

BANNING LEWIS RANCH

MAGAZINE



DEVELOPER'S UPDATE PG. 4

FAMILY GETAWAY PG. 12

COUNTY FAIR PG. 18



BANNING LEWIS RANCHSM
AN OAKWOOD HOMES COMMUNITY

A place for life's moments.

Issue 28 | Summer 2023



Oakwood Homes builds on customer experience and affordability.

PIONEERING NEW STANDARDS FOR ATTAINABLE HOME OWNERSHIP

Oakwood Homes innovates through purposeful and efficient design, always using local materials, manufacturers, and resources. We also provide an engaging yet straightforward homebuying experience that's unmatched in the industry. Our mission is simple: to create homes that are accessible and personable at every budget—for homebuyers in every stage of life.

PICK YOUR NEIGHBOR & RECEIVE **\$1,000***

Refer a friend to Oakwood Homes and you'll receive **\$1,000** when they close on their new home!



719.380.5092



OakwoodHomesCo.com

*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. This offer is valid through September 15, 2023.

FIND YOUR STORY

DEVELOPER'S UPDATE	4
MOVERS & SHAKERS	7
DISTRICT 49	8
BANNING LEWIS ACADEMY	10
PUEBLO: THE PERFECT FAMILY GETAWAY.....	12
YMCA UPDATES	14
COUNTY FAIR.....	18
DIRECTORY & CONTACTS.....	INSIDE BACK COVER
PHOTOS FROM THE COMMUNITY	BACK COVER



BANNING LEWIS RANCHSM
AN OAKWOOD HOMES COMMUNITY

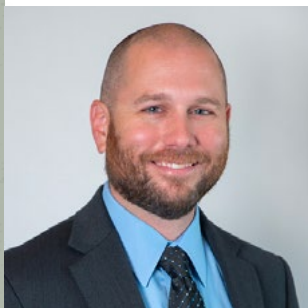
Contact BLR Magazine

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.

BANNING LEWIS RANCH IS BLOOMING



BY THOMAS GARMONG

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

Warmer weather brings blooms throughout the community! New homes, new projects, new friends, and new neighbors! Come out and see what's coming up in the neighborhood.

Covington Homes is excited to announce the launch of two new home models at 5798 Zounds Way: the Sweet Briar and the Ponderosa. The Sweet Briar is a two-story house with 4 bedrooms, 3.5 baths, and up to 2,322 finished square feet. The model includes an Expanded Gourmet kitchen with designer staggered cabinets, double ovens, gas cooktop, microwave, dishwasher, a spacious kitchen island, and granite countertops.





The Ponderosa model is an open concept ranch plan and showcases the optional SMART Home package which provides the best in living with casual comfort and energy efficiency. The model's designer features fit any lifestyle with 4 bedrooms and 4 baths comfortably spaced in a full 3,384 finished square feet house.

Oakwood's Ascent and Coach House collections are now available for viewing at 6845 Backcountry Loop and 6016 Callan Drive. The Ascent Collection offers thoughtfully designed duet-style floor plans that maximize your living space with easy-flowing layouts built with flexibility and efficiency in mind. The Coach House collection is built with affordability in mind, while still allowing personalized touches to make your home your own.

Additionally, Banning Lewis Ranch will be a hub location with 8 homes for the 2023 Parade of Homes, running September 8 – 24. Tickets will go on sale soon!

The development team is also excited to announce that paving work has begun on the completion of Banning Lewis Parkway, and we anticipate it being completed within the next several weeks. 🚧



Things are always expanding, growing, and improving here in Banning Lewis Ranch. We are so happy you've chosen to call Banning Lewis Ranch "home."

MULTIPLE HOME COLLECTIONS TO MATCH ANY LIFESTYLE

Your dream home is waiting at Banning Lewis Ranch!

Quick move-in options are available!*



Moonstone plan—available in June!

5668 Last Chance Drive – 4 bed | 2.5 bath | 2-car garage | \$599,950



Liesel plan—available in June!

5717 Mammoth Lane – 4 bed | 3.5 bath | 2-car garage | \$599,950



Hemingway plan—available in October!

