Sterling Ranch / Ridge

RESIDENT UPDATE

FALL 2025

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Community Contacts

Developer:

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

Sterling Ranch Metro Districts

Sterling's Metro District website is your source for announcements of upcoming Metro District board meetings, posting of minutes and documents, as well as maps of the community. The list of Board Members for each District are also listed on the website:

www.sterlingranchmetro.org
info@sterlingranchmetro.org

Korben Heim, District Manager
CLA (CliftonLarsonAllen LLP)
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Alexander Clem, Assistant District Manager
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Sterling Ranch & Sterling Ridge HOA:

Ascent Community Partners
719-559-0243
support@ascenthoa.com
Community Manager:
Amanda Mulnix
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Water & Sewer Billing

AmCoBi: Water and sewer hookup/sign-up, billing questions, service issues
clientcare@amcobi.com
877-410-0167

FAWWA, Falcon Area Water & Wastewater Authority:

www.fawwa.net
The water district is managed by Spencer Fane.
Nichole Peykov
C/O Spencer Fane
npeykov@spencerfane.com
719-452-8981

Community Builders:

Classic Homes:
8714 Laguna Niguel Way
719-888-3682
ClassicHomes.com

Vantage Homes:
8786 Laguna Niguel Way
8188 Manor House Way
719-597-6373
VantageHomes.com

American Legend Homes:
8822 Laguna Niguel Way
8111 Pennydale Drive
7887 Schoolhouse Drive
719-900-3641
AmericanLegendHomes.com

Challenger Homes:
8474 Blue Feather Loop
719-598-5192
ChallengerHomes.com

Lennar Homes:
7793 Salt Fork Drive
303-569-7590
Lennar.com

EQUAL HOUSING OPPORTUNITY

Developer Update

Dear Sterling Community Residents,

At Sterling, one of our goals is to keep you informed and engaged as we shape the future of this incredible community. Transparency is at the heart of everything we do, and we're excited to share updates on our progress, celebrate recent achievements, and outline the goals that continue to drive us forward.

2025 has been a remarkable year of growth and accomplishment. Thanks to the hard work of our community development team and home builders, we've made significant strides toward realizing our vision for Sterling as one of the most desirable master-planned communities along the Front Range. Each milestone we've reached is a testament to the dedication of our team and the support of residents like you. We're deeply grateful for your patience and understanding as we navigate the complexities of developing a community of this scale.

This year, we've focused on building the critical infrastructure that will serve as the foundation for the community's future. While we've shared detailed updates on these projects in the past, many are now being completed on accelerated timelines. As a result, you may notice fewer updates on individual projects, but rest assured, progress continues at a steady pace. In a community as dynamic as Sterling, the completion of one project often marks the beginning of another.

Despite predictions of a cooling housing market, Sterling has welcomed many new families in 2025—a trend we're thrilled to see continue with the opening of the new Sterling Ridge area east of Sand Creek. This expansion brings new housing options to the community, and we look forward to sharing more details about these offerings in the coming months.

Beyond infrastructure and housing, we've also prioritized fostering a sense of connection and belonging within the community. In collaboration with the HOA and Metro Districts, our team has worked to enhance community engagement through neighborhood gatherings and events. The success and growing attendance at these events have been inspiring, and we're so grateful to everyone who has participated. For those who haven't yet joined us, we encourage you to take advantage of upcoming opportunities to connect with your neighbors and experience the vibrant community spirit that makes the community special.

Thank you for being an integral part of our story. Together, we're building more than just a community—we're creating a place to call home.

CLASSIC HOMES

Loren Moreland
Vice President / Project Manager

Introducing Sterling Ridge: A New Chapter in Our Community Story

As our community continues to grow, we are thrilled to introduce the next exciting chapter in the Sterling Ranch story: Sterling Ridge. This new neighborhood, located east of Sand Creek, represents a thoughtful evolution of the master plan, designed to enrich our community and offer even more for residents to enjoy.

