

BANNING LEWIS RANCH

MAGAZINE



BANNING LEWIS RANCHSM
AN OAKWOOD HOMES COMMUNITY

A PLACE FOR LIFE'S MOMENTS.

DEVELOPER'S UPDATE PG. 4

WATER WISE AND SAVE PG. 12

SWEET TREATS PG. 20

ISSUE 32 • SUMMER 2024



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

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Spring SPRUCING & BLOOMING



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



Just as temperatures are warming up and the flowers are starting to bloom, exciting things are happening in Banning Lewis Ranch.

As our community continues to grow, we have hired a new landscaping company, Landscaping Endeavors, to manage the maintenance and installation of all our landscaping features. Their team is hard at work ensuring our open spaces and streetscapes remain attractive and well-maintained. We believe our community spaces are an important part of what makes Banning Lewis Ranch such a great place to live and we prioritize investment in our parks and open spaces.

If you've been following economic news, you know the conversation regarding interest rates and housing affordability. Economic forecasts and demographic trends indicate that there will be no slowing in the demand for single family homes, and while affordability remains a factor, people are still buying and selling homes. For those of you who purchased a home in the past several years and locked in a super low rate, congratulations! You've made a terrific investment in your family's financial future by stabilizing your long-term housing costs. For those of you who might be in the market to buy or perhaps move up, there's still hope. Interest rates are nowhere near their highest levels and are still well-below the 10% mark. Home prices remain strong and demographic trends and economic development data indicate Colorado Springs—and Banning Lewis Ranch in particular—will remain strong real estate markets for years to come. As the realtors



like to say, “date the rate but marry the house.” And I’d add “marry the community.” Find the right home in the community that fits your needs NOW at a monthly payment you can afford, knowing that you MAY be able to refinance to a lower rate in the future. Additionally, we Americans are known for our mobility, and the home you purchase now may not be the home (or community) you live in 5, 10, or 20 years from now. Historically, your family home is your biggest financial asset and increases in value and equity as you pay the mortgage over time. You can’t time the market, but you CAN manage your monthly housing cost. Rents continue to rise and owning your own home fixes your monthly housing cost providing budget consistency.

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NOTABLE NEIGHBORS

THIS IS NO SURPRISE TO ANYONE WHO CALLS BANNING LEWIS RANCH HOME, BUT OUR COMMUNITY IS JUST FILLED WITH NEIGHBORS WHO ARE MAKING EXCITING THINGS HAPPEN, CHANGING THE WORLD, AND SHARING HAPPY NEWS FROM THEIR FAMILIES. HERE'S JUST A SMALL SNAPSHOT OF ALL THE GREAT THINGS HAPPENING IN OUR COMMUNITY RIGHT NOW!

KIRSTEN MACHAMER

After Neighbor Kirsten Machamer is a Banning Lewis Ranch-based Organizer for Simple Home Reset. She is a professional organizer helping families create easy-to-maintain homes with kids in mind. Services include: decluttering, organizing, unpacking, and wall murals! Coming soon are 1:1 virtual sessions for those seeking support and a guided declutter and organizing experience. Kirsten says, "My vision is to create simplicity in our homes so we can spend more time on what matter most, the people that fill it."

Reach Kirsten at simplehomerest.com or call **719-357-6643**



LIZ IKONEN

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BLA Celebrates COMMUNITY

by **DAVID NANCARROW**
Media/Director of Communications, School District 49

Community. This is a word that is often used to describe Banning Lewis Academy (BLA). When staff are asked why they chose Banning, an overwhelming response is “because of the strong community.” When students are asked what they love most about Banning, many of them say “the community is great.” When families are asked why they stay at Banning, the vast majority say “we love the community.” The word “community” is defined by the Oxford dictionary as “a feeling of fellowship with others, as a result of sharing common attitudes, interests, and goals.”

**OVER THE PAST 17
YEARS, BLA HAS BEEN
COMMITTED TO BUILDING
A STRONG COMMUNITY.**

Over the past 17 years, BLA has been committed to building a strong community. In order to serve students and families with the dedication and passion that BLA does, leadership on both campuses choose to pour into supporting and celebrating the staff in a variety of ways. In recent years, a staff favorite has been the annual winter event at Whirlyball. This has been such a fun way for staff to unleash their inner child and get a little competitive just as the first semester of the school year winds down. Having a semesterly event that brings both campuses together is a great way to honor the combined efforts from all staff. This year's spring event was incredibly exciting for staff and their families. On May 4th, BLA took over Weidner Field for a Switchbacks game. Each employee was given several tickets so they could bring family and friends with them. The camaraderie was amazing, and the stands were filled with cheers and celebrations from BLA staff, family, and friends. Gestures like this show how much BLA values their employees and their families. Both of these events



were also made possible through the partnership that BLA has with Oakwood Homes.

