



STERLING RANCH

RESIDENT UPDATE

SPRING 2024



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Contact Information

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www.sterlingranchmetro.org

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Josh.miller@CLAconnect.com

info@sterlingranchmetro.org

Sterling Ranch HOA:

Portal.diversifiedprop.com

(Homeowner portal with information, HOA dues payments, etc.)

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Water and sewer utilities. Water and sewer hookup/
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Developer:

Classic Companies

Loren Moreland

Vice President / Project Manager

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Developer Update

To our valued residents of Sterling Ranch

As we continue to share our community progress with you, our goal remains to offer insights into the developments at Sterling Ranch and TimberRidge. We strive for transparency in every update, clearly laying out our objectives, schedules for upcoming work, and providing thorough explanations on the status of our previously set goals—whether they were achieved or, if not, why.

I hope our continued commitment to making this area one of the most desirable master-planned communities along the Front Range is becoming more evident by the day. Thanks to a mild fall and winter, our development and construction teams were able to make up for the time we lost during the spring of 2023 when we experienced historic rainfall. Reflecting on the milestones that were outlined in our initial newsletters, along with the timelines associated with those milestones, I'm proud of our team for all that has been accomplished and look forward to a productive remainder of 2024. We truly appreciate the grace and patience extended by all of you while we have worked through the many obstacles associated with the development of a large master-planned community. As noted in our previous update, resident involvement on District and HOA boards for both TimberRidge and Sterling Ranch is key to community success. As you'll read in this newsletter, Classic recently hired an in-house Community Engagement Specialist, whose role is to foster community and camaraderie within all of our Classic Communities, including Sterling Ranch and TimberRidge.

We anticipate 2024 to be the busiest and hopefully the most productive year in terms of the construction of major infrastructure in this corridor. Coupled with what appears to be an uptick in sales activity, it is going to be a productive and exciting time in our communities. With that said, we understand the challenges of living in a new development with high levels of construction activity. We will always do our best to monitor all progress being made, but there will be challenges. Please do not hesitate to reach out to me directly with questions, comments, or concerns. We value your input and appreciate you choosing to be a valued resident within these communities!

Sincerely,



Loren Moreland
Vice President / Project Manager

Building Homes & Creating Community

Get Involved and Extend a Warm Welcome!

We're thrilled to introduce Lisa Dulski as the newest addition to the Classic Homes team, stepping into the vital role of Community Engagement Specialist. Lisa's role is to enhance community spirit and collaboration within Sterling Ranch and TimberRidge. Working hand-in-hand with our homebuilding teams, she aims to cultivate a strong sense of community. Her efforts will include introducing neighbors to one another and organizing engaging neighborhood events. These gatherings are perfect opportunities for residents to learn more about our communities while forming new friendships.

Have an idea for a community event or keen on participating in future activities?

Reach out to Lisa at 719-785-3313 or via email at ldulski@classichomes.com. Alongside community builders, the HOA, and Metro District boards, Lisa is dedicated to fostering a welcoming and inclusive atmosphere in both Sterling Ranch and TimberRidge.

Sterling Ranch Builders



CLASSIC HOMES
719.888.3682 | classichomes.com
Model: 8283 Nat Love Drive
Colorado Springs, CO 80908



AMERICAN LEGEND HOMES
719.900.4603 | amlegendhomes.com
Models: 8111 Pennydale Drive
and 8267 Nat Love Drive
Colorado Springs, CO 80908



VANTAGE HOMES
719.597.6373 | vantagehomes.com
Model: 8275 Nat Love Drive
Colorado Springs, CO 80908



SPRING GRAND OPENING

FEATURING THREE
BRAND-NEW MODEL HOMES
AT STERLING RANCH

Join us to celebrate the unveiling of three brand-new model homes by Classic, Vantage, and American Legend Homes.

Enjoy a Spring Progressive Lunch and discover what makes Sterling Ranch the perfect place to call home.