Building on a Strong Foundation

Our vision has always been to create a vibrant, connected community that celebrates the Colorado lifestyle. As we expand, it's important that each new neighborhood has its own distinct identity while remaining deeply rooted in the core principles of our master plan.

Creating the name Sterling Ridge allows us to give this unique new area its own sense of place. Think of it as distinct village within our larger community—a new area that contributes to the tapestry of the masterplan as a whole. This approach helps celebrate the unique features of the new area while strengthening the identity and value of the entire Sterling community which already includes Sterling Ranch, Homestead and Copper Chase.

About Sterling Ridge

Sterling Ridge is designed to complement Sterling Ranch and the life you've built here, offering new opportunities and amenities that will benefit everyone.

A Hub for Connection: Future plans include a vibrant community gathering place, featuring an incredible park, more trails, and proposed indoor and outdoor recreation amenities.

New Home Designs: The neighborhood will feature beautifully crafted homes from builders you already know — Classic Homes, Vantage Homes, and American Legend Homes, offering fresh styles that blend comfort and functionality.

One Community, Growing Together

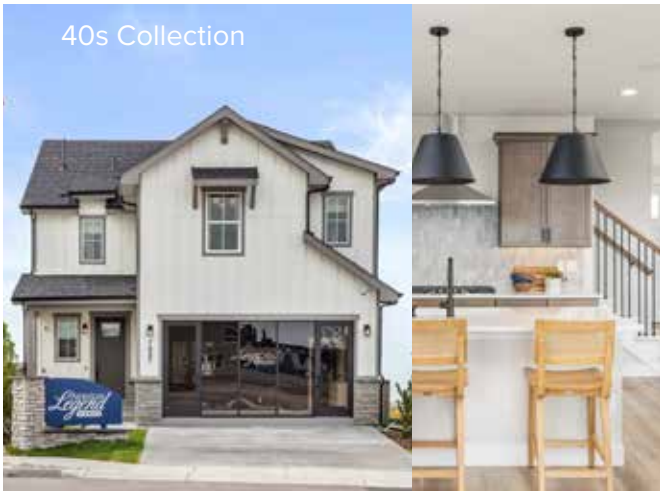
Sterling Ridge is more than just a new neighborhood; it's a testament to our commitment to thoughtful growth within the existing community and enhancing the experience for every resident. It builds upon the promise of our master plan, ensuring that as we grow, we continue to create a diverse, beautiful, and engaging place for all of us to call home.

We are incredibly excited about this new chapter and look forward to seeing Sterling Ridge blossom as an integral part of the greater Sterling community. As part of the community branding efforts, you will begin to see new signage, including a refresh of the lettering on the community monumentation signs. The new approach will seamlessly integrate Sterling Ranch and Sterling Ridge together within the community paying homage to the past, living in the moment, and looking forward to the future.

Brand New Home Collections

American Legend Homes has introduced its new 40s collection. This series features five distinct single-family floor plans, blending thoughtful design with the builder's commitment to quality.

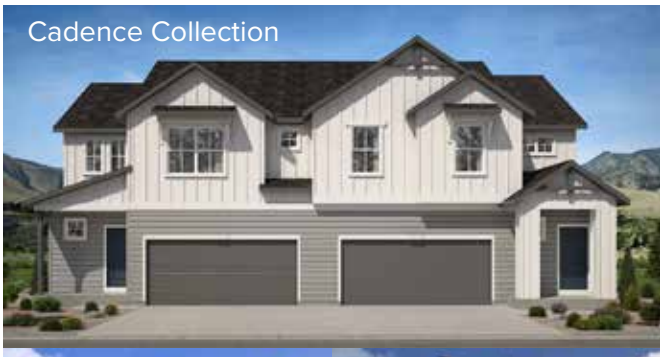
Each home in the collection is constructed on a 3 1/2' crawl space and includes a 2-car garage. The available designs range from 1,955 to 2,531 square feet, with base prices starting at $495,990 and going up to $546,990.