While end-of-semester events are a great way to reinforce community, it is also wonderful to have opportunities throughout the year that also uplift the importance of fellowship. This is why staff have intentional opportunities to get together after school once a month at a place everyone enjoys. Both campuses have committees of teachers who enjoy creating wholesome experiences for their colleagues. Sprinkled throughout the year are also fun award recognitions, which allow students to nominate staff members of the month, and staff also get to nominate each other for a variety of reasons. It's a small gesture, but goes a long way when it comes to cultivating Stallion Pride.



IT'S A SMALL GESTURE, BUT GOES A LONG WAY WHEN IT COMES TO CULTIVATING STALLION PRIDE.



For Banning Lewis Academy, the Parent Teacher Organization (PTO) partnership is another important aspect of the community. Throughout the year, PTO celebrates teachers by sponsoring catered events and orchestrating an elaborate staff appreciation week in May. It has consistently been exactly what the staff needs to keep their energy up during the final days of the year.

Being part of a meaningful community is something that every person should get to experience in their workplace. When you are part of Banning, you are in a community among people who care about all those they get to serve every day. 🍕





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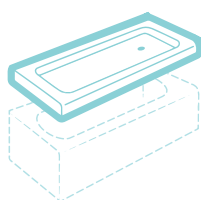
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Be Water Wise and **SAVE FOR A RAINY DAY**

WATER WISE TIPS FOR THIS SUMMER

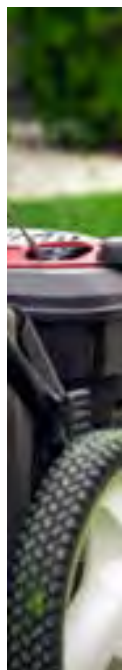
by LINDA DUVAL

Water is our most precious resource in Colorado. Even if we're not in the middle of a bona fide drought, it might be smart to think about ways to save on water this summer, and not just for environmental reasons.

In summer, water usage can comprise as much as 50 percent or more of your monthly utility bill, depending on where you live. The very savvy water experts at Colorado Springs Utilities offer some good advice about conserving water now and all year round.

WATER WISE OUTDOOR TIPS

- ♦ Water your lawn and garden in the morning or evening when temperatures are cooler, to minimize evaporation. Local laws allow for lawn watering three days a week (you choose) until October 15. Water before 10 a.m. and after 6 p.m. to minimize evaporation.
- ♦ Adjust sprinklers so only your lawn is watered and not the house, sidewalk, or street.
- ♦ If water runs off your lawn easily, split your watering time into shorter periods to allow for better absorption.
- ♦ Adjust your lawn mower to a higher setting. A taller lawn shades roots and holds soil moisture better than if it is closely clipped.
- ♦ Check the root zone of your lawn or garden for moisture before watering using a spade or trowel. If it's still moist two inches under the soil surface, you still have enough water.
- ♦ Choose shrubs and ground covers instead of turf for hard-to-water areas such as steep slopes and isolated strips.
- ♦ Carve out an area in your landscape for some xeriscape plants -- natural, indigenous types that require little or no water.
- ♦ Spreading a layer of organic mulch around plants retains moisture and saves water, time and money. It also discourages weeds.
- ♦ Check outdoor faucets, sprinklers and hoses for leaks.
- ♦ Use a commercial car wash that recycles water.
- ♦ When the kids want to cool off, use the sprinkler in an area where your lawn needs it the most.



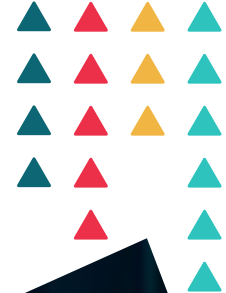


WATER WISE INDOOR TIPS

- ♦ Keep track of and fix faucet drips. One or two drops of water may not seem like a lot, but they add up quickly. (For example, a faucet with just 2 drips per minute can waste 105 gallons of water a year.)
- ♦ Consider installing water-saving toilets in your home. Toilets are among the biggest consumers of residential indoor water. Toilets such as WaterSense use 1.28 gallons or less per flush and your qualifying purchase could earn you a rebate.
- ♦ Take shorter showers. Reducing your showering time from eight to five minutes could save you more than 600 gallons per month. Showering can account for up to 12 percent of residential water use. Install water-saving showerheads and save up to 2,900 gallons of water per year.
- ♦ Wash only full loads in your dishwasher. Select the correct water level for the load. Replace old appliances with EnergyStar units to save more money. Some purchases qualify for rebates.