Date: Saturday, April 27, 2024

Time: 11am to 2pm

Location: Sterling Ranch Model Homes
Wheatland Dr. & Nat Love Dr., Colorado Springs, CO 80908

Who: Homeowners, Realtors, and Special Guests

RSVP: Please reply by 4/22/24 online at
www.SterlingRanchHomes.com/RSVP

Don't miss out on the chance to explore our new homes and meet your future neighbors. We look forward to welcoming you to Sterling Ranch!



SterlingRanchHomes.com



8283 Nat Love Dr.
719-888-3682



8275 Nat Love Dr.
719-597-6373



8267 Nat Love Dr.
719-900-4603





HOA Corner

Welcome to the Neighborhood

On behalf of the Sterling Ranch Homeowners Association (HOA), we extend a warm welcome to all new homeowners joining our vibrant community.

We are excited to announce that as of January 2024, the HOA has successfully implemented recycling services for all residents. This initiative marks a significant step towards our commitment to sustainability and environmental stewardship.

We would like to take this opportunity to remind all residents that our next quarterly board meeting will take place virtually on April 18th at 3:00 PM. Prior to the meeting, the link will be sent via email to all residents for easy access. Additionally, you can stay updated on upcoming events and meetings through the HOA portal.

With the arrival of nice weather, we kindly ask all residents to submit any proposals for exterior improvements or landscaping installations to Diversified. The necessary documents for submission can be found at portal.diversifiedprop.com.

Furthermore, we are excited to announce the formation of a social committee dedicated to organizing community events for the association. Led by our dedicated homeowner volunteer, Michele Goldbar-Jeffers, the social committee is actively seeking enthusiastic members to join their efforts. Stay tuned for details on our upcoming Summer Bash, and consider becoming a part of this exciting initiative!

Thank you for your continued cooperation and participation in making Sterling Ranch a wonderful place to call home.

Warm regards,

Amanda Mulnix, CMCA, AMS
Community Manager
(719) 314-4514 | amandam@diversifiedprop.com | www.diversifiedprop.com

HOA Corner (continued)

Submitting Architectural Requests

Design guidelines maintain architectural standards and provide a basis for treating all homeowners fairly and reasonably. The guidelines provide criteria for the current committee to make appropriate decisions, and for future committees to make decisions that are consistent. State orders and our governing documents give the association a legal right to enact and enforce design standards. The community guidelines spell this out so everyone understands they must comply even if they don't agree. If you plan on making ANY modifications to your home or landscaping, please review your governing documents and submit an architectural request using your homeowners' portal at: portal.diversifiedprop.com

Any modifications completed without an architectural request may be subject to changes at the cost of the homeowner.

Trash Tote Reminder

Are you paying attention to when you bring your garbage can in after its been picked up? This super important task should be completed quickly or it could drastically impact you and your neighbors. Leaving it out too long could attract unwanted furry friends in addition to becoming a target for the unpredictable Colorado wind. Bring them inside as soon as possible to comply with guidelines and to keep each other, and the community, safe!

Spring Reminders

- Please remember to properly dispose of your pet's waste
- Check caulking inside and outside of your home and touch up as needed.

- As the temperature starts to increase, please remember to de-winterize your sprinkler system and test exterior faucets for broken pipes.
- Spring is also a great time to replace the batteries in your smoke alarms and change out your furnace filters.

Become "Water Wise"

This one is a no-brainer, right? Perhaps the biggest challenge in keeping a green lawn in Colorado is the dryness. Along the Front Range, we often face weeks with little rain. Your lawn doesn't need a ton of water, especially if you're using the right grass for the climate (more on that later). However, it does need regular waterings. In all, your lawn needs about an inch of water per week. The best time to water is in the morning. You need to be sure to check your local rules about watering times, which can usually be found online at <https://www.csu.org/Pages/waterwiserules.aspx>. Follow these water-wise rules to responsibly and efficiently use water for the benefit of our community, neighbors and our rivers:

1. You may water up to three days a week. You choose the days.
2. From May 1 to October 15, water before 10 a.m. or after 6 p.m. to reduce evaporation.
3. Don't let water pool on hard surfaces or flow down gutters.
4. Repair leaking sprinkler systems within 10 days.
5. Use a shut-off nozzle when washing anything with a hose.