With the launch of Sterling Ridge, **Classic Homes** is excited to unveil three additional brand-new home collections.

Alongside their Classic Collection, showcased on the new Sterling Ridge model row, homebuyers can now learn more about the cozy Preamble Collection, starting in the mid-$300s; the stylish Cadence Collection of duplex homes, from the $400s; and the innovative Portrait Collection, which optional ADUs, starting in the $500s.

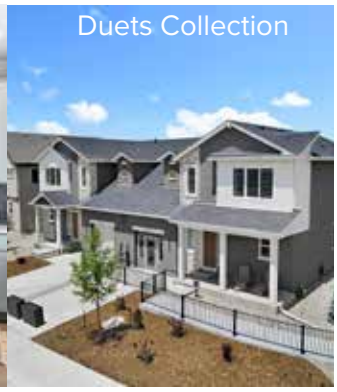
These dynamic new collections will be located in the new "Villages" area at the southeast corner of Sterling Ranch Road and Briargate Pkwy.



Vantage Homes Introduces the Duets Collection. Starting in the high $400s, Vantage Homes brings its signature quality and elegance to a more attainable, perfectly sized home. The new Duets collection is thoughtfully designed for modern lifestyles, offering the ideal balance of space, comfort, and low-maintenance living.

Each paired home features open-concept layouts, modern kitchens, and stylish finishes that seamlessly blend functionality with flair. With private yards, attached garages, and innovative shared walls, the Duets maximize efficiency while maintaining privacy and comfort.

Perfect for those looking to right-size, or anyone seeking greater freedom and flexibility, the Duets collection redefines refined living—without the upkeep of a traditional single-family home.



STERLING

SANTA PARADE

Saturday, December 13th | 10 am–1pm

Get ready for some holiday cheer! The Sterling Santa Parade is rolling through the neighborhood! Gather your family, bundle up, and wave as Santa and the Grinch make their way through the streets spreading Christmas spirit along the way and maybe a little mischief too!

Parade Details:

- **Start Time:** 10 AM
- **Route Ends:** Sterling Ridge Model Row (Laguna Nigel Way)
- **Parade Map:** Parade map will be shared as the date approaches

Post Parade Festivities:

Join us at Classic Homes, Vantage Homes, and American Legend Homes 11 AM-1PM for:

- Fun family-friendly holiday activities
- Photos with the Grinch
- Cookies
- Made to order coffee & cocoa from Good Gracious Coffee Truck

Want to Join the Parade?

We're inviting residents and community business owners to enter a decorated car in the parade! To participate, contact:

Claire Price at claire@clairepricehomes.com

Lisa Dulski at ldulski@classichomes.com

A Fall Celebration

GRAND OPENING

Sterling Ridge Grand Opening Celebration

On October 25th the Sterling Ridge Grand Opening drew close to 200 guests who came out to tour the brand-new Model Row and join in the Halloween fun. Families explored all eight beautifully decorated models while participating in a Halloween themed scavenger hunt filled with surprises, games and plenty of treats along the way.

The neighborhood was buzzing with excitement as the kids showed off their Halloween costumes and trick or treated through the models. Guests enjoyed ice cream treats from Josh and John's and sampled an assortment of refreshments while mingling with friends, neighbors and the builder teams from American Legend, Classic and Vantage. It was the perfect mix of fall fun and community spirit. A big thank you to everyone who attended.

Events & Highlights 2025 Calendar of Events

It's been an exciting year for events! Thanks to everyone who came out to enjoy the events that were held January through October. If you'd like to volunteer to be on the community social committee, please call Lisa Dulski at 719-785-3313.

Sterling Ridge Lot Release Brunch (June)

American Legend, Vantage, and Classic hosted a brunch inviting residents, Realtors and invited guests to preview and tour newly released lots in Sterling Ridge, the newest area of the community.

