

BANNING LEWIS RANCH

MAGAZINE



DEVELOPER'S UPDATE PG. 4

NEXT DOOR APP PG. 12

COMMUNITY MARKET PG. 17



BANNING LEWIS RANCHSM
AN OAKWOOD HOMES COMMUNITY

A place for life's moments.

Issue 27 | Spring 2023

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



PICK YOUR NEIGHBOR & RECEIVE **\$500***

Refer a friend to Oakwood Homes and you'll receive **\$500** when they close on their new home!



719.380.5092



OakwoodHomesCo.com

OAKWOOD



HOMES

*Limited to 1 per purchase. Not valid in conjunction with any other offers. Specifications and terms subject to change without notice. For details, please see an Oakwood Homes New Home Counselor. All referrals are processed at time of closing and require the completion of a W-9 form.

©2022 Oakwood Homes 

FIND YOUR STORY

- DEVELOPER’S UPDATE 4
- MOVERS & SHAKERS 7
- DISTRICT 49 8
- BANNING LEWIS ACADEMY 10
- NEXT DOOR APP 12
- CHRISTMAS DECOR..... 13
- YMCA UPDATES 14
- FOOD WASTE..... 16
- COMMUNITY MARKET..... 17
- THE RETREAT UPDATES 19
- BENEFIT POKER RUN..... 20
- DIRECTORY & CONTACTS..... INSIDE BACK COVER
- PHOTOS FROM THE COMMUNITYBACK COVER



BANNING LEWIS RANCHSM
 AN OAKWOOD HOMES COMMUNITY

Contact BLR Magazine

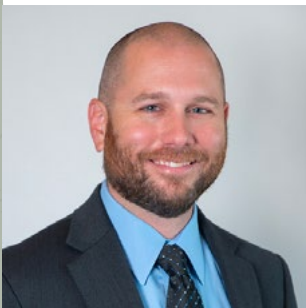
If you have an idea for BLR Magazine, wish to contribute an article, or advertise in upcoming issues of the magazine, please contact marketing@banninglewisranch.com.

Banning Lewis Ranch (BLR) Magazine is the official magazine of the Banning Lewis Ranch community. BLR Magazine is published by Banning Lewis Ranch. Banning Lewis Ranch and may not be held responsible or liable for the business practices of advertisers, errors or omissions within this publication. Articles included in BLR Magazine reflect the opinions of the author and do not necessarily reflect the beliefs or opinions of Banning Lewis Ranch

©2021 All Rights Reserved.



WE LOVE SPRING!



BY **THOMAS GARMONG**

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

Spring is one of the most exciting times in Banning Lewis Ranch. New growth... new ideas...new partners...and new home models.

Richmond Homes has joined the Banning Lewis Ranch family in 2023 and anticipates opening their first models in April in Village A. They will offer ranch and two-story floor plans in a variety of sizes and elevations starting in the upper \$400s. Visit

Banning Lewis Ranch's website for more details and to explore the different floor plans and options, or visit the sales office and new models at 5657 Mammoth Lane.

Oakwood Homes is also growing its footprint in Banning Lewis Ranch this spring by offering new floor plans in Village A as well. Oakwood will be launching two new collections, Ascent and Coach House, within



the next few months. The Ascent collection is designed to be an affordable and attainable product in our new world of rising costs and high interest rates. Learn more about the Ascent and Coach collection and sign onto the interest list at oakwoodhomesco.com.

By reading this magazine, you are the first to know so keep it under your hat for now: our team is working on an exciting new community amenity. We can't tell you any more than that – yet. But we'll reveal details as the project begins to come together. Great things are always growing in Banning Lewis Ranch. Happy Spring! 🍀

Join Richmond Homes for their grand opening featuring complimentary lunch and tours of the brand new Hemingway and Ruby model homes at Banning Lewis Ranch. After you learn everything this notable neighborhood has to offer, enter for a chance to win \$250 Visa gift card!

richmondamerican.com/events/1850



DISCOVER BEAUTIFUL NEW HOMES AT BANNING LEWIS RANCH

Ready for a new home, but don't want to leave the community (and amenities) you love? Explore 14 inspired floor plans with the open, inviting layouts and designer details you're seeking!