FAWWA

BAR-X TRANSMISSION LINE — We are pleased to announce that while we didn't anticipate the installation of the first phase of the Bar-X Line until spring of this year, we were able to get started prior to the end of 2023 and anticipate completion of Segment 1A by early June. This is a 24" water main that starts at the existing Tank Site on the NE corner of Sterling Ranch, the line runs east along Arroya Lane, eventually running into the Excel Energy Easement where it continues north, stopping approximately 3 miles south of Hodgen Road. Segment 1B will pick up at this location and continue north to Hodgen Road. We broke this into two segments based on the fact that where these two segments tie together requires equalization tanks. We anticipate that segment 1B will start construction late fall 2024 and wrap up summer of 2025.

WATER TREATMENT FACILITY — We previously anticipated that we would be through the permitting and bid process for the Treatment facility by the end of 2023, with construction taking place throughout 2024, however, that was a bit optimistic. We have recently finalized the bid process and by the time this newsletter makes it to you, we will have awarded the bids with construction to begin in May. This will be a 12–18-month process and we anticipate the Treatment Facility to be operational fall 2025.

WELLS — In the fall 2023 newsletter, we anticipated the drilling of 3 new wells in TimberRidge to begin in December. This did take place with drilling completed in March. You may still see equipment on site through April as we are wrapping up development of the third and final well. These wells will not be tied immediately into the FAWWA system as it generally takes several months to get all electrical equipment set along with equipping the wells.

FAWWA Frequently Asked Questions:

What does the monthly fixed fee include?

The water rate billing structure includes a fixed monthly water service base fee and a residential usage charge (up to 5,000 gallons). This base fee covers the cost of the water and sewer utility's fixed and operating costs before any service is provided. The residential usage charge is based on tiered rates.

Basic Water Meter Fee	3/4 "	31.50
Water Use Fee (up to 5,000 gallons)		16.50
Basic Sewer Fee (per single family equivalent)		41.00
CMD Clean Water Fee (per single family equivalent)		12.00



FAWWA Frequently Asked Questions (continued)

How do I move into higher tiers each month?

The first 5,000 gallons are included in the Water Use Fee (above). Each Tier currently includes 5,000 gallons per Tier. The tiered rates are billed in single gallon increments.

5,000 to 10,000 gallons per month	4.88	per 1,000 gallons
10,000 to 15,000 gallons per month	5.84	per 1,000 gallons
15,000 to 20,000 gallons per month	6.75	per 1,000 gallons
20,000 to 30,000 gallons per month	18.50	per 1,000 gallons
Over 30,000 gallons per month	22.50	per 1,000 gallons

How can I monitor my water usage each month?

Get familiar with your AquaHawk tool. Log into AquaHawk by pointing your browser to: <https://sterco.utilityhawk.us>. Once on the site, select the Registration button and follow the instructions to register.

AquaHawk offers several benefits to FAWWA customers including:

- Set monthly threshold values in dollars for water and irrigation usage.
- Set Daily/Weekly/Monthly usage thresholds and get notified if you are trending to exceed.
- Provides timely alerts when problems are detected.
- You can specify how you want to be contacted: text, email, or phone.
- Easy-to-understand and use, you can access the HELP menu for specific instructions.
- Provides a “single sign on” to the payment portal with the touch of a button so you do not need to re-enter credentials.

I have a leak in my home. Who should I call?

Please call 719-452-8981. Leave a message and someone will return the call immediately.

There is a meter in my home connected to the internet. Can I unplug the meter if I need to use the router or the electrical outlet for something else?

No. This water meter connection is to be used exclusively for monitoring the household water usage. The usage is reported to AmCoBi who uses the information to prepare your monthly invoice and for annual reporting required by the State. If you do disconnect the meter, AmCoBi will be notified that the meter is no longer being read and you may be subject to a \$75 fee for tampering and loss of service.



