



S T E R L I N G R A N C H

RESIDENT UPDATE

FALL 2023

T I M B E R R I D G E



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We Need Volunteers!

Sterling Ranch HOA is looking for volunteers to serve on the social events committee. The committee would plan events throughout the year for the community. There is money set aside for events to be held such as community BBQs, Easter Egg Hunts, Movie Nights, etc. We need a group of volunteers to head the planning of these events to bring the community together. If you are interested, please email Diversified Association Management at: amandam@diversifiedprop.com.

We are looking to have the committee formed by January 2024.

Contact Information

The Retreat Metro District:

Diversified Association Management
Amanda Mulnix, MCMC, *Community Manager*
719-314-4514
amandam@diversifiedprop.com

Sterling Ranch Metro Districts:

www.sterlingranchmetro.org
Josh Miller, *District Manager*
719-284-7226
Josh.miller@CLAconnect.com
info@sterlingranchmetro.org

Sterling Ranch HOA:

Portal.diversifiedprop.com
(Homeowner portal with information, HOA dues payments, etc.)
Amanda Mulnix, MCMC, *Community Manager*
719-314-4514
amandam@diversifiedprop.com

AmCoBi:

Water and sewer utilities. Water and sewer hookup/signup, billing questions, service issues
877-410-0167

FAWWA (Falcon Area Water & Wasterwater Authority) :

Russ Dykstra
C/O Spencer Fane
102 S Tejon St., Suite 750
Colorado Springs, CO 80903
rdykstra@spencerfane.com
719-633-1050

Developer:

Classic Companies
Loren Moreland
Vice President / Project Manager
lmoreland@classichomes.com
719-785-3270





To our valued residents of Sterling Ranch and TimberRidge,

As with our previous neighborhood updates, our goal with this newsletter is to provide detailed information as it relates to both Sterling Ranch and TimberRidge. Our first newsletter was shared with the residents in September 2022, after nearly a year of working through much of the planning and engineering, along with obtaining all required jurisdictional approvals that would allow us to move forward on many of the projects outlined in the previous newsletters.

Our focus is to provide concise summaries of progress along with anticipated timelines for the various projects going forward. While we were very pleased with the progress made throughout 2022, feeling like we accomplished 90% of what we set out to accomplish, 2023 was to be another year full of significant goals for the community. Aside from the historic rains that we all witnessed in the spring and summer months, progress was made, just not as early in the year as we had hoped. We estimate that anywhere from 60-90 days were lost due to weather. Thus, if you compare this with our previous updates, you will notice those delays as they relate to the original anticipated completion dates.

Hopefully, our commitment to making this area one of the most desirable Masterplan Communities in El Paso County is starting to become visible to all who call Sterling Ranch and TimberRidge home. We have resident involvement on the boards of Sterling Ranch Metro District-2, Sterling Ranch HOA, and Retreat Metro District-1. We've experienced incredible community collaboration and anticipate that this will grow as the neighborhood expands. In this newsletter, you will see updates from the district

boards along with updates provided by Diversified Property Management.

We understand that living in a new development, especially one with the level of major infrastructure and overall size of this corridor, can be difficult from a resident's perspective. We appreciate the patience, understanding, and grace that has been shown. I have personally received numerous emails over the past year thanking our team for the progress they see being made. We will continue to provide updates for the community. Many may not realize that there are three active developers in the community: SR Land developing the majority of the lots west of Sand Creek, Challenger Homes who will develop the land northeast of the Marksheffel and Vollmer intersection, and Classic Homes, who is the overall master developer, will be developing everything east of Sand Creek.

If you have any questions, comments, or concerns regarding development, please do not hesitate to reach out to me directly. We remain committed to making these communities some of the most desirable places to call home. Thank you all again for choosing to be a valued resident within these two communities!

Sincerely,



Loren Moreland
Vice President / Project Manager



TimberRidge entry, Oct. 2023.

FAWWA

1 Bids for first phase of the Bar-X Transmission line have been accepted by the FAWWA Board and work should begin spring 2024.

1a The water treatment facility is through design with material already on order. We anticipate permit by the end of 2023 and construction to take place throughout 2024.

1b Well permits have been approved with the state and contracts for well drilling were accepted in the September FAWWA Board meeting. This work will take place over the winter and begins early December.

TimberRidge

1 **FILING 2** — Additional landscape improvements have been completed at the entry, along with replacement of trees and installation of irrigation system along Poco Rd.

2 **FILING 3** — Based on the other various entitlement projects we had in process, this filing was delayed for 90 days. We anticipate county approvals associated with development by March 2024 and development beginning early spring.

3 **FILING 4** — Eight 2.5 acre lots and two 5 acre lots north of Arroya Ln. are in process and we hope to start development summer of 2024.



