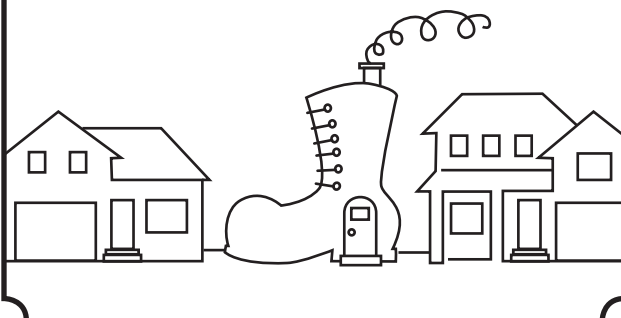


THE
**RANCHES
REPORT**

YOUR HOA UPDATE

3688 E. Campus Dr., Suite 101
Eagle Mountain, Utah 84005

Fred really missed living in an HOA when an old lady decided to build a shoe across the street.



RANCHES HOMEOWNERS' ASSOCIATION : JAN. 2011

**COMMON HOA
QUESTIONS!**

**WHO IS THE HOA
DELEGATE FOR MY
SUBDIVISION?**

Here are the answers to some frequently asked questions concerning your Ranches HOA. If you have questions, please call the HOA management company at **801-789-7900**.

Find the name of the delegate for your subdivision in the list below. From our website you can email your delegate with simple questions or suggestions. Simply go to www.RanchesHOA.com and find the **Governance** link and click on **Delegate**.

Ash Point Casey Harris
Castle Rock Jeff Topham
Chimney Rock Jeff Topham
Cold Springs Josh Johnson
Crittenden Corner Jeff Topham
Diamond Springs Jeff Topham
Eagle Top Brittany Long
Eagle's Gate Christa Kelley
Freemont Springs Brittany Long
Friday's Station John Painter
Heatherwood on the Green ... Tamera Arbon
Hidden Canyon David De Witt
Highlands Roger Shirin
Highlands on the Green Joni Gillet
Jacob's Well Kendle Salisbury
Kennekuk John Painter
Kiowa Valley Brittany Long
Liberty Farms Kendle Salisbury
Lone Tree David DeWitt
Mt. Airey Christa Kelley

Mt. Airey Village Andrew Tice
Northmoor Christa Kelley
O'Fallons Bluff Kendle Salisbury
Plum Creek Mike Cusano
Point Lookout Kendle Salisbury
Porter's Crossing Kendle Salisbury
Rock Creek Martin Val Johnson
Rockwell Village Jeff Topham
Ruby Valley Casey Harris
Rush Valley Kendle Salisbury
Saddleback Kendle Salisbury
Showdown Christa Kelley
Simpson Springs John Painter
Skyline Ridge Brittany Long
Southmoor Christa Kelley
Sundance Jeff Topham
Sunrise at Kiowa Brittany Long
Three Crossings Kendle Salisbury
Willow Springs Clark Thompson
Stonebridge John Painter



YOUR HOMEOWNERS' ASSOCIATION UPDATE : JANUARY 2011

THE
**RANCHES
REPORT**

Ranches Community Management is proud to work for your Ranches HOA and welcomes your feedback. www.ranchesHOA.com



It's 2011! A New Year! Is it time for a new YOU?! Here in our Ranches Community, we have two local business owners who focus on helping you reach your fitness goals!

**SHAPING UP IN THE RANCHES
AT JAGUAR SPORT KARATE AND
RAGE FITNESS BOOT CAMP!**

Jaguar Sport Karate is a facility geared towards the entire family. At Jaguar Sport Karate, they have programs for students of all ages, from the youngest in Lil' Cubs to the oldest in the Adult classes.

Kyosahnim Lee Barnard is the owner/ operator and chief instructor of Jaguar Sport Karate. He has been training in martial arts since his childhood. His training was periodically interrupted by his duty to his country as a Marine and Police Officer. In 1990, Mr. Barnard was deployed in support of Operation Desert Storm with the marines.

From 1981-2006 Mr. Barnard competed in over 800 tournaments and was once crowned the AANF, IKBA, and AAU champion. Lee's tournament experience includes point sport karate tournaments, Olympic style Tae Kwon Do tournaments, and full-contact kickboxing.

From beginner to black belt, whatever your goal — fitness, self-defense, or just a "better" you — you will find it at JSK. Classes run five days a week. They are located in The Ranches in Eagle Mountain, at the corner of Ranches Parkway and Pony Express Parkway.