Parade of Homes (September)

The Sterling community showcased five new model homes in the 2025 Parade of Homes. Classic, Vantage and American Legend welcomed more than 1,800 guests into their models for this annual event coordinated by the Colorado Springs Housing & Building Association. The new models were very well received by the Parade judges and attendees. The three builders were recognized with 9 Industry Awards and 2 People's Choice Awards across **four different home price categories!**

- **Classic Homes:** The Hannah Model - Best Floorplan, Best Primary Suite
- **Vantage Homes:** The Willowood II - Best Kitchen
- **American Legend Homes:** C304 - Best Kitchen, Best Primary Suite, Best Interior Design, Best Floor Plan, Best Overall Home, People's Choice
- **American Legend Homes:** C405 - Best Interior Design, Best Floor Plan, People's Choice

HOA Easter Egg Hunt (April)

Perfect spring weather brought over 350 Sterling residents out for our first neighborhood egg hunt. More than 1,500 hidden eggs, prizes for golden eggs, and free coffee and smoothies from the Campfire Coffee Truck made this a standout event!

HOA Neighborhood Garage Sale (May)

This event gave families a chance to declutter and hunt for bargains. Thanks to Claire Price for hosting this event and for collaborating with Marc Sisneros from Mountain View Hauling. Marc offered junk removal and donation services for participants after the event.

HOA Ice cream Social and Movie Under the Stars (July)

Over 250 residents stopped by to enjoy ice cream from Rizzuto's before the outdoor showing of Moana. Sterling Ranch Builders joined the event with giveaways and games, which added extra fun to the evening.

HOA Ice to Meet You (June)

Despite the stormy skies, neighbors gathered for Kona Ice treats and fun at the toddler playground near Yellow Tail Way. This simple get together was a great way to meet new faces and kick of summer.

HOA End of Summer Bash (August)

Neighbors wrapped up summer with a bang and enjoyed a bounce house, face painting, axe throwing, yard games, and delicious ice cream from the Meltdown. The day was filled with laughter, new connections, and community spirit.

Welcome to the Neighborhood

On behalf of the Sterling Ranch and Sterling Ridge Homeowners Associations (HOA's), we would like to extend a warm welcome to all new homeowners joining our vibrant community!

Ascent Community Partners is responsible for providing HOA services for Sterling Ranch and Sterling Ridge. This includes covenant enforcement, landscape reviews, and managing the trash collection contract. If you have any questions or need assistance with any of these services, please visit your homeowner portal at www.ascenthoa.com.

You can also reach the Ascent team by emailing support@ascenthoa.com or by phone at 719-559-0243 to speak with a community specialist.

Amanda Mulnix is the community manager overseeing the Sterling Ranch and Sterling Ridge HOA's and is available for any general inquiries. You can stay up to date on all HOA board meetings and community updates by visiting the homeowner portal.

HOA Corner

Important Reminder: Exterior Changes

Before making any changes to your property's exterior—whether it's landscaping installation, fence installation, or other modifications—you must obtain prior approval from the HOA. Failure to do so could affect the release of your landscaping deposit. To ensure timely approval and avoid delays, please submit your requests well in advance. The review committee has up to 30 days to evaluate all plans.

Please make sure to review the community guidelines document for the latest information regarding design requirements for the neighborhood. Thank you for your continued cooperation and participation in making the Sterling Community a wonderful place to call home.

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

HOA Corner continued

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!

Furry Family Members

Our pets are a part of our family, but please remember to keep your pets on a leash when they are outside of your home. There is a leash law ordinance and the Community also does not allow for pets to roam freely, so please keep your pets leashed when you are walking them. Also, please pick up your pets waste on a regular basis, even when you are out walking. Pet owners should carry at least 2 bags with them during a walk.

Why Scoop the Poop

Besides being a nuisance, uncollected dog waste is a serious problem for our association. Next time you're tempted to leave your dog's droppings on the lawn, please remember these facts:

1. The Environmental Protection Agency is becoming aggressive about enforcing the Clean Water Act. Our association could be fined if dog waste goes uncollected.