Greetings from the Sterling Ranch Metropolitan District No. 2 Board of Directors!

This update is provided to introduce the current Board membership and provide information on the numerous activities that are currently underway.

The current membership of the Board of Directors:

BOARD OF DIRECTORS	OFFICE	TERM EXPIRES
Deborah Vincelle, Resident	President	May, 2025
Willie Jackson, Resident	Secretary	May, 2025
Charles Collins, SR Land	Treasurer	May, 2025
Michael J. Bart, Resident	Assistant Secretary	May, 2027
Diane C. Black, Resident	Assistant Secretary	May, 2027

As of May 2023, a majority of the Directors are residents of Sterling Ranch which is the first time for District No. 2 within the Sterling Ranch overall development. Having a majority of residents on the District No. 2 Board brings a new perspective to overall governance.

Districts No. 1 & No. 3 do not currently have residents on the Boards as those districts are governed by the three developers (Classic, Challenger, and SR Land) at this time.

The Board of Directors fiduciary responsibilities include the following:

1. Budget development, review, progress and payments;
2. Review, update and modify infrastructure improvements within District #2 that integrate with other Sterling Ranch Metro Districts (No. 1 & No. 3);
3. Status and progress on maintenance activities (landscaping, irrigation, fencing, trash, parks, etc.); and
4. Receiving and acting upon feedback and information from Residents within District No. 2.

Continued...

*Greetings from the Sterling Ranch Metropolitan District
No. 2 Board of Directors, Continued...*

The HOA and the Sterling Ranch Metropolitan District No. 2 have distinct and separate responsibilities. Generally, the HOA has responsibility for resident trash removal, compliance with HOA published guidelines and landscape review and approval. The Sterling Ranch Metropolitan District No. 2 largely has all activities associated with public landscaping, maintenance and public infrastructure (roads, parks, bridges, etc.) within the district boundaries (see map from the Developers). Accordingly, the Directors work with the three Developers (Classic, Challenger, and SR Land) for implementation of the overall Sterling Ranch Master Plan.

On a monthly basis, the Board of Directors meet to review progress of public infrastructure activities, discuss current concerns and issues, and review/process budgetary expenditures for recently completed activities. The District No. 2 Board meets the 4th Tuesday of each month at 11 am at the Classic Corporate Offices at 2138 Flying Horse Club Drive, Colorado Springs, CO 80921. The public is invited to attend these meetings either in person or virtually. Please see the following website for additional information: <https://www.sterlingranchmetro.org>

We have all been “experiencing” the many construction projects in various stages within District No. 2. In September, the Directors had a field visit to inspect various construction sites which included the Vollmer Road modifications, Briargate Road construction, the Sand Creek crossing on Sterling Ranch Road and the future Marksheffel Rd extension to E. Woodmen Rd. In addition, various landscaping, pocket parks, and maintenance projects were also visited. It is important to remember that the Sterling Ranch area is still in the early phases of overall development, and there are many years ahead before we approach full completion. As a result, we are experiencing “growing” pains and addressing deficiencies as we proceed.

We know that these numerous projects are causing inconvenience but when completed, the improvements will add to the overall quality of life for Sterling Ranch area.

We hope to see you at the Annual Meeting to be held at Grace Community Church, 9475 Church View, Falcon, CO 80831, at 5:30 pm on November 9, 2023.

See you there!

Deborah Vincelle, President
Sterling Ranch Metropolitan District No. 2



Metro Districts 1 & 2

- 1 VOLLMER SOUTH** —Vollmer south improvements are underway with most of the utility work being complete. Our goal is to complete 90% by the end of November 2023. There will be additional curb and paving that will need to take place spring 2024.
- 2 MARKSHEFFEL 1** — Landscaping is complete with what work can be completed. Once future filings are developed, landscaping will be installed.
- 3 STERLING RANCH ROAD** — Complete other than portions of landscaping and fence that will come with future development.



Marksheffel Rd. & Vollmer Rd. Landscaping Oct. 2023.

continued...



Sterling Ranch Road Crossing of Sand Creek, Oct. 2023.

4 MARKSHEFFEL 2 — Both the county and the City of COS were beyond helpful getting all plans approved in a timely fashion. The hold up on permitting remains the owners and operators of the high pressure gas lines. All work within a specified distance of these gas lines require permits. We hope to have resolution by the end of November. We will work on infrastructure over the winter and hope to pave in May 2024.

5 VOLLMER ROAD NORTH — Utility work has begun with most infrastructure work taking place over the winter months. We anticipate paving this segment May/June 2024.