RICHMOND
AMERICAN HOMES

Call **303.850.5750** or visit **RichmondAmerican.com/BLRanch**
for more information.



The Laurel

Stop by the sales center for a model home tour today! - 5657 Mammoth Lane, Colorado Springs, CO 80927



The Seth

ABOUT BANNING LEWIS RANCH:

- New homes from the \$400s
- Versatile ranch and two-story floor plans
- 2 to 7 bedrooms, approx. 1,620 to 3,000 sq. ft.
- Finished basements available
- Hundreds of ways to personalize flooring, finishes and fixtures
- Complimentary Home Gallery™ design consultation
- Hemingway and Ruby models now open
- Quick move-in homes available*



*Closing dates are subject to change and cannot be guaranteed. Homebuyers may be limited in the structural changes, options and upgrades which can be made to homes. Prices, specifications, availability, dates and times are subject to change without notice. Actual homes as constructed may not contain the features and layouts depicted and may vary from image(s).
©2023 Richmond American Homes, Richmond American Homes of Colorado, Inc.

MOVERS & SHAKERS IN BANNING LEWIS RANCH

BLR resident Samantha Keating is starting a new music school for kids: Little Rock Stars LLC. Featuring a variety of classes separated by age from birth to age 6, the school is dedicated to introducing and advancing the musical education of young children using developmentally appropriate techniques. Find out more on their Facebook!

BLR resident Jeff Dubuc, who performs under the name Philip Jeffrey, released his first album in October with his lead single streaming over 200k times. Jeff is a huge supporter of the military, with military themed music. He teaches music locally to children in the BLR community and works with soldiers transitioning out of the military. Learn more at philipjeffreymusic.com.

BLR resident Jeremy Thomas recently started Colorado WoodworX, a new woodworking studio where he designs and sells ornaments, magnets, keychains, coasters, signs and decor. Find out more at linktr.ee/Colorado_woodworx.

BLR resident Angel Landert recently purchased You-Ka Café, located at 3743 Bloomington St in Colorado Springs. The restaurant serves traditional Filipino cuisine. Visit them Friday through Sunday between 11 a.m. and 8 p.m. or contact them at 719-309-6934 to learn more.

Movers & Shakers invites BLR residents to submit brief write-ups about new enterprises and accomplishments to be included in the next issue. Please include contact information in your write-up, if appropriate. Send an email with "BLR Movers & Shakers" in the subject line to madwomanmarketing@comcast.net. 





GROWING THE NEXT GENERATION OF TEACHERS

BY AMY MATISEK

District 49 Internal Communications Manager

District 49 has planted the seeds to relaunch an important career and technical education (CTE) program. After a two-year hiatus, Vista Ridge High School plans to bring back the Teacher Cadet Program for the 2023-24 school year to prepare aspiring teachers for a career in education.

High school juniors and seniors will have the opportunity to experience firsthand what it's like to guide young learners with reading and writing, math basics, and essential social skills. They'll see what it's like to make a difference by serving as an educator.

Diane Friedericks, language arts teacher, and Theresa James, social studies teacher, will serve as Teacher Cadet Program Instructors. Both have impressive backgrounds, ensuring future teachers will learn from the best. James was a finalist for 2023 Colorado Teacher of the Year, and Friedericks has experience teaching subjects ranging from Spanish to AP and Honors English. The two completed extensive training on the National Teacher Cadet Program curriculum last year to allow VRHS to offer the course again for students.

"In general, we don't do a good job of exposing kids to what teaching is all about," James said. "This will give students a simple way to get their feet wet." One primary goal of the Teacher Cadet Program is to encourage high-achieving high school students with excellent interpersonal and leadership skills to consider teaching as a career.

"This program is actual job readiness, but even if a student decides they don't like it, that's okay—

it's good to try it now before graduation," added Friedericks.

