

BANNING LEWIS RANCH

MAGAZINE



DEVELOPER'S UPDATE PG. 4

NEW YEAR'S RESOLUTIONS PG. 12

SAVE ON GROCERIES PG. 20



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A place for life's moments.

Issue 26 | Winter 2022

A STEP ABOVE

Oakwood Homes builds on customer experience and affordability.

Whether you are a first-time home buyer, someone interested in purchasing a bigger home, or an empty-nester, Oakwood Homes offers an array of new homes to fit the vast needs of home buyers in Colorado Springs. Each of Oakwood's communities boasts a variety of homes available at every price point, starting from the \$300s up to a luxury line of homes that are priced in the \$400s with various floorplan options.

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 Garmong, Oakwood Homes Division President



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BY THOMAS GARMONG

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

BANNING LEWIS RANCH IS THE PLACE TO BE IN 2023

By the time you read this you will have hopefully had a wonderful holiday season with family, friends and neighbors. We hope you enjoyed the holiday lighting contest and community holiday activities at the Ranch House. We fervently wish that all your holiday dreams came true and that you're preparing for a happy and prosperous New Year!

Retreat residents received a welcome pre-holiday "gift" with the long-anticipated opening of the 10,000 square foot exclusive clubhouse, "The Barn"! The Barn features a state-of-the-art fitness center complete with a movement studio, locker rooms, multipurpose room for learning or getting together with friends, and an entertaining kitchen. Play a game of pickleball or bocce ball, relax at the outdoor spa and swim in the beach-entry pool. The amenities provide multiple options to keep an





active and healthy lifestyle while enjoying resort-style features throughout the community.

Following the holiday season we are also bringing “gifts” to the Banning Lewis Ranch community in 2023. From new home building partners to new collections from Oakwood Homes, there’s never been a better time to invite your friends and family to become your neighbors and fellow homeowners in Banning Lewis Ranch.

We are pleased to welcome Richmond American Homes to the Banning Lewis Ranch community. Richmond is a well-respected, thoughtful home builder who will be bringing new homes from 1600-3200 square feet with prices starting in the upper \$400’s. They plan to build up to fourteen

of their most popular floor plans with models featuring 2 bedrooms to as many as 7 bedrooms. Models include ranch and two-story elevations. These new Richmond American models and styles will add their own unique design sensibilities and create exciting new options for new Banning Lewis Ranch residents.

And, Oakwood Homes is proud to announce we’ll be launching the Ascent and Coach House Collections in 2023. We’ll be sharing details about floor plans, styles, and price points within the coming months. Expect to see the latest trends in construction, energy efficiency, and design features in these collections. We are super excited about the look and feel of these homes and believe you’ll be “wow’ed” as well! 🙌

At Banning Lewis Ranch we always strive to be on the cutting edge of community features, amenities and housing options. We are never “done” and we never “settle.” We do the work to continue to be the most popular, best-selling community in the Pikes Peak region!





NOW SELLING: BANNING LEWIS RANCH

Discover exceptional new homes in Colorado Springs!

Conveniently located just off Powers Boulevard, this sought-after masterplan offers an inspired array of ranch and two-story floor plans, including some from our versatile Seasons™ Collection.

Community at a glance:

New homes from the \$400s | 2 to 7 bedrooms & approx. 1,620 to 3,000 sq. ft. | Finished basements available
Community pool, fitness center, events calendar & more | Hundreds of ways to personalize flooring, fixtures & finishes
Complimentary Home Gallery™ design consultation | Model homes coming soon!

Call to schedule an appointment today!

5645 Mammoth Lane, Colorado Springs, CO 80927 | 303.850.5750

See reverse for floor plan overview.

PERSONALIZATION IS A PRIORITY

Richmond American Homes offers 14 flexible floor plans with abundant design options.

Richmond American Homes offers an inspired array of ranch and two-story floor plans at Banning Lewis Ranch, including some from their sought-after Seasons™ Collection—designed to put homeownership within reach for a variety of buyers.

New Richmond American homes at the amenity-rich masterplan boast up to seven bedrooms, approximately 3,000 square feet, and prices start from the \$400,000s. Each of the 14 versatile floor plans featured at the community includes designer details like open layouts and elegant owner's suites and incredible features. Quick move-in homes are currently under construction, which are a great option for buyers on a shorter moving timeline.