9304 Mayflower Gulch Way – 5 bed | 3 bath | 2-car garage | \$638,098

RICHMOND
AMERICAN HOMES

***Stop by the sales center for model & quick
move-in home tours today!***

5657 Mammoth Lane, Colorado Springs, CO 80927

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



*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

Our community is fortunate to be home to a diverse group of dedicated local business owners, whose services have become integral to our daily lives. From skilled tradespeople to innovative service providers, these entrepreneurs have established themselves as valuable resources in the community. Banning Lewis Ranch would like to shine a spotlight on a few local residents and explore how their services contribute to making our community an even better place to live, work, and thrive.

Emily Salamon

Banning Lewis Ranch neighbor Emily Salamon offers travel services. She says travel is her passion and she loves to bring all the travel details together for her clients so that they can simply show up and enjoy their vacation! Emily can be reached at 719-232-1677 or at emily@ztravel.org.

Jesse Carillo

Neighbor Jesse Carillo has recently started a video production company, Scoop Creative Co. With more than 10+ years in video and media production, Jesse is looking forward to helping businesses use video to communicate their story and brand! Find Scoopcreative.co for details and to see examples of his work.

Laura Zuzio

Longtime Banning Lewis Ranch Community Market participant Laura Zuzio of Sweets & Treats is taking her business on the road with her new food truck. Expect to see her regular roster of filled cheesecake stuffed apples, cake pops, cupcakes, dessert cups, breads, caramel apples, candy apples, and specialty drinks. Sweets & Treats will also offer catering for private and corporate events. She can be contacted at sweets.and.treats0626@gmail.com. 



SUMMER CONCERTS
AT BANNING LEWIS RANCH

JUNE 8
THE LONG RUN
A Tribute to The Eagles

JUNE 22
THE SOFAKILLERS
Classic Rock/Pop

JULY 4
SOUL SCHOOL
Dance/Pop/R&B/Funk/Rock

JULY 13
WIREWOOD STATION
Pop/Americana/Variety

JULY 27
KAYLA RUBY
Country/Pop/Rock

AUG. 3
MARTINI SHOT
Pop/Rock/Variety

SEPT. 16
COMMUNITY PIG ROAST
FEAT. DEEP BLUE SEA
Rock/Pop/Blues/Classics Variety

FREE
& OPEN TO THE PUBLIC
Community Market and Food Trucks every week. No pets, please.

THURSDAYS 6-8PM

VISTA PARK
8833 Vista Del Pico Blvd.

FOR MORE INFORMATION VISIT BANNINGLEWISRANCH.COM

SUPPORTED BY
THE BANNING LEWIS RANCH
COMMUNITY FOUNDATION



BANNING LEWIS RANCH™
AN OAKWOOD HOMES COMMUNITY



If you'd like to share the big news in your life – new family members, weddings, babies, businesses, promotions, please email details to madwomanmarketing@comcast.net.

BY AMY MATISEK

Internal Communications Manager,
School District 49

A WORLD OF OPPORTUNITY

Language Immersion

When Stetson Elementary opens its doors for the 2023-24 school year, morning greetings in the building will sound a little different.

¡Bienvenidos estudiantes! ¿Cómo están ustedes hoy?

The first of its kind in District 49, Stetson Elementary is launching a new language immersion program—Operation World Language (OWL), bringing extensive Spanish instruction to classrooms. Language immersion programs promote biliteracy, academic achievement in two languages and sociocultural understanding. Students maintain their first language, while adding a second to their skillset.

For its inaugural year, Stetson will offer the program to students in kindergarten and first grade, with plans to add a grade-level each following year.

“We believe that students will have greater academic success in general because they are learning two different languages,” said Grant Geis, culturally and linguistically diverse education coordinator in District 49.

The D49 community has expressed ongoing interest in language immersion that is growing in popularity across the nation. It’s especially in-demand with military-connected families, which includes about 25 percent of students in District 49.

Bilingual Classrooms Foster Achievement

Families might wonder, “What will a typical day look like in a language-immersion classroom?” The daily routine and curriculum will seem quite similar to any other primary grade classroom, with

one exception: educators will teach 80 percent of the academic content in Spanish. Students will learn just 20 percent of the curriculum in English, primarily language arts.