An important secondary goal of the program includes providing talented future community leaders with insights about teachers and schools so they can participate as civic advocates for education.

Teacher Cadet Program Structure

The one-year program will kick off with students attending one class period during the fall semester. They'll learn about topics such as teaching strategies and methods, diverse learners, education history, and what colleges offer teaching programs. In the second semester, the Cadets will step into elementary classrooms for what is essentially a "mini" student-teaching program.

"Our students will be involved in D49 schools, and they'll be teaching small groups," Friedericks said.

"THIS IS A GREAT INTRODUCTION TO SEE WHAT IT'S LIKE TO WORK WITH KIDS AND COLLABORATE WITH TEACHERS."

Teacher Cadets will complete 35 hours in a classroom lecture environment, 15 hours of observation at school functions or board meetings, and 50 hours of field experience. In the field, Teacher Cadets will partner with an assigned clinical teacher, or mentor, who will guide their hands-on part of the program. James and Friedericks will make regular visits to the elementary sites to see their students in action, demonstrating what they learned from the fall semester.

Participants in the Teacher Cadet Program will meet District 49's CTE requirement for high school graduation and may be eligible to earn college credit through Pikes Peak State College.

Traits of an Ideal Teacher Cadet

When it comes to encouraging students to enroll in the Teacher Cadet Program, James and Friedericks compiled a list of traits they'd like to see in potential candidates.

"Leadership skills matter. In front of a group of kids, are you a leader? Communication skills are important too; are you someone who can naturally communicate well with others?" James explained.

"I like to think about the students who often ask, 'What can I do for you? Can I grade papers?' Those are the ones itching to be a teacher," Friedericks added. "I've already pulled a couple kids aside and had conversations with them about giving the program a try."

According to James, demonstrating care is another essential skill. "I don't think you can be a teacher nowadays without being compassionate. If you aren't empathetic, you won't get anywhere. Kids need someone who cares."

Students interested in enrolling in the program must have a GPA of 3.0 or higher, and because the course is a college-level class, Teacher Cadets must possess excellent writing skills. The application process will include writing an essay titled, "Why I want to be a teacher."

Along with meeting the GPA requirement and completing the application and essay, students must have their own transportation to travel between schools in D49.

An Organic Approach to Teacher Recruitment

Like the rest of our nation, Colorado faces a teacher shortage. The supply isn't keeping up with demand as fewer college students are choosing the profession, and longtime educators are reaching retirement. The Teacher Cadet Program is one homegrown solution to developing a pool of educators for our state and district. "Their clinical teacher will sell them on D49. They will see what a job looks like in our district," said Friedericks. "They will experience different staff members, connect with

our community and that may spark their interest in coming back some day."


Friedericks and James are hoping to have 15 students enrolled in the program for next school year; the minimum number of Teacher Cadets needed to offer the program is six. Hopes are for the program to grow in numbers year after year. "Our elementary students will see our high school students out in their schools and may become interested in the Teacher Cadet Program when they are in high school," James said.

Students will leave the Teacher Cadet Program well-prepared for next steps in earning a degree and teaching license. They'll compile classroom observation papers and notes from their experience hours to create a portfolio throughout the year. "This portfolio will help a student's cause when they want to get into a program," said James. "We have a partnership with the University of Colorado at Colorado Springs now, and we're working to strengthen the relationship to address the teacher shortage."

Another perk for future educators: some can apply for free college courses offered on their high school campus through concurrent enrollment and have the opportunity to receive up to two years of college classes paid for with the Teacher Recruitment Education & Preparation (TREP) Program in Colorado. To learn more about the TREP Program, visit cde.state.co.us/postsecondary/trep.

Getting Started as a Teacher Cadet

If a student at any D49 high school is interested in the Teacher Cadet Program at Vista Ridge High School, they should contact their high school counselor, or email Theresa James at tjames@d49.org or Diane Friedericks at dfriedericks@d49.org. The program instructors hope to confirm student interest for the 2023-24 school year by this April.