"With us, it's personal™" is more than the builder's tagline. It reflects Richmond American's commitment to providing a personalized design experience for every buyer who builds a new home from the ground up. How do they help ensure that each Richmond American home is as unique as its residents? They do it by pairing buyers with design consultants who will help them choose from hundreds of design options—a complimentary service! From flooring, countertops, and cabinets to home theater and solar power systems, Richmond American offers countless opportunities to tailor their floor plans and seasoned advice to assist customers every step of the way.

"At Richmond American, we recognize that no two homebuyers are alike, and therefore, no two homes should be alike. We pride ourselves on offering an impressive assortment of floor plans and design options to appeal to a wide variety of



homebuyers. With hundreds of choices for flooring, fixtures, finishes, and home technology, you'll find that the Richmond American homes at Banning Lewis Ranch are versatile and will fit the needs of any lifestyle." – Natasha Gandhi, Senior Division President

The Richmond American Homes companies have 45 years and 230,000 new homes to their credit, so buyers can rest assured that they are choosing a stable, reputable builder that is recognized for its eye-catching design, attention to detail, quality construction, and unwavering commitment to customer satisfaction. Visit the sales center today to discover your dream home. 🏡

**VISIT THE SALES CENTER TODAY TO
DISCOVER YOUR DREAM HOME.**



RICHMOND.
AMERICAN HOMES

RICHMOND HOMES



VETERANS DAY CELEBRATIONS AROUND BANNING LEWIS

A large, colorful display board titled "Thankful for our Veterans" is mounted on a wall. The board is decorated with numerous small, framed photographs of veterans in military uniforms and civilian life. The photos are arranged in a grid-like fashion, with some larger than others. The board is also adorned with various military medals and a "WELCOME TO IVE!" sign. The background of the board is a light blue color with a subtle pattern of stars and stripes. The overall theme is one of gratitude and respect for the service of veterans.

A group of children, mostly wearing red shirts, are performing on a stage in a large gymnasium. An adult woman in a blue and white shirt stands to the left of the stage, holding a book. The stage is decorated with a large American flag and a black backdrop. A large audience of children is seated in the foreground, watching the performance. The gymnasium has a high ceiling and wooden floors.

Down the road at Inspiration View Elementary, students performed an Americana-themed concert for friends and family on November 11. The room was packed full with staff, families, and guests who took time to salute those who have served our country. 🇺🇸



Photos by Joel Quevillon and Aaron Villegas, District 49 Communications Team.

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Nestled in the Banning Lewis Ranch neighborhood is the public charter school known as Banning Lewis Academy (BLA). This K-12 academy consists of two main campuses, just a mile apart from each other. Banning Lewis Ranch Academy (BLRA) is the K-5 elementary campus. This is the 17th year BLRA has been open, which is surprising to many, and a testament to the stability and success of the organization. The Ranch has all the feelings of a small intimate campus with a cozy student-to-teacher ratio and strong relationships among staff and family. By enrolling young scholars in BLRA, families are immersing their students in a rigorous educational experience that will prepare learners for college and beyond. The Ranch creates a strong foundation for students to build their academic and personal growth, which sets them up for success when they transition to the 6-12 grade Banning Lewis Preparatory Academy (BLPA). As a college prep campus, BLPA continues to challenge students as they continue in rigorous studies to foster critical thinking, innovative problem solving, and hands-on applications of learning.

When you become a Stallion at BLA, you are investing in family first. It is quite common to see siblings across K-12 grade levels walking to and from school, engaging in shared learning



experiences, and participating in various after school activities together. Throughout their time at BLA, students get to forge their paths as competitive athletes, outstanding musicians, aspiring entrepreneurs, global citizens, and dedicated life-long learners!

While BLA is an ideal community for all families, it holds exceptional value in the lives of our military families. This past Veterans Day was a testament to that. On November 10th, Banning Lewis Academy got an early start to honoring Veterans Day. Both campuses hosted assemblies for their school communities and Veteran families. BLRA hosted the world re-known United States Air Force Academy Pegasus Band. These full-time, active-duty bandsmen are committed to enhancing community

relations, supporting the recruiting mission of the United States Air Force Academy, and instilling the Air Force core values of Integrity, Service, and Excellence in our nation's youth. Meanwhile, the BLPA campus honored Veterans by welcoming their campus security, Pedro Alaniz, as the featured guest speaker. He spoke to the values that serving in the military instilled in him. Throughout the year, BLPA unites civilian and military students through the Student 2 Student (S2S) student leadership

organization. The purpose of this partnership is "to welcome new students, create a positive environment, support academic excellence, and ease transitions."

