	25	26	27	28
29	30	31				

February 2023						
Su	M	Tu	W	Th	F	Sa
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19	20	21	22	23	24	25
26	27	28				

March 2023						
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26	27	28	29	30	31	

April 2023						
Su	M	Tu	W	Th	F	Sa
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16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

May 2023						
Su	M	Tu	W	Th	F	Sa
	1	2	3	4	5	6
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14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

June 2023						
Su	M	Tu	W	Th	F	Sa
				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	

January	
2-4	School Closed - Winter Break
5-6	All Teachers Report
6	BLRA/BLPA Assessment Day - No students in Session
9	All Students Report
16	School Closed - MLK Jr. Day

February	
17	eLearning Day - No Students Report
20	School Closed - Presidents' Day

March	
3	End of Third Quarter
17	eLearning Day - No Students Report
23	Early Dismissal
23	Student Led Conferennces
24	No School - Student Led Conferences
27-31	School Closed -Spring Break

April	
7	Teacher Inservice - No Students Report
28	eLearning Day - No Students Report
TBD	3rd-11th Grade State Assessment Days

May	
12	eLearning Day- No Students Report
19-22	BLPA Final Exams / Early out TBD
19	Last Day for Seniors
23	Kindergarten, 5th, and 8th Grade Promotion
24	End of 4th Quarter/Last Day of School/Early Dismissal
25	Teacher Workday
26	HS Graduation

June	
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- School Closed
- Early Dismissal
- eLearning Day
- End of Term



THE LONG RUN

WHAT YOU MAY NOT KNOW: THE "COLORADO ROCK CONNECTION"

The Banning Lewis Ranch Summer Concert Series started off with an outstanding Eagles tribute band, "The Long Run," whose members have interesting connections to the "Colorado Rock" music scene. The group first formed in 2009 and continues 13 years later re-creating the 70's sound of the best-selling rock band in history. They performed the majority of The Eagles' hits for about two hours on Thursday, June 9th at the Pavilion at Vista Park, ending the concert with an amazing rendition of the National Anthem followed by a four-part harmony of The Eagles "Seven Bridges Road" and Joe Walsh's "Rocky Mountain Way."

The group's current and past members have a long history of performing not only The Eagles top hits, but have connections to several other "Colorado Rock" bands and music. Mark Trippensee, the drummer and lead singer, sings most of the Don Henley songs and has shared the stage with national acts such as Living Colour, Aaron Lewis and Staind, Three Days Grace, Black Stone Cherry, Winger, REO Speedwagon, Blackberry Smoke, .38 Special, Tesla and many others.

Mark launched The Long Run in 2009 out of his love for The Eagles' music and their influence on him.

Steve Thomas, vocals and guitar (with the bandana headband in the June 9 BLR concert photos) is a veteran musician and entertainer who has also performed as the lead vocalist/guitarist for "Firefall" which formed in Boulder, CO, and was inducted into the Colorado Music Hall of Fame. You may recognize some of their hits which include "Just Remember I Love You," "You Are The Woman," and "Cinderella." Speaking of Firefall, another

piece of Colorado Rock trivia is that founding member Jock Bartley is a graduate of Manitou Springs High School. Also, Steve recently replaced another Steve in The Long Run, Steven Weienmister, also a past member of Firefall.

Chris Stongle, Percussion/Drums, has been one of the most highly requested "First Call" drummers for both studio and stage for many of Colorado's top legendary bands and artists for the past 40 years because of his diverse skill playing all styles of music. A few recognizable artists who he's played with include Big Head Todd, Richie Furay, The Nitty Gritty Dirt Band, Flash Cadillac and many others. Richie Furay, who currently resides in Boulder, was a founding member of Buffalo Springfield and Poco, and is now the Senior Pastor at Calvary Chapel in Broomfield, CO.

In 2017, Chris had the once in a lifetime opportunity to play with some of the top music artists in music business which included Vince Gill, Amy Grant, Joe Walsh (another Colorado Music Hall of Fame member who lived in Nederland CO in the early 1970's), John Oates, Richie Furay, Kenny Passerelli, Nitty Gritty Dirt Band, JohnnySwim, Michael Martin Murphy, and the one and only Garth Brooks at Fiddler's Green Amphitheater.