"My advice for parents is this can provide an opportunity for you to help your child find their purpose. What better way for your student to get an idea of what they want to do. This is truly a rewarding profession," James said. "Nobody goes into teaching for the pay, but it's about everything else. When you have kids come back and talk to you years later, you know you played a part in producing productive citizens." 

STUDENTS POUR THEIR HEARTS INTO HEART CHALLENGES



Banning Lewis Preparatory Academy and Banning Lewis Ranch Academy really care about the heart health of their students and want to provide them with education on healthy habits that will stick with them into adulthood. That's why both schools said "yes" to participating in the American Heart Association's Kids Heart Challenge and American Heart Challenge programs.

For nearly 45 years, the American Heart Association has been partnering with educators in elementary, middle, and high schools across the nation to help educate students about healthy living. The Kids Heart Challenge and American Heart Challenge school programs provide unique, age-appropriate curriculum and activities. Students and educators have the tools needed to support both mental and physical well-being in students, families, and staff, all while making a difference by raising funds to save lives.

An added component to the programs for the 2022-23 school year is to help 1.8 million families across the United States to learn the lifesaving skills of hands-only CPR.

Over the last several years, the students at Banning Lewis Preparatory Academy and Banning Lewis Ranch Academy poured their whole hearts into the challenges, and hundreds

of students have been provided with heart-healthy educational materials. Since 2017, the students, families, and teachers have raised nearly \$40,000 that will go towards helping the association to end heart disease and stroke.

The students and teachers at Banning Lewis Ranch Academy have their own "Heart Hero," who serves as their cheerleader and inspiration as they participate in the Kids Heart Challenge. Multi-Tiered Systems of Support coordinator Jenna Bell isn't just an educator—she's also a heart transplant survivor.

In 2008, at age 23, Jenna was diagnosed with heart failure. She was young and healthy, and she didn't have a family history or underlying health condition that gave any reason as to why she was in heart failure.

In 2015, her health declined, and she was listed for a heart transplant. In 2016, after waiting at home for a new heart, her medical team decided that she was no longer healthy enough and needed to be admitted to the hospital for the remainder of her wait for a new heart. She was in the hospital a total of 36 days—missing good-night kisses and I love you's, missing trips to the parks and stories read, and missing her kids growing up.

Finally, on February 15, 2016, she got the amazing news that she would be getting a new heart. The very next day, Jenna received her new heart. Katelyn Mary Vanacore saved her life.

Jenna feels the American Heart Association has given her and her family so much. During her journey, she has been the beneficiary of treatments, inventions and research that have changed cardiac treatment for women. Women have only been included in cardiac research since 1993 and are still only included in about 30 percent of research studies. Jenna finds hope in the fact that the American Heart Association is fighting to change that!

The participation of students, families, and teachers at Banning Lewis Preparatory Academy and Banning Lewis Ranch Academy in the Kids and American Heart Challenges helps the association raise lifesaving funds that could help more survivors like Jenna.

Jenna's Story

"As a survivor of heart disease and a transplant recipient, I've never shied away from sharing my story, because I've always felt that it may one day save a life. Banning Lewis Academy made my story

a part of theirs. When the physical education staff learned of my battle with heart disease, they were quick to partner with the American Heart Association to bring the Kids Heart Challenge back to BLA. Formerly known as Jump Rope for Heart, the Kids Heart Challenge raises money for the American Heart Association and brings awareness of heart disease and stroke to our campuses. I've been honored to share my story with K-12 students and watch as their knowledge of heart-healthy habits grows.

I AM HONORED AND HUMBLLED TO WORK FOR AN ORGANIZATION THAT CARES ENOUGH ABOUT THEIR STAFF TO MAKE THE KIDS HEART CHALLENGE A PART OF THE CULTURE YEAR AFTER YEAR. I'M PROUD TO BE A STALLION." 🍷



WON'T YOU BE MY NEIGHBOR?