Whether families are new to the Colorado Springs area or have been long-time residents of Banning Lewis Ranch, the BLA community is the ideal academic network for your family to be a part of. 🍷



2023-2024
ENROLLMENT
OPEN NOW

BANNING LEWIS ACADEMY

Banning Lewis Academy
 Grades K-12
www.blracademy.org




THE BEST OF INTENTIONS

BY LINDA DUVAL

We all do it once a year with the best of intentions.

Yes, you guessed it: **we make New Year's resolutions.**

We asked some Banning Lewis Ranch residents to tell us what their resolutions are going to be, and how they plan to actually keep them!

Here's what they said:

Tammy Parsons

"As the Program and Events Coordinator for the YMCA at Banning Lewis, I don't really make resolutions, but instead I make goals for the New Year. My goal for 2023 would be to continue expanding the programs and events offered to the community by listening to resident feedback and suggestions, and work to incorporate their ideas into future community opportunities."



Eddie Lampkin

"My New Year's resolution is to do more community service and improve my physical fitness level in order to get ready for Army Drill Sergeant school.

My plan to achieve these resolutions is to continue to use

my spare time to get out into the community and do random acts of kindness. Our community is amazing and we have so much talent. I want to help families and friends save money and make life easier.

As for Drill Sergeant school, I really have to focus a lot more on the duties and responsibilities of training America's sons and daughters. It's a huge responsibility to help someone transition from an ordinary citizen to an extraordinary American soldier. I will also have to do more ruck marches and spend more time outdoors with the wildlife."

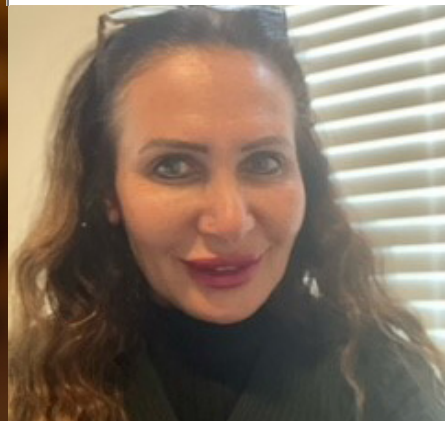


Johnny Joy

My resolution is to help as many people across our community and around the world find sobriety and a new life that comes with it, if they are searching for it! My hope is that the app I've been developing will be launching on January 1, 2023 called SobriTree. It will be the most comprehensive

recovery and sobriety/motivation app.

Johnny Joy is a DJ at Mountain Country radio (107.3 Mountain Country), where he co-hosts The Morning Routine weekdays from 5am to 10am.



Anna Spriggs

I don't make resolutions; I never have. For me personally, I just know what I need to do and go ahead and just do it! That way, I do not place any unnecessary expectations on myself. More importantly, it just happens organically, and that's how I prefer to live life.

In regards to my company, Wheel Coffee, which I have grown from the ground up in the past five years, I will continue to set my standards high. My goal is to provide the best customer service my customers have grown accustomed to, as well as the best quality beverages that bring smiles to my customers every day.

I genuinely enjoy seeing the pleasure my customers get when they take that first sip, or when they tell me it's the best coffee they have ever had in their life. That is my goal.

When I tell my customers that I make every drink with love, it's true. It's not just a gimmick or a line. It's truly what I set out to do with every drink I make. When they reward me with a smile of great appreciation, I've done my job, my goal was reached, and I know Wheel Coffee will survive another day.



Marvirich "Marv" Torcedo

Nobody ever accused Marv of being an underachiever. Here is his formidable checklist:

- Fall in love all over again with my wife while we walk the sandy beaches of the southernmost coastal parts of North America and the Philippines.
- Spend ten or more weekends snowboarding with my eldest daughter this winter season.