Each Operation World Language classroom will include a mix of student backgrounds. Research shows that bringing together students from predominantly English-speaking homes and learners from households where the primary language is Spanish can enhance learning for everyone. Dual-language immersion often minimizes the achievement gap between English learners and their peers in English-only schooling. “Students who come here with another language at home will acquire English more rapidly,” Geis added.

Social Benefits of Learning a Second Language

Dual-language immersion programs cultivate empathy with others and spark curiosity about different languages.

“Our English learners will see what it’s like to be a non-proficient language learner alongside our Spanish speaking students,” Geis said. “And once a student has learned one language, why not two? Or three?”

D49 hired Jessica Crawford Nelson to serve as the dual language immersion specialist to lead work with facilitating curriculum for the program and to guide teachers on world language instruction. She will visit the language-immersion classrooms on a regular basis and help the bilingual instructors plan a path of proficiency for students in the program.

Jessica Crawford Nelson, dual language immersion specialist in D49, gives students at Stetson Elementary a sample lesson in Spanish during Spring 2023.

Photo credit: Aaron Villegas, marketing and communications specialist D49

"It starts with helping students understand other cultures. One of my favorite things about immersion programs is that students start to look for connections rather than looking for differences in each other," said Crawford Nelson. "It's about inspiring and developing global citizens with 21st century skills."

One of those 21st century skills is biliteracy. Students who start learning a second language early can continue studying world languages in middle and high school, and have the opportunity to earn the D49 Seal of Biliteracy, an attractive achievement for future employers and college admissions.

Enrolling in the Language Immersion Program

Interested families are encouraged to reserve a spot soon. First grade is full for the '23-24 school year, and kindergarten has only a few openings left. To apply for the program, the first step is to complete a School of Choice Application that can be found at d49.org, even if already a current student at Stetson Elementary or incoming for the '23-24 school year. Once at d49.org, click on Discover D49 and then Central Registration to find the application. Applying does not guarantee a spot in the program; once enrollment closes, D49 will coordinate a lottery process.

The program requires a commitment from parents and students as proficiency in two languages requires extensive exposure to both languages. Research shows parental involvement is key to success in a language immersion program, and parents will need to contribute volunteer time to the program.

Operation World Language (OWL) at Stetson Elementary is made possible thanks to a generous grant from the U.S. Department of Defense Education Activity (DoDEA). The fifth grant for D49 in seven years, the OWL Grant provides two million dollars to increase the availability and use of world language instruction in order to support academic success and post-graduation opportunities in District 49.

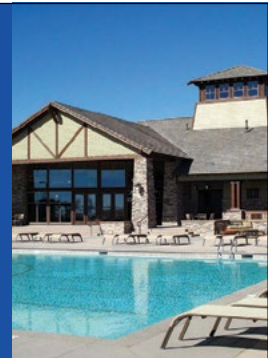


Students at Stetson Elementary get excited for the new language immersion program that is coming to their building for the '23-24 school year.

To learn more about the program, please visit the Stetson Elementary School website at www.d49.org/owl. Families can also contact Jessica Crawford Nelson at jkcrawford@d49.org.

Beat the heat this summer.

Stream your favorite shows with CenturyLink Fiber Internet.



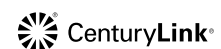
Hello, Banning Lewis Ranch. CenturyLink® Fiber Internet is here for your community. Enjoy a connection that's 99.9% reliable* with unlimited data, no annual contract, and now at a budget-friendly price!

*Based on network uptime or availability.

Speed up to **200Mbps** | For **\$30/mo** | **No annual contract**

Speeds may not be available in your area. Paperless billing required. Taxes and fees apply.

Stay cool with fiber internet.
centurylink.com





CREATING TRADITIONS IN CELEBRATION

Traditions allow us to remember significant and special experiences in life. They fill us with gratitude for the moments we are given and are often connected to celebrations. Banning Lewis Ranch Academy K-12 (BLRA) values upholding traditions that symbolize monumental transitions in the lives of our students. At the close of the 2022-2023 school year, BLRA students transitioned into summer by celebrating the milestones they accomplished.