Water Wise Tip: Checking for Water Leaks

The average household's leaks can account for nearly 10,000 gallons of water wasted every year and ten percent of homes have leaks that waste 90 gallons or more per day. Common types of leaks found in the home are worn toilet flappers, dripping faucets, and other leaking valves. These types of leaks are often easy to fix, requiring only a few tools and hardware that can pay for themselves in water savings. Fixing easily corrected household water leaks can save homeowners about 10 percent on their water bills.

- To check for leaks in your home, you first need to determine whether you're wasting water and then identify the source of the leak. Here are some tips for finding leaks:
- Take a look at your water usage during a colder month, such as January or February. If a family of four exceeds 12,000 gallons per month, there are serious leaks.
- Check your water meter at <https://sterco.aquahawk.us/login> before and after a two-hour period when no water is being used. If the meter changes at all, you probably have a leak.
- Identify toilet leaks by placing a drop of food coloring in the toilet tank. If any color shows up in the bowl after 10 minutes, you have a leak. (Be sure to flush immediately after the experiment to avoid staining the tank.)
- Examine faucet gaskets and pipe fittings for any water on the outside of the pipe to check for surface leaks.
- WaterSense partners have guides and videos that you might find helpful in finding and fixing leaks.
- Arizona Municipal Water User's Association has a great Smart Home Water Guide. (<https://www.smarthomewaterguide.org/>)
- Regional Water Providers Consortium in Oregon has a number of videos on detecting household leaks. (<https://www.regionalh2o.org/water-conservation>)
- Thornton Water in Colorado provides tips and tricks to find hidden water waste indoors and outdoors (<https://www.youtube.com/watch?v=Wn4QWwIEbf0>)

Metro Districts 1 & 2

VOLLMER SOUTH — Our goal was to complete 90% of the work associated with this segment by the end of 2023. We accomplished this, with the balance of the work, to include cleaning up a few of the transitions in the paving to happen this spring and likely into early summer.

MARKSHEFFEL 1 — Landscaping is complete with what work can be completed. Once future filings are developed, landscaping will be installed.

STERLING RANCH ROAD & CROSSING — Complete other than portions of landscaping and fence that will come with future development.

Regarding road construction of Segment 1, Sterling Ranch Road Crossing looks fantastic with the finishing touches currently in progress.

Segment 2 from Sand Creek east to BGPW is currently graded with utilities installed. We anticipate curb and gutter in May with installation of a CSU gas main in the roadway late spring. We can pave with the extension of Briargate Parkway, likely early fall 2024.

MARKSHEFFEL 2 — One of the most anticipated pieces of infrastructure from a community standpoint is the final connection to the south giving much needed access to the Woodmen corridor. In the previous update we anticipated all permits to be obtained by the end of 2023 and construction to take place over the winter. This obviously did not happen, but we are pleased to announce that all required permits to perform this work have been received. Directional boring crews, mobilizing, and construction to begin on May 1st and paving is scheduled for August. Upon completion of paving, striping is required to gain City and County approval. Once approved, the road will be opened.

VOLLMER NORTH — Substantial progress was made over the winter as it relates to the Vollmer north roadway segments. The project was broken into multiple phases with the first phase being from the Industrial site north to Dines Blvd. We anticipate pavement of this segment in late April with curb, gutter and sidewalks being installed. Landscape crews continued to work through the winter on various projects in both Sterling Ranch and TimberRidge and will be on this segment throughout the spring. Our second segment is the eastern portion of Vollmer from Briargate north to Poco. There is significant grading and utilities along this section and we anticipate that this section will be paved in the next 45 days. Once paving is complete, traffic will be shifted to the east so we can continue with the third segment, which are the westerly improvements to include grading, utility extensions, curb and paving. The third segment is anticipated to take 60-90 days to complete, once we are able to shift traffic. The goal is to have this completed late summer.