- Read 52 short story books with my second-grade daughter.
- Become 10 days more active with the BLPA Watch DOGS (Dads of Great Students).
- Knit two scarves for two BLR good friends.
- Take a motorcycle ride with my BLR Biker Budz group to Four Corners.
- Find a BLR Pickleball partner who can assist in defeating the reigning BLR champions, The Steinleins.
- Add a bowling, badminton, and arm-wrestling tournament to "The Cheeze- a BanLeRan Sports group."
- Volunteer once a month to wash dishes and play guitar at a veterans' retirement community.
- Help establish a drug and alcohol addiction services program in Colorado Springs.
- Win the overall Season 6 M&M Poker League.
- Share 3-4 educational seminars on leadership and networking at The Ranch House.
- Start a small transportation business servicing the older adult community.
- Think these are pie -in-the-sky aspirations? Here's what Marv says:

"All of these, except winning the Poker tournament, are already in action. Next year is when, lord willing, it will all be accomplished. I am starting a new position with the VA come January, breaking ground for a drug and alcohol rehab in July, and I've booked flights, purchased books, and reserved lift passes for my family to surprise them. Those who are close to me know that these are small resolutions, humility aside of course." 🙌

HAVE YOU MADE YOUR RESOLUTION YET?

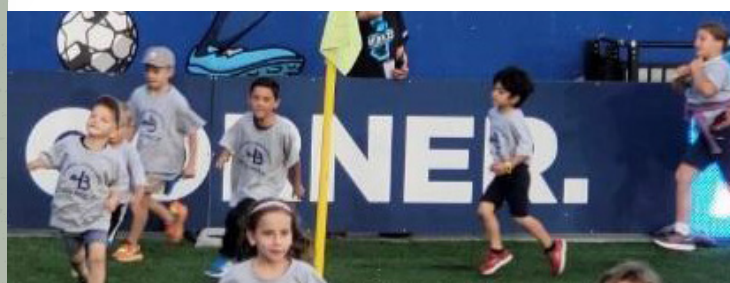


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Autumn has come and gone in Banning Lewis Ranch and brought in cooler weather, fall activities, and lots of fun for BLR Residents and YMCA programs for all ages. Kids were treated to many special events this fall, starting with The Switchback's parade prior to BLR Night

at the stadium downtown. October was filled with fall break activities, including a Halloween movie day, Art Camp, and a Halloween craft event. We continue to enjoy a partnership with the Pikes Peak Library, who visit twice a month and give kids story time along with art and STEM-based activities.



Fall Fest was a huge success this year, with over 800 kids and 15 volunteers participating in our Trunk or Treat. The petting zoo, carnival games, and bounce houses were family favorite activities throughout the day. Congratulations to the Winderbaum family for winning the best trunk at our Trunk or Treat!



Adults participated in several fun activities like the return of the BLR Chili Cook-Off, sculpture class, pasta making class, and hot chocolate bomb making classes. Winners of the Chili Cook-off were:

Jake Thornton (Best Overall)
Trey Mykytyn (Spiciest)
Ryan Larsen (Most Original)



The residents joined together to support the Colorado Springs community with two big service projects. A winter blanket drive helped support The Place COS teen shelter, where over 80 blankets were collected to help keep kids warm this winter. Resident generosity continued with over 728 pounds of food collected for Care and Share Food Bank to feed our neighbors in Southern Colorado.

November was all about recognizing our Residents and how much the YMCA loves serving this community with Resident Appreciation Week. The community was treated to coffee, donuts, cookies, milk, and free swag. Congratulations to Benjamin Mueller for winning our Resident Appreciation guessing game!



As things slow down at the end of the year, we are looking forward to one last community event: Pictures with Santa at the Ranch House! We hope to see you there for a fun walk, visits with Santa, cookies, and crafts. 🍪



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PIG ROAST 2022

On September 17, more than 1,000 Banning Lewis Ranch residents and their families were treated to great food, fun, and surprises at the annual Pig Roast.

In addition to a full meal of BBQ meats and fantastic sides from local fan favorite Bird Dog BBQ, The residents also enjoyed free ice cream scoops and a cookie garnish from The Meltdown!

The Inman Brothers Band provided great live music that set toes tapping and got folks up and dancing. Neighborhood kids got their faces painted from Zanypaint and had great fun running around with the three bounce houses!