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YMCA *Happenings*

by **TAMMY PARSONS**
YMCA Program and Event Coordinator

Spring was in full swing at Banning Lewis Ranch with a variety of activities for all ages. The Easter Egg Hunt kicked off the season with a beautiful day full of colorful eggs, cupcakes and lemonade. Kids received goody bags with bunnies, games, and candy, and of course had a great visit with the Easter Bunny! Over 600 kids enjoyed the day!



Outdoor sports had a great spring season with soccer and flag football teams. A Spring Break Art Camp treated our kids to a week of artistic expression as they learned about John James Audobon and Andy Warhol. Our youngest residents enjoyed a visit from High Prairie Library for story time, and we added a new Toddler and Parent monthly art class.

Adults spent the spring being active, creative, and educated, too! Our Spring Pickleball League began its season in April. This year's winners are Viva los Pickles with the Gold, Super Smash Bros with the Silver, and Dinkleberries with the Bronze. Congratulations to all who competed!





Creative juices were flowing during our Adult Pottery Class, where residents created beautiful wall vases for their spring flowers. A lot of learning was happening at the Ranch. We offer monthly Financial Education classes on a variety of financial topics. A Photography Class and an Intro to Canning Class were also very popular hands-on activities this spring. We will continue the canning classes through the summer.

Moms were celebrated with our Mother's Day Tea. Festivitea and Made for You Catering did an amazing job making moms feel special. Everyone went home with their own porcelain cup and saucer.

The annual YMCA Healthy Kids Day was a huge success, even with the terrible weather. The Girls Scouts, CSPD, Cheyenne Mountain Zoo, big trucks from HBS, along with many more information tables made the day a lot of fun for everyone. Special thanks to our local food trucks Jampino and Hibachi King for providing great food for the festivities.

We officially kicked off summer with the opening of the pools and our Summer Kickoff Cookout at the Pavilion. DJ Ron kept the music flowing, while residents enjoyed a picnic, yard games, and water balloons. It was a beautiful and sunny opportunity to kick off the summer!

Our summer is loaded with a variety of sports camps, clinics, and leagues to keep your sports kids busy all summer. Art Camp, Space Camp, Geology Day, and guitar lessons are also planned to offer activities for our STEM kids, too! Movie nights, cooking classes, and a Comic and Toy Expo will keep everyone entertained all summer. Watch your email and our Facebook page (Banning Lewis Recreation Center) for more details on upcoming events and activities.

Have a great summer, Banning Lewis! 🍌





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Partners – Blue Jeans Go Green, Smartwool sock recycling program, The Bra Recyclers

EYEGLASSES

- ✓ All eyeglasses including sunglasses

Partner – Lions Club

BOOKS

- ✓ All books
- ✗ Magazines

Partner – DreamBooks

OUTDOOR GEAR

- ✓ Anything found at REI including camping, skiing, apparel, backpacks. Brands such as Patagonia, North Face, Columbia
- ✗ Team sports such as baseball, hockey, etc.

Partner – MER (Mountain Equipment Recyclers)

CYCLING GEAR

- ✓ Full bikes, cycling components, cycling apparel.
- ✗ Helmets

Partner – Pedal Station / Kids on Bikes

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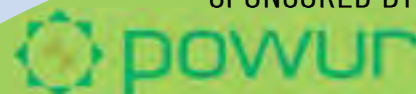
We will also be accepting the following with a surcharge of .80/pound (we cannot accept the items contained in the red box, however):

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- ✓ Most items with a cord (excluding laptops, cell phones, desktops and tablets), batteries, keyboards, tv's, small household appliances, radios, light bulbs, power cords
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FEB. 24



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AUG. 10



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MAY 20



**SPORTS CORP GOLF
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AUG. 17-18



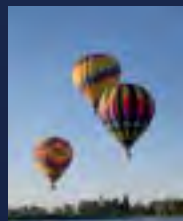
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**AUG. 31-
SEP. 2**



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Memorial Park



JULY 4



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OCT. 1



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JULY 19-21



**ROCKY MOUNTAIN
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OCT. 22



**COLORADO SPRINGS
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JULY 27



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Savory Sweet Treats USING SUMMER FRUITS

by LINDA DUVAL

Summer's bounty offers a delightful array of sweet fruits, including strawberries, raspberries, blackberries, peaches, apricots, plums, watermelon, cantaloupe, and more. These fruits are perfect for enjoying on their own, in their natural state, without any embellishments.