BY LINDA DUVAL



It's more than likely that you don't really know very many of your neighbors. It's another result of the pandemic and the cocooning trend, where we shop from home, communicate via cell and internet, and don't get out to meet people like we used to. We tend to connect with the world electronically, not over the back fence.

Enter Nextdoor.com, a free private social network where "neighbors create private websites for their neighborhoods where they can ask questions, get to know one another, and exchange local advice and recommendations," according to its website. It was created in 2011 by a coalition of internet entrepreneurs who saw a need and filled it, says Joseph Porcelli, Global Public Agency Lead for the company.

It caught on. One out of three neighborhoods in the U.S. and many in 11 other countries, including Canada, Australia, and a handful of European nations, use it.

The police use it to warn people that a sexual predator has moved into their area, or for the fire department to order evacuations in case of an encroaching wildfire.

Every day, folks post photos of their missing cats and dogs—and often get them back. Or they ask for advice on a good restaurant, a hairdresser, a plumber, or dentist.

"It's especially useful in times of need," says

Porcelli, who lives in Vermont. "One of my favorites is snowstorms. Neighbors ask for and get help shoveling, especially those with mobility issues. It's really wonderful to see neighbors stepping up and helping out."

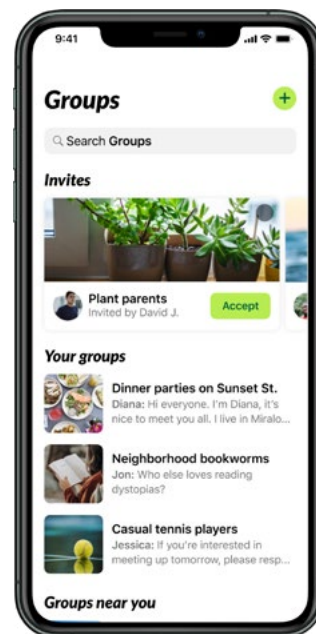
It's also a great place for sharing, if you have a sofa or dresser to give away or sell, or want to share about a great neighborhood-wide yard sale.

"On the fun side, you can organize a neighborhood walking group. Or a book club. During the pandemic, I started a kayaking group – distance kayaking. I met people I hadn't met before."

The nice thing about Nextdoor, he says, is that the people who respond are your neighbors.

"It feels safe." He likes to tell the story of a man in Tennessee who said he was afraid to go for a walk by himself, and asked if anyone would go walk with him. He got a terrific response!

There are some rules, the main one being "be kind and be respectful." Otherwise, local reviewers might pull your post. 🚫



The site is free to join! Go to [Nextdoor.com](https://nextdoor.com) and set up an account. You can find the Banning Lewis Ranch neighborhood at nextdoor.com/neighborhood/banninglewisranch--colorado-springs--co



A RECYCLED CHRISTMAS

BY LINDA DUVAL

About three years ago, on a day not long after Christmas, Trevor Newron and his young son, Dash, were riding their bicycles around their Banning Lewis Ranch neighborhood.

“Look, a snowman!” said Dash, pointing to a wire Christmas decoration someone had placed next to their weekly trash for pickup. “Can we take it home?”

His dad said he thought they could, since it was being thrown away. They fixed it up and it was good as new.

“The next day, Dash asked if we could go looking for more Christmas decorations that had been thrown away,” Trevor says. “We ended up with a train, some reindeer, and lights—a lot of times structurally intact. It was like a treasure hunt.”

It just takes a little work. “We fix things, replace lights, spray paint it, or whatever is needed, and then put it in our outdoor display,” Trevor says.

“We bring things back to life,” adds Dash, now six years old.

After living in the development for nine years, they really got into the spirit of things, putting up elaborate holiday displays in their yard for all the neighbors to enjoy. In fact, they won second place in the 2022 neighborhood lighting contest.

“About 90 percent of the stuff in our yard is found in thrift shops or in our neighbors’ garbage,” Trevor says. “The cool part is, it’s not just sitting in a landfill somewhere.”