We can't wait to host this wonderful end-of-summer event again next year! Mark your calendars for Saturday, September 16, 2023. 🍷



HOLIDAY LIGHTING CONTEST

The holidays are a magical time at Banning Lewis Ranch with our annual holiday lighting contest. Neighbors compete for bragging rights and cash prizes. In 2022, there were two new competition divisions: one for The Retreat and one for the community at large. This year we upped our game with special holiday lighting tours! We offered maps of lit homes and group voting while serving hot drinks and festive snacks. Watch for this year's winners in a future edition of the Banning Lewis Ranch Magazine!



First Place 2021, LaMaster Family



Second Place 2021, Berryman Family



Third Place 2021, Newton Family



The Retreat

Banning Lewis Ranch



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FUN AT The Retreat THIS FALL

Banning Lewis Ranch

THE RETREAT UPDATES



Brush Hallow Wine Tour



Brush Hallow Wine Tour



Craftastics Wine Craft



Garden Club Pot Luck



Singo Bingo

GROCERY SHOPPING TIPS CAN SAVE YOU SOME BREAD

BY LINDA DUVAL

If you're having sticker shock at the grocery store, nearly fainting when the checker tells you the total, then maybe you want to change your ways. There are tricks to lowering your grocery bill, but you just have to break a few old habits and develop some new ones.

Coupons

If someone handed you a \$10 bill, would you throw it in the trash? If you toss out the coupons in the Sunday paper or the ones you get in the mail from your grocery store, you are doing just that. Keep those handy during your next grocery store visit, and check your favorite store's website for online coupons and save them to your shopper's card so the savings are automatically given.

For extra savings, hang onto the coupon until the item is on sale; if you get toilet paper on sale for \$1 off and you have another \$1 off coupon, it's now \$2 cheaper than it was before—you've doubled your savings!

However, don't buy stuff just because you have a coupon! You may have that coupon for Sun Chips, but if no one in your family eats them and it goes to waste, you haven't saved any money.

Manager's Specials

Many grocery stores also have a "manager's specials" bin in the meat department. Root through it before you buy any other meat. I've found \$25 worth of beautiful lamb chops for about \$11, and a \$20 pack of beef tenderloin steaks for \$9. They're usually marked down at least 40-50 percent. If you can't use it that day, freeze it for later.

Also, somewhere in the back of the store, usually near the doors to the warehouse, there may be a rack of other manager's specials. You may find everything from loaves of bread to slightly damaged or discontinued canned or packaged goods. You can find great savings there. Again, don't buy it unless you really will use it.

Go Generic

Often, the generic stuff is just as good as the brand-name stuff (Aspirin and other painkillers, for example). The store brand is sometimes not as good, but try it at least once to see. Check high and low on shelves for the cheaper brand of something, like canned tomatoes. They put the most popular and priciest stuff at eye level.

Buy in Bulk

Does your family gobble up granola like it's free? Forget the pricey small boxes in the cereal aisle. Go for the bulk aisle and get yourself a good portion of granola for a fraction of the price per serving. You can do the same thing for nuts and many other snack items.

In the grocery aisle, a package of plain uncooked rice is way cheaper than the precooked, packaged stuff. You will get many meals out of one bag of rice, and it only costs pennies per serving. The same goes for oatmeal! Compare the price of a box of oats to those little packets of pre-seasoned instant oatmeal. Not only is it better for you, you can control the flavorings yourself.

Make a List...

... and stick to it when you can. If you plan the week's main meals, you will have all the ingredients on hand. Impulse buys are often expensive ones. Try to keep trips to the store infrequent. If you make one trip a week, you not only save on gas, but you avoid impulse buys like those cookies that just came out of the oven in the bakery!

Happy shopping...and happy final bill.

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Colorado Springs, CO 80903
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Fax: 719-473-3630
Email: Josh.miller@CLAconnect.com
Billing Inquiries:
Phone: 303-265-7949
Email: gwvutil@claconnect.com

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Service Day: Friday
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Covenant Control and Enforcement

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

Design Review Committee

Please submit plans to:
Elaine Anderson, MSI
Banning Lewis Ranch
Metropolitan District #1
8390 E. Crescent Parkway, Suite 600
Greenwood Village, CO 80111
Phone: 719-260-4548
Fax: 719-578-5611
Email: EAnderson@msihoa.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.

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Miscellaneous
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wildlife.state.co.us

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