These members of The Long Run are great examples of "Colorado Rock" icons.

Banning Lewis Ranch summer concert season is just about over, but watch for another outstanding season of great Colorado musicians next summer! 🍷



YOUR NEW HOME *Awaits*

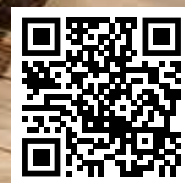
Meridian Ranch, Banning Lewis Ranch, Gardens at North Carefree and Wolf Ranch

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COMMUNITY MARKETPLACE REVAMPS FOR NEXT YEAR

BY LINDA DUVAL

When the existing farmer's market was no longer serving the needs of the Banning Lewis Ranch community, a new one was formed to take its place. Because it won't focus solely on produce, it's being renamed the Community Marketplace and will showcase not only area farmers, but also small, often home-based businesses looking for an outlet.

Karole Campbell, who handles marketing and public relations for the development, was tapped to do the job of reorganizing the weekly event. Caroline Fleming, who works with Campbell, has been contacting potential vendors to rebuild the program.

"We have a handful of really reliable vendors – a tamale lady, a guy who makes his own ranch dressing and dips, and a woman who sculpts candles. She was an incredible find," Fleming says.

They also have Hanson's Honeybees, an Ellicott-based operation that brings to the market alfalfa honey, beeswax candles, hand butter, lip balm and beard balm, as well as fun bee-theme merchandise.

"We have found it's a good way to build our business and develop a new clientele," says Barbara Hanson, who runs the operation with husband Mark and their two sons.

A new addition to the lineup is Sweets & Treats, operated by Laura Zuzio, who creates fancy cupcakes, candy apples and Mason jar mixes out of her home kitchen. She finds the marketplace is a good way to show her goods to consumers and get the word out. "It has been very successful, and we had a lot of fun doing it," she says of her visits to the event. "I've sold a lot of stuff, especially the candy apples. They are labor-intensive."

The Mason Jars – with layered dry ingredients – include cookie mixes, hot chocolate or pancake mix. Instructions on how to make them are included. "They make nice gifts," she says. "They also make



Hanson's Honeybees: Find current information on Facebook or check them out at hansonhoneybee.com

great party favors, say for a bridal shower."

In addition to the vendors, there are usually a few food trucks around. They include La Gran Tenochtitlan, serving Mexican fare, and Crissie Homemade, for Filipino specialties and kebobs. More are expected to participate next year.

The Community Marketplace was open on Thursdays; hours are being revamped for next year, Fleming says. Opening dates and times for next year will be announced later. "We want to thank everyone who stuck with us this year and hope to see them all—and many more—next year," Campbell says. 🐝

"WE'RE EXCITED TO MAKE IT GROW FOR LOCAL VENDORS AND FOR THE COMMUNITY,"

The marketplace is held at Vista park – **8833 Vista Del Pico Blvd.** The attendance is from the 3,300 households in the neighborhood, many families of them with children.

Anyone who wants to participate should contact the organizers at **719-649-3987** or by email at either **karole@madwomanms.com** or **carolinefleming410@gmail.com**.



Sweets & Treats: Call 719-453-1842 or email sweets.and.treats0626@gmail.com



CHECK OUT THE FREE FUN AT YOUR LOCAL LIBRARIES

BY LINDA DUVAL

Folks who live in the Banning Lewis Ranch area know that there are two great branch libraries nearby where they can indulge in hours of free fun for all ages.

The Pikes Peak Library District's arms reach out this far, with the High Prairie Library on 7035 Old Meridian Rd in Falcon, and the Calhan Library on 600 Bank Street in Calhan.

In addition to the collection of books, movies and music that your free library card gets you, there are so many wonderful learning and entertainment programs for kids of all ages.

"We have lots of in-person programming," says Liz Willhoff, manager of both those branches. "We serve all ages, from 0 to adults."