2. Uncollected dog waste may lead to a special assessment. If fined by the EPA, the association could face a potential special assessment that would be levied against all members—not just dog owners.

3. The appearance and quality of the common areas are known to affect home sales— not just whether and for how much they sell, but how quickly.

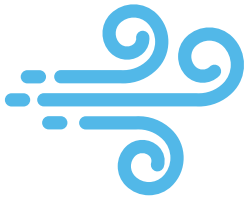
4. The more residents complain about dog waste, the more time the manager must spend on enforcement rather than serving the association.

5. Uncollected dog waste spreads disease and attracts rodents who feed on pet waste.

Are You Ready For Cold Weather?

Fall is the time to prepare for winter—cold and wet conditions not only make you miserable, but they can damage your home. Some winterizing can wait, some can't. Make a list of what needs to be done, and tackle the time sensitive tasks first.

Here's a simple checklist from the association to help you get a jump on winter.



Indoor Winterizing

- Examine doors and replace weather-stripping as needed.
- Examine window caulking and reseal where needed.
- Examine and repair vents where needed.
- Remove items near heat vents.

Assemble, stockpile or refresh winter supplies:

- Batteries
- Candles and matches
- Ice melt and deicer
- Sand
- Snow shovels
- Generator fuel
- Antifreeze

Winter Freeze Warning

Just a reminder to winterize your home to avoid frozen pipes, especially if you're out of town and your home is vacant. Frozen pipes can burst and lead to major water damage and very costly repairs. Keep your thermostat at a minimum of 55 degrees.

Do not leave your garage door open during sub-freezing weather. Any pipes in the floor above the garage may also freeze.

Apply foam insulation to your pipes, which is very inexpensive and can be purchased at any hardware store.

On sub-freezing days, open the cabinets below your sinks and leave the faucets dripping with a slow, continuous stream of cold water.

Winter Watering

In the winter, the air is dry. There is little precipitation and very little moisture in the soil. Dry conditions and fluctuating temperatures cause lawns, shrubs, and trees to become distressed. The damage isn't obvious right away. If the plants are affected during the long dry periods, they will still look perfectly normal when spring arrives. Plants will grow using the food energy which was already stored. It's only when the temperatures start to rise in late spring or summer that the plants show distress. Weakened plants are unable to fight disease and insect damage.

HOW-TO WINTER WATER — After you've turned off your sprinkler system, continue to water your grass. In Colorado, this period typically runs from November through April. During these months, you should water 1-2 times per month. Water the lawn when the air temperature is above 40 degrees. Water at mid-day if possible so the water has time to soak into the ground and doesn't freeze. If the water freezes, solid ice could suffocate your lawn and leave it matted. Evergreen trees should be watered from the top of the needles to base.

WHAT TO WATER — Water everything in your yard that was planted during the last growing season. If the grass, plants, trees, or bushes haven't been through their first winter yet, then they need to be watered this winter. You'll also want to water anything that's exposed to the wind or lots of sun.

Customer Information Notice – Water Discoloration and Iron Staining

We've received a few recent questions about water discoloration or staining seen in sinks, tubs, or laundry. We want to assure you that your water remains safe and healthy to drink and continues to meet all state and federal health standards.

The issue some customers are seeing is aesthetic, not health-related. One of our wells—called LFH-1—naturally contains higher levels of iron and manganese, which are minerals commonly found in Colorado groundwater. When exposed to air or chlorine, these dissolved minerals can be oxidized (rust) which will cause reddish-brown or black staining on fixtures or clothes.

The U.S. Environmental Protection Agency (EPA) does not set health-based Maximum Contaminant Levels (MCLs) for iron or manganese because they are not harmful at the levels found in drinking water. Instead, the EPA provides secondary (recommended) limits to help prevent cosmetic or taste issues—0.3 milligrams per liter for iron and 0.05 milligrams per liter for manganese. Testing shows that our LFH well has iron levels about seven times higher than the EPA's recommended aesthetic standard, which explains the staining some customers have noticed.