To kick off Kindergarten celebrations, an annual tradition continued. The entire Senior class went to the elementary school to do a school-wide parade: a "senior walk" through the building. Despite the gloomy weather outside, these Stallions were beaming as they greeted the class of 2035. The following week, the class of 2035 had a traditional Kindergarten ceremony. It is likely some of these students will become Legacy Students of BLRA, and complete their K-12 years at Banning! During the Kindergarten ceremony, BLRA's 12 graduating Legacy Seniors presented each kindergartner with a gold cap to symbolize the legacy that this year's Kindergarten class can build. BLRA's Legacy

Group includes the following students: Adrianna A., Jekhari B., Ella B., Tea E., Jonathan G., Blake K., Bransen M., Zoe M., Collin P., Osvaldo P., and Cassi R. Our hope is that this will become a life-long tradition at Banning, and one that inspires families to become a Stallion and stay a Stallion.

Rising 6th graders celebrated their 5th-grade promotion with a car parade from Banning Lewis Ranch to Vista Park. They reminisced with their peers on the field and enjoyed time with friends and teachers. Their time together ended with a strong sense of community over lunch. Food really does





bring people together, especially delicious breakfast burritos—which are exactly what they enjoyed!

The 8th grade promotion day started with a more traditional ceremony recognizing each of the rising 9th graders. The celebrations featured Principal Rick Dahlman who gave the Keynote Address. He shared with the students valuable life-long lessons about taking care of your mind, body, and heart so that you can make positive contributions to the people in your lives. Additionally, the National Junior Honor Society Vice Presidents delivered a thoughtful speech addressed to their fellow graduates. Later that evening the 8th graders had their final dance as middle schoolers. The theme was Hawaiian Luau! It was a perfect way to end the school year and welcome summer.

This year our Seniors were the third graduating class to earn diplomas from Banning Lewis Prep Academy! Our honorary student speakers included Bransen M. (Valedictorian), Adrianna A. (Teacher Elected Student Speaker), and Hayley C. (Student Body President). Cord recipients included a variety of recognitions: Honors, High Honors, 12+ College Credits, Career and Technical Education, Student Council, Biliteracy, and Active Military Family or Enlisting. This breadth of accomplishments shows how much Banning Lewis students can achieve when they choose to become a BLRA Stallion.

Both elementary and secondary campuses are having Summer Connection opportunities with the Principals. We hope current and prospective families get connected via our Facebook page. 📺



PUEBLO

BY LINDA DUVAL

THE PERFECT PLACE FOR A FAMILY GETAWAY

When you think of Pueblo, you might associate it with blue-collar bars, great Mexican food, and the Colorado State Fair. While these aspects certainly contribute to its appeal, Pueblo offers even more for those seeking a day trip or a weekend getaway. Situated within a manageable distance, The Steel City is not only affordable but also perfect for families, ensuring an enjoyable experience without stretching your gas budget.

The Riverwalk

You can meander along the paved walkway that runs alongside the landscaped, man-made tributary of the Arkansas River. Make sure to stop by some of the restaurants that line the pathway! If you're interested in local history, take a short and guided boat ride, which will provide you with fascinating insights. Alternatively, you can rent a paddleboat to enjoy a refreshing summer afternoon on the water. Don't miss the opportunity to see Pikes Peak from the same vantage point as Zeb Pike himself.

Sangre de Cristo Arts Center

This fabulous art museum also is the venue for classical music, theater, and dance. Its Buell Children's Museum is one of the top-rated children's museums in the country and offers all sorts of creative programs for kids.



El Pueblo Museum

This beautiful contemporary building houses lots of local history and is a great place to get perspective on the city's founding and development.

Lake Pueblo State Park

It's the biggest body of water around, and is open for camping, boating, and fishing for the summer! Bring the whole family to enjoy the swimming beach, complete with a water slide.

Union Station

While downtown, visit the historic Union Station and be sure to look up (way up) for the high water mark from a historic flood in 1921 that left much of the city underwater. There's also a self-guided walking tour of other historic downtown buildings. Pick up a map at the chamber office or visitor center.