6 BRIARGATE PARKWAY 1 — (From Vollmer East to Wheatland) This section has been paved along with sidewalks and median poured. Concrete fence has started installation and irrigation along with hardscapes will go in over the winter.

7 BRIARGATE PARKWAY 2 — All plans are approved and we plan to construct next year.

8 BRIARGATE CROSSING OF SAND CREEK — Although the materials are on site, based on the overall length and complexity of this project, we're in excess of what was anticipated from a budget standpoint. We are now in discussion with engineers to evaluate the design to determine if there are adjustments that can be made to reduce the overall district investment that would be needed to construct this improvement. Construction is to take place through winter.

9 STERLING RANCH ROAD CROSSING OF SAND CREEK — Construction is 70% complete and we hope to wrap up by late winter to early spring.

10 BRIARGATE PARKWAY 3 — All plans are approved and we plan to construct next year.

11 STERLING RANCH ROAD 2 — Previous update is still on track. All major infrastructure to include water, sewer and storm installation is nearing completion, we plan on paving and completion summer 2024.

Sterling Ranch

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

2 Filing 3—In the last newsletter we welcomed American Legend Homes not only to Sterling Ranch but to Colorado Springs. Hopefully residents of Sterling Ranch were able to tour the American Legend Homes model that was part of the 2023 HBA Parade of Homes.

3 Parcel 16 (now called SR Fil. No. 5)—We are working through the entitlement process and anticipate approval by early Spring 2024 and development to begin immediately after approvals are gained. We hope to complete development work late Fall 2024 and anticipate that both Vantage and American Legend can begin new home construction by the end of the year.



New Model Homes, Homestead North Fil. 1, Oct. 2023.

4 Parcel 9 (Homestead North Filing 1)—Development work in this parcel is ongoing. Vantage’s model home is nearing completion and Classic’s model isn’t far behind. Both models will be open by year end. Homesites in Homestead North (1-3) will be built by American Legend, Classic and Vantage.

5 Parcel 11 (Homestead North Filing 2)—The spring rains that continued into much of the summer caused development delays but SR Land is making good progress and anticipates paving the end of October. Other misc development work will continue through the winter.

6 Parcel 12 (Homestead North Filing 3)—Utility work is nearing completion with curb and gutter is in process. We anticipate paving mid-December.

STERLING RANCH EAST

Various aspects of the entitlement process are ongoing with multiple approvals gained since our last update. We anticipate beginning development work in late 2024, pending market conditions.

GENERAL SUBDIVISION APPEARANCE

We’ve received numerous comments and emails thanking the team for not only the clean up along Dines Blvd. and Wheatland Dr. but the continued installation of landscaping throughout the community to include multiple tracts. We are aware of dead, dying or missing trees along the Dines and Wheatland portion; we have a plan with installation of missing trees but waiting until spring to handle any replacements.



Dines Blvd., Oct. 2023.

Sterling Ranch Sketch Plan Amendment #3 and Rezoning



Some of you may have recently received a notification from either NES or El Paso County regarding an application for Sketch Plan Amendment #3, along with rezoning, submitted by Classic SRJ Land, LLC. This land lies directly east of Retreat at TimberRidge, extends east to the eastern boundary of Sterling Ranch, and north to Arroya. Please refer to the attached exhibit for further clarification. Our previous community updates, along with the maps provided to various sales offices, indicated our anticipated layout for this parcel. This will be the third amendment to the Sketch Plan; the previous amendment reduced the overall allowable density from the originally approved 5,225 units to 4,800 in amendment #2. Our current application does not increase this number; it remains at 4,800, as previously contemplated.

When the original Sketch Plan was submitted and approved in November of 2008, the properties to the east, along with TimberRidge, were zoned RR-5. Since then, a PUD Plan was approved for TimberRidge, resulting in what we see today: a mix of 2.5-acre lots down to roughly 12,000 sq ft lots, with most lots east of Sand Creek being 80' wide. The layout submitted with the third amendment is designed to be consistent with TimberRidge, featuring 80' lots on its western boundary. Due to the larger lots to the north, we have proposed 2.5 and 5-acre lots adjacent to Arroya, then transitioning down in size as we move south from Arroya, eventually reaching RS5000 as it ties into the already approved lots just north of Briargate and east of Sand Creek. On the eastern edge of this parcel, we retained the original buffers and open space

as depicted on the original 2008 Sketch Plan, including county trail connectivity.

The information outlined above may be a lot to digest. If you would like to learn more about the application that has been submitted, **we will be hosting a neighborhood meeting on Monday, November 13th, 2023, from 5:30-7:00 p.m. This will be held at Grace Community Church, located at 9475 Grace Church View, Falcon, CO 80831.**

EXHIBIT 2: Overall Context Plan