Now, each January, when people are taking down their decorations, the Newron family takes a family

ride around the neighborhood on trash day every week to see what else they can find. Their hauls range from a simple string of lights to a giant red truck, about 8 feet long and 4 feet high, with Santa leaning out of it.

“Last time, we found a really nice nutcracker. It probably needs some new lights, but we can take care of that,” Trevor says. “My wife and I are both teachers and, on our salaries, we probably would not have bought all this stuff new.”

Their annual holiday decorating project now starts in October, with plans being drawn up for the front and back yards using both old and new finds. They try to create a cohesive theme, such as “Santa’s Workshop” or “Winter Wonderland.”

“IT GIVES US SO MUCH JOY WHEN WE FIND A NEW PIECE AND FIX IT UP AND IT FITS INTO OUR DISPLAY.”

And it’s a true family effort. Dash loves naming all the characters they add to their collection. In fact, he’s very engaged in the whole effort, and has been from the first discovery. “Most kids want to watch cartoons. Dash wants to watch DIY Christmas decorating videos,” his dad says, laughing. Their primary goal is having fun together, but Dash has a goal in mind: “next year, winning first place.” 



FOR YOUTH DEVELOPMENT®
FOR HEALTHY LIVING
FOR SOCIAL RESPONSIBILITY



The YMCA at Banning Lewis Ranch closed out a great year of programs with our final BLR Foundation-sponsored event at the Ranch House. Two days in December were filled with the sounds of the holidays, and over 600 happy kids enjoying cookies, crafts and, of course, time with Santa!



As we move into 2023, the YMCA is excited to bring more activities to all community members and to continue our partnerships with local organizations. Experts from UCHHealth taught our residents Hands-Only CPR and offered a great Diabetes Education class. Watch out for our upcoming seminars on Nutrition and Stress. More arts and crafts and cooking classes are on the way, too.



The new year brought new opportunities for residents to play together. Fun afternoons at AirCity360 and Gripstone Climbing Center had families and friends staying active during these cold months. The Valentine's Dance had everyone on the dance floor, enjoying the chocolate fountain, balloon and caricature artists, and a photo booth during the night. A big thanks to our BLR resident DJ Mike for providing awesome music!



We continue a strong partnership with the Pikes Peak Library District to bring Preschool Story Time to the Ranch House. New programs focusing on the teenagers in our community have also been added to the calendar. A Murder Mystery and an Anime Mafia game were our first two very successful PPLD Teen events.



The YMCA is looking forward to serving you in warmer weather with a fun spring ahead! Upcoming events include the annual Easter Egg Hunt and Healthy Kids Day, both in April, plus the Memorial Day Cookout in May. More information for these events is coming soon!

This spring is also bringing big changes to the Ranch House. Renovations will start soon; so be sure to watch your email for any changes of building operations during this time.



Pool season is not far behind. If you have not set up your new resident membership or need new pool access cards, please call the Ranch House now at 719-522-2432 to make an appointment.

The YMCA is proud to be a part of the Banning Lewis Ranch community, and we look forward to serving you for years to come. 🌟

**When you can't wait for vacation but
don't want to leave the terminal...**

You might be in love with your airport.



**Fall in love with Colorado's small airport.
FLYCOS.COM**



COLORADO SPRINGS AIRPORT

WASTE *NOT* WANT *NOT*

How to stop throwing away food – and money

BY LINDA DUVAL

With the price of food at an all-time high, you'd think we would be more frugal about wasting it.

American food production has a tremendous resource cost. 10% of the nation's total energy budget, 50% of its land, and 80% of all U.S. freshwater consumption is dedicated to the production and distribution of food. An unconscionable amount of those resources are wasted completely, as up to 40% of all food ends up in landfills.

Shocking? Yes. Are you guilty? Maybe.

When was the last time you threw away bread because it was stale? Or thought to yourself, "there's not enough left to make a meal so I'll toss this casserole." There are easy solutions to prevent waste like this. There are dozens of uses for stale bread: toast, French toast, homemade croutons, bread crumbs, and more. A small serving of a main dish might just be someone's idea of a good lunch.