Wiesbrod Aircraft Museum

Whether you have a passion for airplanes or not, this place is bound to captivate you and make for a fascinating few hours. It showcases a wide range of aircraft, spanning from the earliest days of flight to modern Blackhawk helicopters, with an impressive collection dedicated to World War II.

The Steelworks Museum

This museum chronicles the industrial history of Pueblo, but also is one of the nation's top repositories of mining records and historical documents.

Rosemount Museum

Take a tour of the mansion once home to Pueblo's prominent Thatcher family. Many of the furnishings are original to the house!

Pueblo Zoo

This accessible and family-friendly zoo offers a delightful experience with up-close animal exhibits, and the nearby historic carousel adds an extra element of enjoyment. Situated within City Park, visitors can also take advantage of the abundance of shade and trees, making it an ideal spot for summer picnics.



For more information on visiting the Steel City visit www.pueblochamber.org or call (719) 572-1704.



HONESTY • ACCURACY • INTEGRITY

3905 Tull Boulevard (719) 638-1800 | 426 Nevada Mesa View (719) 598-6306

HonestAccurateAuto.com





FOR YOUTH DEVELOPMENT®
FOR HEALTHY LIVING
FOR SOCIAL RESPONSIBILITY

SPRING WAS FULL OF FUN WITH THE YMCA!

BY TAMMY PARSONS
YMCA Programs and Events Coordinator
Banning Lewis Ranch

Spring officially kicked off at Banning Lewis Ranch with the Annual Easter Egg Hunt at Vista Park. About 600 kids came out to enjoy photos with the Easter Bunny, take part in an egg hunt, and receive goody bags and treats from Pikes Peak Lemonade and the Cupcake Doctor. The weather cooperated and everyone had fun.



YMCA Sports resumed in Banning Lewis Ranch, with soccer and flag football teams practicing in the parks a few nights a week. The community has enjoyed seeing the kids learning sports, practicing skills, and having fun in the fields. Many residents volunteered their time to coach these teams, and for that we are truly grateful. We couldn't have youth sports without our volunteer coaches!

Our toddlers have stayed busy this spring, participating in the Pikes Peak Library Story Time. The kids listened to stories, learned songs, and made crafts. Fiddlefox brought a culturally focused



music program to our toddlers. They played games set to music from Peru.

Throughout the spring, The Ranch House hosted Arts and Crafts classes

catering to both adults and kids. Participants had the opportunity to engage in activities such as beaded earring making, Colorado Flag String Art, and Art Camp classes. We extend our gratitude to Cottonwood Center for the Arts, Pinspiration Craft Studio, and Vagabond Canvas for their exceptional instruction and contribution to these classes.

Teens in the community are ready to be babysitters, thanks to our Babysitter Safety Course with Safe Kids Colorado.

BLR adults have also been learning new skills. A





sold out charcuterie class had residents getting fancy with food, learning meat and cheese pairings, and creating beautiful snack boxes. Dance lessons returned with Dance Wonderland leading couples in West Coast Swing. A mini lesson and dance with live music is planned for August, so watch for more information on this fun night coming this summer!

Pickleball is a growing sport in Colorado Springs, and 30 residents and friends participated in the BLR Pickleball League in May. They had a great time meeting each week for friendly competition.



The Ranch House recently welcomed back guitar lessons for our third session, catering to both kids and adults. Under the guidance of resident instructor Lawrence Shiroma, 12 students were taught the fundamentals of acoustic guitar. Their progress was remarkable, as by the time of the recital, each participant showcased skills that rivaled those of professionals.

The YMCA Healthy Kids Day is a national initiative to improve the health and wellbeing of kids and families by encouraging everyone to be active this summer. The BLR YMCA event was a huge success for the community and gave parents a great idea of the summer camps and activities that will be



available starting in June. The tennis courts stayed full, food trucks served delicious healthy options, and many informational tables had fun activities for kids. Thank you to everyone who supported the used bike donation drive for Kids on Bikes. They received over 40 great bikes to refurbish for disadvantaged youth. BLR resident generosity shined bright on this beautiful sunny day!