During this past summer, when water use was highest, we relied more heavily on the Larame Fox Hills (LFH) aquifer well to meet system demands. This increased use likely led to the temporary discoloration events customers have observed.

The good news is that we are 95% complete with construction of a new multi-million dollar water treatment plant designed specifically to remove iron and manganese from the water supply. Once the facility is fully operational, customers should notice much clearer water and a reduction in staining concerns.

We appreciate your patience as we complete this important project and continue improving the quality and reliability of your water system.

For more information about iron and manganese in drinking water, visit the EPA's fact sheet on secondary (aesthetic) contaminants at:

https://www.epa.gov/sdwa/secondary-drinking-water-standards-guidance-nuisance-chemicals

If you have questions or continue to notice discoloration, please contact us at 719-452-8981 or visit www.fawwa.net.com.

FAWWA: Community Updates

BAR-X TRANSMISSION LINE, Segment 1B — Construction on Segment 1B of the Bar-X Transmission Line has commenced. This segment runs north of Hodgen Road near the McCune Subdivision. The project is approximately 75% complete, with substantial completion targeted for December 2025. However, we are currently ahead of schedule and anticipate the potential of finishing earlier than expected.

WATER TREATMENT FACILITY — Construction of the new Water Treatment Plant is well underway, and managed by Moltz Construction. Work began last fall, and significant progress has been made over the past few months. The structure is expected to be in place by the end of the year, with the entire project taking 12–18 months to complete. While we are awaiting materials for the filters, the remainder of the project is nearly complete. We expect the plant to be fully operational by the end of the year.

WELLS — In the previous newsletter, we shared updates on three additional wells being drilled in the Retreat at TimberRidge. These wells will be integrated into the system once the Water Treatment Plant becomes operational next year.

The work in TimberRidge is nearing completion and will come online in conjunction with the Water Treatment Plant by year-end.

WATER RESTRICTIONS — We want to thank you for your patience and understanding as we continue with the water restrictions put in place in 2024. The warm and dry conditions made it necessary to prioritize responsible water use. While we all prefer a lush and green community, these measures are essential for sustainability.

Watering restrictions will remain in place moving forward. We will provide another reminder in the next newsletter and continue to include updates in your billing statements from FAWWA.

If you are installing new landscaping, please remember to acquire an establishment permit through the Authority. This permit allows you to water outside of the restrictions during the establishment period.

WOODMEN HILLS METRO DISTRICT (WHMD)— As of January 1, 2025, Woodmen Hills Metro District (WHMD) has taken over operations of the FAWWA system. This is why you may frequently see their trucks in the neighborhood.

MCCUNE WELLS — We have accelerated the timeline for the two McCune wells, which will utilize the Bar-X line to deliver water to the community. Originally scheduled to come online in summer 2028, these wells are now expected to be operational by summer 2027 if everything goes as planned.

SEWER SYSTEM EXPANSION — A new 18-inch sewer outfall line has been installed, running from the southwest corner of Sterling to the intersection of Black Forest and Woodmen. This extension will provide an additional 1,800 units of sewer capacity to Colorado Springs Utilities (CSU).

This expansion benefits the FAWWA system by ensuring the proper operation of the sewer lift station, which requires a minimum of 1,000 units to function effectively. The added redundancy in this extension enhances wastewater management for all residents.

FAWWA

Falcon Area Water & Wastewater Authority

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.

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.

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 as soon as possible.

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.

How many homes does FAWWA currently serve?
FAWWA started the year with 630 residences on the system. As of August we were at 803.