Here are some tips from expert sources on ways to stop wasting food:

Planning

If you plan your week's meals ahead of time, you know how much to buy, when to use it, and what you plan to do with (properly stored) leftovers. A few ounces of pot roast or roasted chicken can make a great barbecue sandwich!

Leftovers

A few peas or carrots left from dinner? Toss them into a tuna casserole. Other veggies can be great additions to soups. Take a can of cream of chicken

soup, leftover vegetables, a soup can of milk, and a little extra seasoning. Put them into the blender to make a great lunch dish for two.

Think Small

Buy only what you really need. If you only need two stalks of celery, you can buy them loose instead of a two-pound bag to prevent wasting the rest. Buy in bulk to get just a small amount of granola or nuts instead of buying a big box or bag.

Freeze It

It's hard to make a small batch of something like chili or lasagna. Consider making two small lasagnas and freezing one. Leftover frozen chili will come in handy for a night when you don't have time to cook. You also can freeze bread, buns, and tortillas if they are well-wrapped. That way, they don't get moldy before you can eat them all.

Compost

If you can't eat it, you can use it to fertilize your garden. Start a compost pile and learn how to manage it to feed your flower beds or vegetable garden. There are lots of websites to help you get started!

In short: get creative. Be smart. Think frugal. You'll see the savings in your next grocery bill. 🌱





TO MARKET, TO MARKET!

Join the 2023 Banning Lewis Ranch Community Market for sales and exposure.

It may be Nicole Nicoletta's first year managing the Banning Lewis Ranch Community Market, but she already has big plans.

"I've managed many community markets," she says, so she knows a few things about getting one up and running. Right now, she's seeking vendors for the 2023 market, which starts June 1st and will be held in Vista Park on Thursdays from 4 to 7 p.m.

Every other week, there will be live music. On non-concert weeks, she hopes to offer activities, workshops, or demonstrations where visitors can learn a craft or skill.

Nicole says some of last year's vendors have already said they'll return, ranging from local honey to handmade soaps.

"Feedback from their experience was positive," she says. Participating in the market "is an excellent marketing tool for them," she adds. "One of the best ways to get sales and recognition is word of mouth. So when people show up and like what they buy, they're going to tell their friends about it."

She also hopes to feature local food, including produce and meat raised in eastern El Paso County.



To apply to be a vendor, e-mail Nicole at worldclassorganizer1@gmail.com or call her at 719-426-1483. There is no fee to set up a booth at the market. She requests that sellers commit to coming every week, for consistency. ➕

The Retreat

Banning Lewis Ranch



RESORT-STYLE *living...* NOW OPEN IN COLORADO SPRINGS

A NEW 55+ ACTIVE ADULT COMMUNITY

The first true active adult community in Colorado Springs.
Tour the model homes today and learn more about our community.

MyOakwoodLife.com

COME TO LIFE WITH:

- 10,000 sq. ft. Private Clubhouse • Beach Entry Swimming Pool
- Pickleball • Bocce Ball • Fitness Center • Entertaining Kitchen
- Community Lifestyle Director Offering Daily Activities
- Main Floor Living Homes • Low Maintenance Yards & Exteriors



The Retreat

Banning Lewis Ranch

The Retreat Community has been enjoying the Barn (Community Clubhouse) since its long anticipated grand opening in October. There have been many great memories and celebrations that have already happened, and many more to come. The community is very active in participation and planning of community events.

There are currently 23 interest clubs that include hiking, pickleball, stitching, zumba, crafting, winemaking, bunco, mahjonn, and many more! These groups are resident-led and supported by the Lifestyle Staff.

Each month the community has around 10-20 different community events and programming. Some of the most recent events have been Passion & Potions Dance and Mardi Gras Masquerade and a Grandkids Valentine's Day Craft in February. Each month there are Trivia Nights, Singo and Traditional Bingo, Wine Down Wednesdays, and other various events to keep the community social and engaged.

Retreat residents continue to do local outreach, donation drives, and volunteering to help others in the Colorado Springs community. Each month many residents volunteer at the Care & Share distribution center.