The BLR Memorial Day BBQ will officially kick off summer at Vista Park, and BLR Night at the Vibes Baseball game will be in early June and July. Summer camps will fill the calendar with many options for kids of all ages, too. Signs up are open for Art Camp, Rock and Roll Camp, Irish Dance Lessons, Martial Arts, Space Camp and five different sports camps!



There is something for everyone at the YMCA, so stop by the Ranch House and see all we have to offer! Have a fun and safe summer! 🍕



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



2023 EVENTS



FEB. 25

**THE BROADMOOR
WINTER POLO CLASSIC**
Norris Penrose Event Center



JULY 4

**STAR SPANGLED SYMPHONY
& JULY 4TH FIREWORKS**
Citywide



JULY 21-23

**ROCKY MOUNTAIN
STATE GAMES**
30+ Sports across Colorado Springs



AUG. 12

**THE BROADMOOR
CYCLE TO THE SUMMIT**
Pikes Peak - America's Mountain



SEP. 2-4

**COLORADO SPRINGS
LABOR DAY LIFTOFF**
Memorial Park



SEP. 8-10

PIKES PEAK APEX
Pikes Peak Region Trails



OCT. 24

**COLORADO SPRINGS
SPORTS HALL OF FAME**
Broadmoor World Arena



**FIND FULL EVENT LISTING
AND INFORMATION AT**

coloradospringssports.org



COUNTY FAIR

A Harvest of Family Fun

BY LINDA DUVAL

If you're looking for a blend of old-fashioned and cutting edge fun, head out to the El Paso County Fair in Calhan from July 15 to 22.

If you think a county fair is all about pet rabbits and homemade jam, get ready to be surprised. Today's fair offers everything from exotic animals to laser light shows. While you can still witness farm-raised livestock and culinary enthusiasts competing for prizes, there's so much more to discover.

"The El Paso County Fair has experiences for everyone!" says Andschana Aljets, El Paso County Fair & Events Center Program Supervisor. "Thrill seekers will enjoy our rides and featured events, and kids will have plenty of hands-on activities. Foodies and shoppers will enjoy all the fantastic vendors, and country lovers will have access to all the agricultural and animal shows."

It has come a long way since its 1905 beginnings, which drew farmers in wagons to celebrate the harvest. They probably never envisioned a demolition derby or laser light show as part of the event.

Affordable admission to the fair includes many free attractions and entertainment, including a Bubble Show, the Butterfly Encounter, an "Animals that Built America" show, an educational CowTown display with hands-on demonstrations, 4H shows, and an expanded Fair Zone filled with entertainment for kids and adults of all ages.



There also will be five ticketed events (beyond the general admission fee), which include:

- Auto Races (July 15 and 17)
- Colorado Professional Rodeo Association (CPRA) Rodeo on July 16, including mutton busting and steer riding
- Laser Light Show on July 21
- Demolition Derby on July 22

“WE HAVE ALSO EXPANDED THE CARNIVAL HOURS AND LOOK FORWARD TO HOSTING MORE 4H PROJECTS AND ANIMALS ON THE FAIRGROUNDS,” ALJETS SAYS.

The annual fair sets aside various days to honor different groups, with discounted pricing for active duty and veteran military members, seniors, first responders, and Dollar Day for everyone!