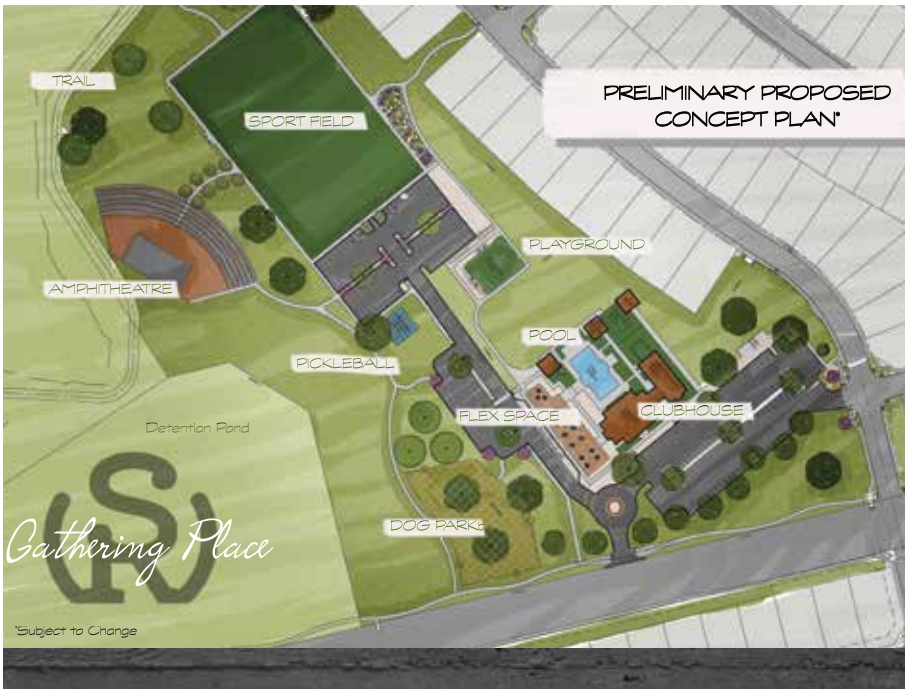
Metro Districts 1 & 2

- [x] **VOLLMER IMPROVEMENTS** — Complete
- [x] **STERLING RANCH ROAD AND STERLING RANCH ROAD CROSSING —** Complete
- [x] **MARKSHEFFEL 2** — Complete
- [x] **BRIARGATE PARKWAY** — Complete; landscaping will be installed in 2026

PARCELS 9, 11, 12 / HOMESTEAD NORTH FILINGS 1, 2 & 3 — 75% Built-out

STERLING RIDGE — The filings located east of Sand Creek, branded as Sterling Ridge, are now home to "Model Row" where you'll find 8 fully decorated model homes built by Classic, Vantage and American Legend. Filing 1, is comprised of 294 lots. In total we have approximately 650 lots approved through the platting phase with another 800+/- lots moving through the preliminary plan or final plat stages.

STERLING COMMUNITY PARK & GATHERING PLACE — Located adjacent to Model Row in Sterling Ridge is the future site of your community park and gathering place. We are sharing the preliminary concept rendering of the planned vision for this incredible amenity. We are very early in the planning stages and do not have development or construction timelines, our team is hard at work planning and designing what will be a welcomed addition to the community. Additional updates will be shared with you as the planning progresses.



COPPERCHASE — Featuring model homes and inventory homes from Challenger and Lennar, with anticipated build out in 2026.

STERLING RANCH FILING 4 — There are a total of 148 lots in filing 4 with 50 lots located north of Sterling Ranch Rd. and the balance being on the south side of Sterling Ranch Road. Initially development was going to start on the northerly lots, but because of utility stub extension locations it was decided to start on the south end of this phase. Filing 4 is being developed by SR Land and homes will be constructed by Challenger Homes.

We anticipate completion of the south portion development this fall and the north portion wrapping up next year with 98 lots ready for homebuilding late fall 2025 and the north portion to include 50 lots ready for construction late spring 2026.

OVERALL CONTEXT PLAN

1 OVERALL CONTEXT PLAN
07.29.2025 - SUBJECT TO CHANGE