The earliest program is called Babytime, geared toward the first year of life, with a focus on songs, rhythms and language, and a chance for babies to play with other babies. The next group up is Toddlertime, aimed at 1-2-year-olds, and also has plenty of nursery rhymes, songs, and stories to entertain. Storytime, a program geared towards children aged 3-5, come with more advanced books to educate and entertain.

For elementary school students, there are after-school programs filled with creative arts and crafts and supplemental learning in the STEM, focusing on science and math.

Tween and teen programs vary by age, depending on the program, but many focus on creativity

like adding jewels to your backpack or making a Pokémon terrarium.

During the summer, both libraries participate in the district-wide summer reading program for kids, and during the school year, they also offer programs for homeschool families. These are educational programs designed to augment any student's homeschool curriculum. Throughout the month of September, the library has worked through a segment on archeology! For more information on the homeschool program, visit <https://ppld.org/homeschool-hub>.

Adults aren't left out! There are monthly creative programs for them, too. The Falcon Garden Club meets at High Prairie Library monthly and is open to the public.

High Prairie has a seed library, where anyone can check out seeds and plant them. Supplemental programming is offered, too, with sessions on composting, keeping a garden journal, or how to select seeds. The library also enjoys a partnership with the Fresh Start Center at the Mountain Springs Church. "We give them the food we grow in our garden for their food pantry, and they give us seeds for the next year," says Willhoff.

Neither library currently has a book club, but she's open to the idea. "I think if there's a specific interest, the community could let us know and we will try to offer that," she says.



High Prairie Library hosts an annual Harvest Festival, which is held on September 24th this year. This family fun day includes crafts and activities for kids, a costume contest, a cookie contest, animals from the Cheyenne Mountain Zoo, and other live entertainment.

"We also do programming at Banning Lewis at their rec center," she says. "Staff goes there twice a month to do Storytime or after-school programs with crafts and such."

"The two libraries see a lot of people from the Banning Lewis area. We get great attendance when we go there," she says. The bookmobile stops there every week, too.

"Calhan also offers a family movie night in the summer months," she adds. 🍿



TIME TO CHECK IT ALL OUT!

For **High Prairie library** hours, programs and other details, visit: ppld.org/high-prairie-library

For **Calhan library** hours, programs and other details there, visit: ppld.org/calhan-library

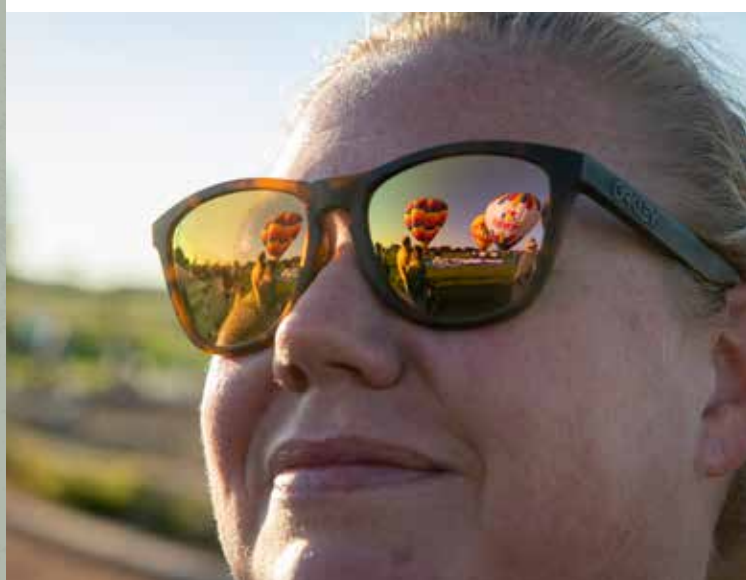
If you want to **volunteer or join a Friends group** at either library, contact Willhoff via email at ewillhoff@ppld.org.



BLR HOSTS ALOFT BALLOON EVENT

In partnership with Colorado Springs Sports Corporation, Banning Lewis Ranch's Vista Park played host to the ALOFT event on September 1, a preview of Labor Day Liftoff in Memorial Park. Hundreds of Banning Lewis Ranch neighbors watched 10 onsite balloons inflate, while several others floated above the park.