Jaguar Sport Karate is the only certified "Superfoot" school in the State of Utah. The owner has been trained and certified by the legendary Bill "Superfoot" Wallace.

Still not sure? Then come visit, call, or e-mail. They'll be happy to give you a free lesson and show you the Dojang (Training Facility)-- **"Where the price of excellence is discipline."**

RAGE Fitness Boot Camp was started by Kenny Knight, who has lived in the Ranches community for the past 10 years. Kenny served in the Marine Corps from 1988 until 1996, including three combat tours, and in the Army National Guard from 2000 until 2007. His military background as a Drill Instructor shapes the basis for his Boot Camp Training. A certified and licensed Personal Trainer since 1996, Kenny's emphasis is military training, boxing, wrestling, self defense and football training. Kenny's motto is **"The ultimate wealth, in life, is Health!"**

Best part of doing his job: "I get to provide a service to those who need it. I get to make new friends and help them achieve success with fitness."

What to expect from Boot Camp: You will find highly intense Military style training exercises along with well balanced nutrition plans. Expect to build lean muscle, burn fat, lose inches, increase cardiovascular system, and gain energy.

Costs/Specials for Ranches HOA members: The Boot Camp is a 4 week program that runs Monday thru Friday. The cost for new students is \$200 and the cost for repeating students is \$100. **During the months of January and February, Ranches HOA community members can enjoy a special discounted price of \$100 for new student registration for that month!**

Rage Fitness Boot Camp is held at Jaguar Sports Karate M-F from 9:00pm -10:00pm.



RANCHES HOA SPECIAL:

50% OFF

**REGISTRATION FEE AND MONTHLY
MEMBERSHIP PLAN PURCHASED
FOR THE MONTH OF JANUARY ONLY.**

Must present newsletter.
Call Today! 801.789.7668

**RAGE
FITNESS
BOOT CAMP**

RANCHES HOA SPECIAL:

\$100 OFF

**NEW STUDENT REGISTRATION FEE
FOR JANUARY OR FEBRUARY ONLY.**

Must present newsletter.
Call Today! 801.358.2089

WINNERS!

Congratulations to the winners of our Christmas lights/Decorations contest:

1st place:
Terry and Dixie Johnson
Sundance #47 7898 Sparrow Hawk

2nd place:
William and Krista Robinson
Chimney Rock #72 7778 Windhover

3rd place:
Clarence and Nancy Miller
Diamond Springs #78 3232 Golden Eagle

Most Festive: Kennekuk #1
8347 Prospector Court

WHAT ARE SOME OF THE BENEFITS OF LIVING IN AN HOA COMMUNITY?

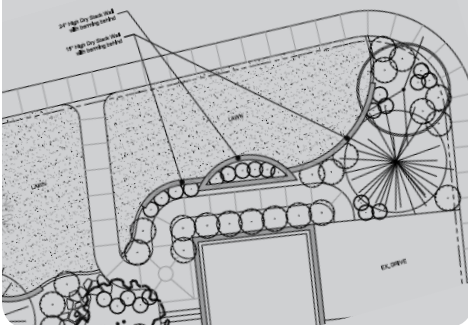
- Increase in home values as guidelines are followed.
- A sense of community unity, where we can be proud of where we live and how we care for our neighborhoods.
- Approachable Board who are eager to hear new ideas and suggestions for bettering our Community.

2011 INVOICES

You may have already noticed that the annual invoices have been mailed out for the 2011 year. **It is not a reflection of your balance, just an invoice that is required to be sent out each year.** (A statement has also been sent for your convenience). Your HOA dues are an annual assessment, but we allow you to pay monthly, quarterly or bi-annually, as long as you pay in advance. You will not receive monthly invoices, but we do send out quarterly statements with your HOA account's current balance.

FRIENDLY REMINDER:

REMEMBER TO SUBMIT YOUR LANDSCAPING PLANS TO RECEIVE A SPRING EXTENSION
...and avoid fines!



PAYMENT REMINDER:

Please be sure to include **your Name, address, subdivision, and lot number** with all your HOA payments. Please be advised that we cannot guarantee the exact date of delivery for any sub HOA payments. All HOA payments must be clearly marked with the HOA association intended for. Thank you!