BRIARGATE PARKWAY — In previous updates we broke Briargate Parkway into multiple segments, which can now be consolidated into one section. Starting from the west, segment 1 from Vollmer to Wheatland has started landscaping. Segment 2 from Wheatland to the Sand Creek crossing will be built late this summer once the bridge has been constructed. Briargate Crossing is finally under construction, excavation has been on an ongoing process over the past 90 days. Concrete crews are now onsite working on the footings. Concrete and metal structures are anticipated to be complete by the end of July and will be followed by backfill and start road prep. The goal is to pave this segment through phase 3, which will connect to Sterling Ranch Road to the east. If all goes as planned, paving should be complete on all segments by October.



Sterling Ranch

FILING 2 — New home construction is nearing completion by Challenger Homes in this filing.

FILING 3 — American Legend Homes is nearing the halfway point in this filing for constructed homes.

PARCEL 16 / FILING 5 — Approvals have been obtained. Grading and development construction are set to begin in April 2024 and expected to be wrapped up by Fall 2024. We anticipate that both Vantage and American Legend will begin new home construction by the end of the year.

PARCELS 9, 11, 12 / HOMESTEAD NORTH

FILINGS 1, 2 & 3 — These three filings are open for new home sales and construction, while completion of development work will take the balance of the year. Great progress is being made. Classic, Vantage and American Legend model homes are located on Nat Love Drive. The builders are hosting a Grand Opening event, complete with a progressive catered lunch, on Saturday, April 27 from 11am to 2pm. To RSVP for the event, please go to www.SterlingRanchHomes.com/rsvp

STERLING RANCH EAST — Some residents have reached out regarding the earth moving operations where the community park is depicted on the concept plan. As noted on the plan, there is a large full spectrum detention pond on the southern end of the community park. Building a detention pond of this size generates excess dirt. In an effort to be efficient with our dirt moving activities, the dirt from the pond is being used to grade the first half of Sterling Ranch East filing 1. This filing is comprised of a total of 294 lots and the initial grading is for 157 lots located on the easterly portion of the site. These lots are expected to come to market the middle of 2025. The pond must be constructed prior to paving

Sterling Ranch Road and Briargate Parkway. Aside from this, the development team has worked through many of the entitlements noted in previous updates. In total, approximately 650 lots approved through the platting phase with another 800+/- lots moving through the preliminary or final plat stages. Most recently, we received approval of the Sterling Ranch Sketch Plan Amendment #3 to include rezoning. We gave an update in the previous newsletter providing information to include the notice of the neighborhood meeting that was held November 13th, 2023. Overall, a positive meeting that attendees found to be informative. Thank you to those who attended.

COPPERCHASE — The 138 lots that are being developed by Challenger Homes are located on the NE corner of Marsheffel and Vollmer Road. Development has been ongoing throughout the winter, with grading being complete and wet utilities underway and it appears that a portion of these lots will be complete June 2024.

STERLING RANCH FILING 4 — There are a total of 148 lots in filing 4 with 50 lots located north of Sterling Ranch Road. and the balance being on the south side of Sterling Ranch Road. The northern 50 lots started development and are currently being graded. The anticipated completion for the first lots will be late summer 2024. As crews finish on the north portion they will move to the south and the remaining 98 lots will take the balance of the year to develop. Filing 4 is being developed by SR Land and will be built on by Challenger Homes.

Sterling Ranch (continued)

GENERAL SUBDIVISION APPEARANCE — As we touched on in the previous update, numerous comments from members of the community were received in regards to the improvements made to overall neighborhood appearance during the 2023 season. Despite the historically wet 2023 spring and early summer, our team made good progress in the later part of the year to include installation of irrigation and hardscaping through the winter months. The schedule for the 2024 landscape season is going to be productive and includes landscaping along various portions of Sterling Ranch Road, Marksheffel, Vollmer and Briargate. This effort will include the installation of slot wall, completion of numerous detention ponds and landscaping within right of ways. Along with the areas outlined, you will also see upgrades the landscaping at the Dines and Vollmer entrance between now and May.



OVERALL CONTEXT PLAN