For information and dates, visit elpasocountyfair.com. 📍



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

Greetings from
NEVERBLAND

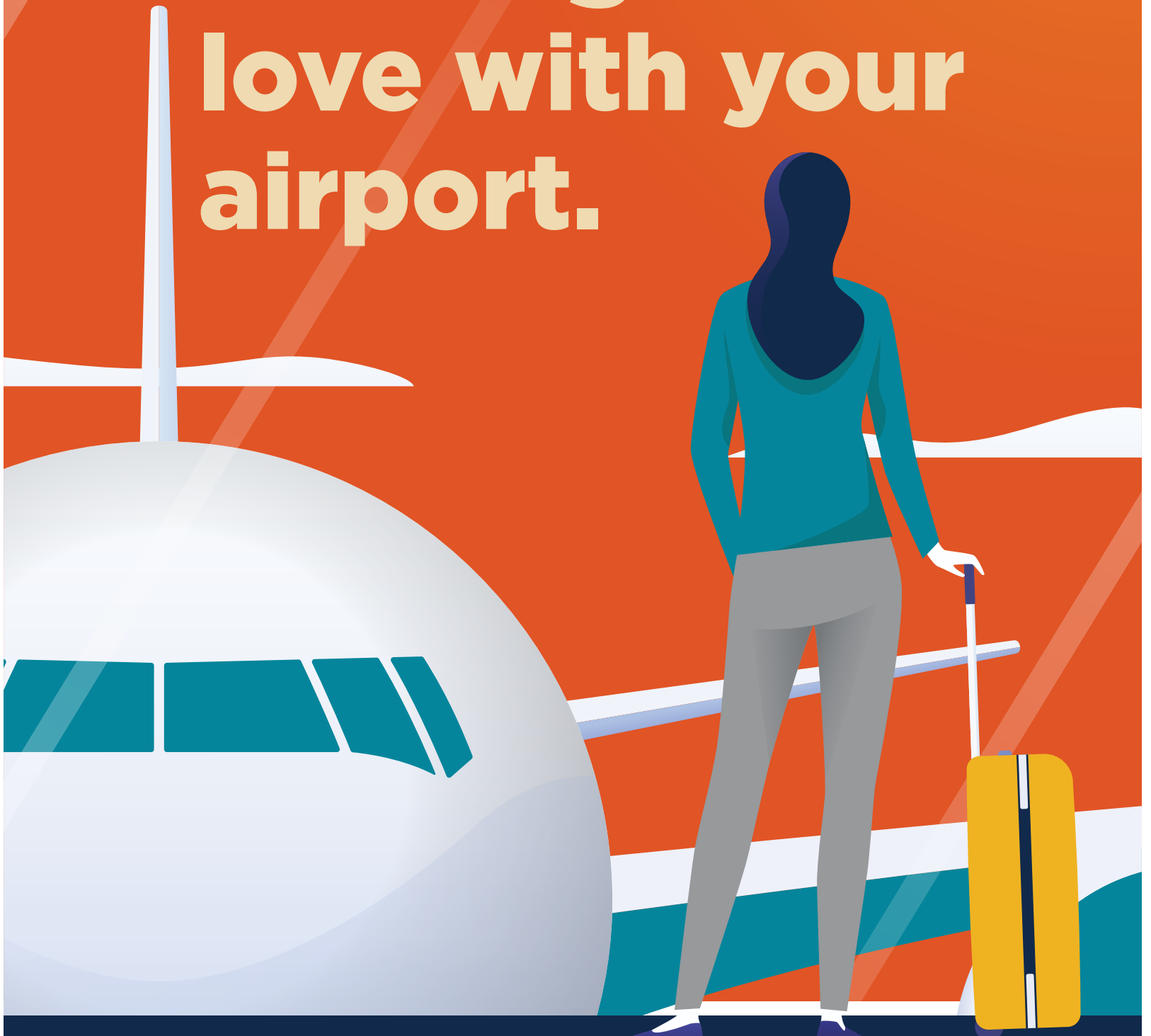


SEE THE CREATIVITY OF
THE PIKES PEAK REGION
LIKE NEVER BEFORE...

THROUGH THE *Breathtaking Lens* OF peakradar.com

**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

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 1-5, 8
Josh Miller – District Manager
c/o Clifton Larson Allen
121 S. Tejon Street, Suite 1100
Colorado Springs, CO 80903
Phone: 719-284-7226
Fax: 719-473-3630
Email: Josh.miller@CLAconnect.com
Billing Inquiries:
Phone: 303-265-7949
Email: gvwutil@claconnect.com

Trash and Recycling Services

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

Covenant Control and Enforcement

Kayla Gaudio
Phone: 719-314-4524
banninglewisranch@diversifiedprop.com

Design Review Committee

Please submit plans to:
Kayla Gaudio
Phone: 719-314-4524
banninglewisranch@diversifiedprop.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
penrorestfrancis.org

Memorial Hospital Central
memorialhealthsystem.com

Memorial Hospital North
memorialhealthsystem.com

**Colorado Springs
Children's Hospital**
mhchildren.com

Shopping

First and Main Town Center
firststandmaintowncenter.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