MILITARY CREDITS

Military Discounts have been discontinued in the Ranches Master Homeowners Association as of January 1, 2011. While the Board of Trustees does greatly appreciate the service; it is no longer economically feasible for the Association to offer these discounts. If you were receiving a military discount, you will see the discount thru December 31, 2010. However, there will be no more discounts for 2011. We are sorry for any inconvenience that this may cause but we appreciate your service to the country and your participation in the Association.

ANNUAL MEMBER MEETING

The Ranches annual member meeting to elect District Delegates will be held the end of March. Watch for more information and your annual meeting packet in next month's newsletter.

BOARD SEATS

Interested in becoming more involved in the HOA? Two Board seats will be up for election this year.

BOARD MEMBER ELECTION

Board member elections are almost here. Ballots will be mailed out to each Association member the first week in April. The District Delegates will vote on the open seats at their first Delegate meeting following the Annual meeting. If you are interested in running for a Board seat or becoming a District Delegate, please contact the management office for more information.

FREE COMMUNITY EDUCATION CLASS!

"Understanding Short Sales, Foreclosures and Loan Mods"

Join us **Thursday, January 13, 2011 at 7pm at the Eagle Mountain City Council chambers** for a one hour class with time for Q&A afterwards.

Do you need accurate and timely information regarding distressed properties in today's market? Do you want to know how a short sale might affect your credit? What happens if you still owe money after your home is sold? Do you qualify for a loan modification and a lower payment? What about HAFA and other federal "bail out" programs? Are there other options available? If these questions are on your mind, then this free community education class is for you. Sponsored in part by Eagle Mountain City, with Rich Davis, Utah County Manager for Bank of America Home Loans and Scot Hazard, President of The Real Estate Group as presenters. This class promises to be clear and informative, providing attendees with solid information to make educated decisions.

Capacity for this class is limited, and attendance is expected to be high, so be sure to arrive early. Informacion disponible en Español.

RANCHES HOA 2010 YEAR IN REVIEW:

10 "Good Things" in 2010:

- 1- Had the spring clean up with dumpsters available for clean up disposal for an entire month.
- 2- Worked with the city to increase driving vision in the park strip area by lowering hills.
- 3- Benches, garbage cans and doggie stations installed throughout the walk ways of the Ranches.
- 4- Community improvement seen from the great help from many of our homeowners in responding to notices being sent.
- 5- The Highlands youth cleared out all vacant lots in their subdivision for service to the community.
- 6- Dead trees in common areas were replaced.
- 7- Vacant lots were cleaned up by working with lot owners.
- 8- Participated in a local pancake breakfast to support a Ranches family in need.
- 9- A Ranches subdivision got together and stained their fences together, to bring their homes into compliance, making their subdivision look unified and maintained.
- 10- The Ranches PUMPKIN PATCH was a huge success, raising more than \$3,000 for charity!



RANCHES HOA CONTACT INFORMATION

HOA BOARD MEMBERS:

Jon Celaya, President
Jon Barclay, Vice President
Amy Twitty, Treasurer
Teresa Edwards, Secretary
John Linton
Scott Kirkland
Josh Schreiner

HOA HOURS:

Monday – Friday 9:00am–5:00pm
Closed Holidays

HOA WEBSITE:

www.RanchesHOA.com

**3688 E. CAMPUS DR., SUITE 101
EAGLE MOUNTAIN, UTAH 84005**

**TEL: 801.789.7900
FAX: 801.789.7877**

RANCHES COMMUNITY MANAGEMENT

For violation questions?
Email: violations@rancheshoa.com

For accounting questions?
Email: Misty York misty@scmutah.com
or Karen Haskell karen@scmutah.com

DATES TO REMEMBER

JANUARY 1

Happy New Years! Monthly/
Yearly Assessments Due

JANUARY 12

DRC Meeting 8:30 am

JANUARY 13

HOA Board meeting 6:00 pm

JANUARY 17

Martin Luther King Jr. Day

JANUARY 18

City Council Meeting 7:00 pm

JANUARY 26

DRC Meeting 8:30 am



BEST SNOWMAN OR SNOW SCULPTURE CONTEST

Send us a picture of you and your "snow creation" in front of your home, and we will choose two winners for our "Best Snow Creation" contest for January!

Winners will enjoy a gift certificate from Jaguar Sport Karate or Rage Fitness Boot Camp! Winners must be current on their dues with no active violations.

Submit your nominations by calling 801.789.7900 before January 20th.