There are many exciting events to come this summer. There will be a big celebration for the Pool Grand Opening, a community pickleball tournament, Off to the Races event, Retreat Concert Series, and local and international travel planned by the Travel Club.

The community hopes to expand its fitness programming, grandkid events, and off-site excursions. It is an exciting time to be part of the growing Retreat community located in Banning Lewis Ranch. We look forward to welcoming many new residents with a red-carpet experience on their closing day! 🍷

ACTIVE ADULT COMMUNITY IN BANNING LEWIS RANCH



BENEFIT POKER RUN

Mark your calendars on June 24 for TxCo Adventures' 2nd annual Benefit Poker Run, benefiting the American Military Family organization to prevent Veteran and First-Responder suicide. The event will be held from 7 to 9 p.m. at the Ute Pass Cultural Center in Woodland Park, and will cover a shorter route than last year. This year, we have Philip Jeffrey Music opening the show and Ray Scott headlining this year's event.

Sponsors for the event and food trucks are being sought for this event. For more information or questions, please send an email to TxCoAdventures@gmail.com. 📧

TICKETS

- **\$25 for a driver and a vehicle, \$15 per passenger. These tickets include entry for the best poker hand prize and entry to the concert and after party. Note: These tickets are for participants in the poker run only.**
- **\$20 for general admission concert/after party**

Dazzling ARTWORK • *Stunning* THEATRICALS • *Electrifying* MELODIES • *Exquisite* CUISINE
and more!

Greetings from
NEVERBLAND

SEE THE CREATIVITY OF
THE PIKES PEAK REGION
LIKE NEVER BEFORE...

THROUGH THE

Breathtaking Lens

OF



peakradar.com

YOUR NEW HOME *Awaits*

LOCK IN YOUR LOWER RATE TODAY

Contact our knowledgeable sales team for a new home within your budget

COVINGTON HOMES



BUILDING COMMUNITY
CovingtonHomesco.com



Proud Builder
**St. Jude Dream Home®
Giveaway**



Scan for Website

719-448-5000 | 13737 Struthers Rd, Suite 200, Colorado Springs, CO 80921

Starting in the \$400K's Meridian Ranch, Banning Lewis Ranch, Gardens at North Carefree and Wolf Ranch

PREFERRED
SUPPLIERS



SIMPLY REMARKABLE HOME FINANCING



TOP-NOTCH
SERVICE



VARIETY OF
LOAN PROGRAMS



IN-HOUSE
MANAGED



Kevin Sullivan
Loan Officer
NMLS 363778
Direct: 719.465.0507
ksullivan@nesthomelending.com



Alan Sullivan
Loan Officer
NMLS 2144013
Direct: 719.338.1635
asullivan@nesthomelending.com

We're here for you.
Please let us know how we can help.

📍 1290 North Newport Road, Suite 130
Colorado Springs, Colorado 80916
719.284.9900

Experienced Lender of **OAKWOOD HOMES**

SullivanLendingTeam.com

Not a commitment to lend. Borrower must meet qualification criteria. Equal Housing Opportunity. Company NMLS #1573857

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 S. Tejon Street, Suite 705
Colorado Springs, CO 80903
Phone: 719-284-7226
Fax: 719-473-3630
Email: Josh.miller@CLAconnect.com
Billing Inquiries:
Phone: 303-265-7949
Email: gwvutil@claconnect.com

Trash and Recycling Services

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

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.

Utilities

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

Trash & Recycling Service
Home Builders Services is included as part of your Metro District Operating Fee
(720) 547-8600

Key Pickup for Mail Service
United States Postal Service
usps.com
(719) 638-1781

Mailbox keys can be picked up at the Ranch House.

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
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 Roads

Miscellaneous
Colorado Department of Wildlife
wildlife.state.co.us

US Fish & Wildlife Service
fws.gov



BANNING LEWIS RANCH

MAGAZINE

6885 Vista del Pico Boulevard
Colorado Springs, CO 80927