Neighbors enjoyed breakfast burritos from Solsage, beignets from Rocky Mountain Beignet and delicious coffee drinks from Wheel Coffee. ☺



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INAUGURAL RETREAT PICKLEBALL TOURNAMENT, COMMUNITY PICNIC & PRIZE GIVEAWAY!



Thanks to everyone who participated and volunteered in the 2022 Inaugural Retreat Pickleball Tournament, Picnic, and Prize Giveaway! The weather was ideal, the Retreat Troubadours provided a wonderful rendition of our national anthem, Ziggi's free coffee was greatly appreciated, and the energy level for our tournament players and supporters was exciting to experience!

Congrats to our tournament winners!

Men's Intermediate Bracket

Gold medal – Kevin Nelson
Silver medal – Mark Evans
Bronze medal – Phillip Abbey

Women's Intermediate Bracket

Gold medal – Shirley Johnson
Silver medal – Chris Burger
Bronze medal – Maile Higgins

Men's Novice Bracket

Gold medal – Barry Phelps
Silver medal – Ian Lundy
Bronze medal – Keith Everett

Women's Novice Bracket

Gold medal – Susie Everett
Silver medal – Tracy Notestine
Bronze medal – Nancy Holloway.

Rob Decker with Kingdom F.I.T. provided free trigger point massages and Wirewood Station entertained the crowd during the picnic lunch... a wonderful benefit to all Retreat residents!

Major sponsors for this event included: Pickleball Central, Jigsaw Health, Scheels, Oakwood Life, Honest Accurate Auto, Major Contracting Services Inc., and the Banning Lewis Ranch Foundation. Prizes for the giveaway were donated by these generous local partners: Honest Accurate Auto, Sasquatch Cookies, Springs Nails, Auto Zone, Scheels, Costco, Guadalajara Mexican Restaurant, Heritage Cleaners in Falcon, Mike Lee with Engage Pickleball, Sandeep Maity and Greg Williams, local pickleball instructors, Urban Egg/Salsa Brava, Rita's Italian Ice, Styles Salon, Norwex Cleaning, Rocky Mountain Vibes Baseball (2 tickets donated by Joe McCray), a Dippity Duo Gift Basket (donated by Sandi Winant) and a large gift card to Rodizio Grill in Denver (donated by Chuck & Mabel Bairn). Our own Wine-making Club provided wines from the newest collections from Jim Cannon and Tammy Avanzi. Please thank these businesses and residents for their partnership and contributions AND show your appreciation by visiting their business and considering their services when applicable! Swag bags, donated by Pickleball Central and provided to all players and key tournament leaders, were filled with useful promotional items from Jigsaw Health, Scheels, Honest Accurate Auto, Oakwood Life, PNC

Bank, R45 Training, Dick's Sporting Goods, Re/Max, Sasquatch Cookies, Pearls Program, Life After 50, and Rita's Italian Ice.

A HUGE thanks to all our volunteers that stepped up in various roles to support this fun event! Your support and nice comments were greatly appreciated! 🙌



GETTING TO KNOW YOUR LIFESTYLE CONCIERGE CRYSTAL NELSON

As Lifestyle Concierge for the Retreat at Banning Lewis Ranch, Crystal will report to Ashley Maniscalco, the Lifestyle Director. She is excited to be joining the Oakwood Life Team and will be supporting the resort-style living for The Retreat Community. With over twenty-two years of customer service experience and six years being an Educational Assistant to the Special Education Department, Crystal shows patience and a passion for helping others. Although Crystal was born in Las Vegas, she has spent most her life in Colorado Springs and likes to think of herself as a native. Crystal lives with her husband and two children. She has two dogs, Ranger and Allie. Allie is the fastest rear leg amputee dog she has ever seen. Crystal enjoys many crafts and loves to challenge herself with learning new things all the time. The top of her list is yarn crafts and always has at least two projects going at once. Most recently she has been working on Amish Knot rag rugs, made from scrap fabric, but has also made them out of recycled shopping bags. After deciding it was time to set fears aside and open herself up to amazing opportunities, Crystal has started on a path the led her here to the wonderful and welcoming community, The Retreat at Banning Lewis Ranch. She is blessed to be here.