Of course, if some fruits aren't fully ripe, a sprinkle of sugar or a drizzle of honey can enhance their flavor. Pairing them with ice cream or grilling them are also fantastic ways to bring out their sweetness. They also make for fine desserts.

EASY AS PIE STRAWBERRY TART

The number one favorite fruit of most kids (and adults) might be strawberries. If you want to get a little fancy, consider making a strawberry pie or,

better yet, a luscious strawberry tart. This fun recipe for the family is also no-bake, making it easy for those hot summer days.



Ingredients

- ♦ Premade or homemade 8- or 9-inch graham cracker crust
- ♦ 8 ounces cream cheese
- ♦ ½ cup sugar
- ♦ 1 teaspoon vanilla
- ♦ 1 quart cleaned whole or halved fresh, ripe strawberries
- ♦ ¼ cup strawberry or currant jelly
- ♦ Whipped cream (*optional*)

Directions

- ♦ Start with a premade or homemade 8- or 9-inch graham cracker crust.
- ♦ In a mixing bowl, combine 8 ounces of softened cream cheese, ½ cup sugar, and 1 teaspoon vanilla extract. Beat the mixture well with a hand mixer or whisk until it becomes fluffy. Pour the cream cheese filling into the crust, spreading it evenly.
- ♦ Top the cheese filling with 1 quart of fresh strawberries. In a small saucepan, melt ¼ cup of strawberry or currant jelly over low heat, then brush the melted jelly over the strawberries to glaze them. Chill the pie in the refrigerator for at least an hour or up to overnight before serving. If desired, top with whipped cream before serving.
- ♦ Serves 6.



PEACH COBLER

Colorado is famous for its peaches, and they reach their peak later in the summer. Be on the lookout for Palisade peaches, which are often available at local farmer's markets and known for being sweet and juicy. They're delicious to eat by themselves, but you can go a step further with this fuss-free recipe.



Ingredients

- ◆ 3 cups fresh peeled and sliced peaches
- ◆ 1/3 cup sugar
- ◆ 1/2 teaspoon cinnamon
- ◆ 1 cup flour
- ◆ 1 teaspoon baking powder
- ◆ 1 teaspoon salt
- ◆ 1 egg
- ◆ 2/3 cup sugar
- ◆ 1/4 cup soft butter
- ◆ 1/2 cup milk
- ◆ 1/2 teaspoon vanilla

Directions

- ◆ Preheat the oven to 350 degrees.
- ◆ Combine peaches, 1/3 cup sugar, and cinnamon in a bowl, then pour into an 8- or 9-inch square baking dish that has been lightly buttered.
- ◆ Combine remaining ingredients in a blender and blend until a smooth batter is formed – about a minute.
- ◆ Pour evenly over the fruit and bake in the oven for 35-40 minutes. Top should bounce back when lightly pressed with a fingertip.
- ◆ Serve warm with whipped cream or ice cream. If desired, substitute peaches with plums, blueberries or your other favorite fruit.
- ◆ Serves 6.

FRUIT SALAD WITH HONEY-LIME DRESSING

There are tons of recipes online for fruit desserts, but what if you don't want to cook at all? Think fruit salad! A simple dressing pulls it all together.



Ingredients

- ◆ 3 cups chopped watermelon flesh
- ◆ 3 peeled and chopped kiwis
- ◆ 2 cups halved grapes
- ◆ 2 cups sliced strawberries
- ◆ 1 cup blueberries
- ◆ 1 cup raspberries
- ◆ 1 cup mango (peeled, pitted, and diced)
- ◆ 2 oranges, peeled and sectioned
- ◆ Juice of 1 lime
- ◆ 2 tablespoons honey

Directions

- ◆ Combine the chopped watermelon, peeled and chopped kiwis, halved grapes, sliced strawberries, blueberries, raspberries, diced mango, and peeled and sectioned oranges in a large bowl.
- ◆ For the dressing, mix the juice of 1 lime with 2 tablespoons of honey and pour over the fruit.
- ◆ Mix well to coat the fruit evenly.
- ◆ Refrigerate and serve chilled for a light and refreshing treat.

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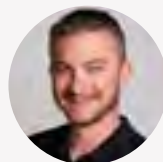
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We're here for you.
Please let us know how we can help.

📍 5964 Callan Drive
Colorado Springs, CO 80927
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

**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: gwwutil@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
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

MISC.

Colorado Department of Wildlife
wildlife.state.co.us

US Fish & Wildlife Service
fws.gov



A place for life's

SUMMER MOMENTS



BANNING LEWIS RANCHSM

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