The Retreat

Banning Lewis Ranch



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and more!

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- Pickleball • Bocce Ball • Fitness Center • Entertaining Kitchen
- Community Lifestyle Director Offering Daily Activities
- Main Floor Living Homes • Low Maintenance Yards & Exteriors





SUMMER FUN HAPPENINGS AT BLR

BY JOSELYN ROJAS

Summer has been busy at the Ranch House. The YMCA loaded up the calendar with a variety of activities for all ages and interests. Here are some highlights from the past three months:

Residents of all ages took a six week beginner guitar class with local resident instructor Lawrence Shiroma, and performed a recital for their family and friends at the end of the classes.



Residents walked a mile from the ranch house with Certified Personal Trainer and Operations Director Melissa Rousseau. She took them to the Fit and Fun Park and demonstrated all of the equipment for Exercise Month in August.

Several families participated in the Family Hiking Challenge during the month of July for Parks and Rec month. They all hiked a total of 100 miles combined! The Forth Family hiked the farthest and won and National Parks Pass. The Anderson Family won a Colorado Parks Pass.



During the summer break, community kids in the neighborhood attended an immersive theater program with Belmont Center for the Performing

Arts, and learned acting, singing, choreography and stage production. They performed the play “Matilda” at the end of the summer.



Naturalists from Cheyenne Mountain State Park came to visit the Ranch House during the month of July. They had a fun touch table with animal skulls and fur, and also had maps with trails and campsites.



Residents had fun learning the Cricut Cutting System, and got creative making their own Fourth of July shirts to show some patriotic spirit.

Rain and thunder didn’t stop local resident Matthew Eastman from helping us host a movie night with a showing of “Over the Hedge,” while families enjoyed popcorn and candy.

Danny from Dance Wonderland instructed residents in several dancing styles. The pouring rain did not stop many couples from attending a fun class at the Pavilion.



Toddlers ages 2-5 enjoyed Musical Story Time with the Belmont Center for the Performing Arts. A story was read, and each child moved along with an interactive musical instrument.

Miss Pam teaches how to use watercolor during BLR Summer art camp. They learned different mediums from around the world and created masterpieces all week.



A fun kickoff to summer was the annual BLR Memorial Day cookout. Kids enjoyed water balloon fights, food catered by Blue Spruce Catering, and music by DJ Mike.



School-aged children were able to participate in several of the High Prairie Library art and STEM activities in the Pavilion during the summer days. They have made sun catchers, completed Lego challenges, and created name banners. PPLD also hosts a monthly toddler story time.

BLR kids enjoyed making fun arts and crafts during Parents Night Out. They played in the large bounce house, ate pizza, and ended the night with fun games.

The Teen Pool Party was a roaring success, with almost 50 teens spending time at the pool at nighttime. They enjoyed snacks, punch, a fire pit, volleyball, and basketball games in the pool.



We celebrated a fun sand art and ice cream event at the Ranch House veranda to kick off the start of the school year.

Cherokee Ridge Golf Course welcomed BLR players for a sunny morning of golf. Discounted greens fees, half price range balls, and a food and beverage voucher made up a fun day on the course.



Over 300 residents came out to watch the Rocky Mountain Vibes baseball team and get great ballpark hotdogs. A quick weather delay paused the game, but didn’t pause the fun! 🍔





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BANNING LEWIS RANCH CONTACTS

Northtree Ranch House

6885 Vista del Pico Blvd.
Colorado Springs, CO 80927
Phone: 719-522-2432
Fax: 719-522-2433

Banning Lewis Ranch Metropolitan District

Districts 1-7
Josh Miller – District Manager
c/o Clifton Larson Allen
111 South Tejon Street, Suite 705
Colorado Springs, CO 80903
Phone: 719-635-0330
Phone: 1-888-650-6557
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
penrosetfrancis.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
thepromenadeshopsatbriargate.com

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



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Inspiration View Elementary School teachers aren't just great teachers – they're great Banning Lewis Ranch Neighbors, too! Be sure to say hi to them when you see them out and about in the neighborhood!

