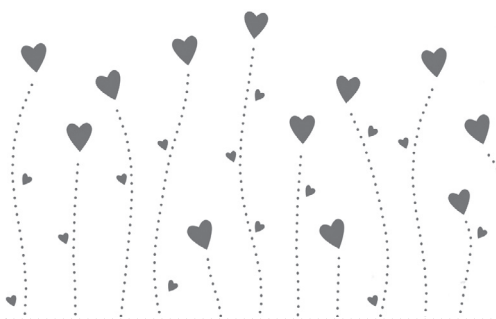


T H E  
**RANCHES  
 REPORT**

**YOUR HOA UPDATE**

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



RANCHES HOMEOWNERS' ASSOCIATION : FEB. 2011

**COMMON HOA  
 QUESTIONS!**

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**.

**HOW ARE DELEGATES  
 AND BOARD MEMBERS  
 ELECTED?**

**On March 29, 2011 from 6-7pm** there will be the **Annual Member Meeting**, where you can vote by proxy (mail) or attendance at this meeting, for the District Delegates that represent you. If a quorum is not met (meaning a percentage more than 50% of the HOA did not vote) then the HOA Board will elect the District Delegates.

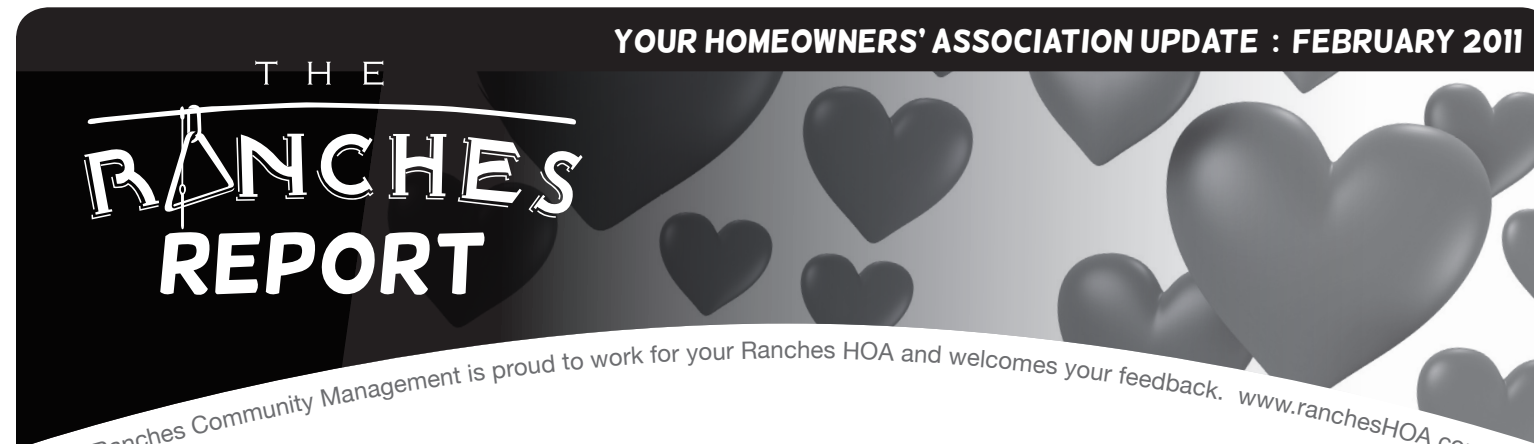
**On April 26, 2011 from 6-7:30pm** there will be the **Annual Delegate Meeting**, where you can again vote by proxy (mail) or attendance at this meeting, for the Board members that represent you. If a quorum is not met, then the District Delegates will elect the new Board members.

**Voting eligibility requirements are:**

1. Be the legal owner or registered agent of property within The Ranches Master Plan.
2. Property must be improved—structure completed with occupancy noticed issued.
3. Current on HOA dues.
4. No active violation(s) pending on property.

You will be receiving your annual Instruction Packets for proxy voting in March, 2011.

**If you have any interest in becoming a District Delegate or Board member, please contact our office at 801-789-7900.**



T H E  
**RANCHES  
 REPORT**



Whatever your age or level of experience, you'll have tons of fun as you  
**GET YOUR DANCE ON AT  
 IN MOTION DANCE STUDIO**

In Motion Dance Studio has been open in the Ranches since 2008. It is owned by Dave and LeAndrena Hadlock who have lived in the Ranches for 10 years. The studio offers classes in jazz, hip hop, breakdance, modern, tap, creative, combo, tumbling and Yoga for ages 18 months to adult. There is also a ballet program, directed by Melissa Hunsaker, which offers pointe and 5 levels of ballet. The newest craze?! Come try ZUMBA! It's the latest dance-fitness mania for adults!

LeAndrena has been teaching dance for 21 years. After dancing professionally in California, she moved to Utah and furthered her career at BYU, training in ballet, pointe, tap, modern, clogging and jazz. She has also trained with choreographers and dancers such as Shane Sparks (America's Best Dance Crew), Jaymz Tuileva (So You Think You Can Dance, High School Musical), Patricia Farmer (Joffery Ballet), and was a member of Rick Robinson's dance crew (Center Stage, Vibe).

Dave's interest in dance began at 12 years of age with breakdance classes. He continued dancing as he got older taking hip hop/break along with ballroom dance. He danced through college with several years on the BYU ballroom dance team. While working on an MBA, he did a marketing internship for Ballet West and danced for Rick Robinson at Center Stage. With Lee's love for dance and Dave's business skills, the Hadlocks thought owning a dance studio would be a good fit. Dave said, "We wanted to have somewhere close where Lee could teach and our kids could take dance classes."

They have tried to keep the values of the family-friendly community in mind when making decisions about the studio. Lee said, "When I danced professionally, I sometimes found the costumes, music and choreography to be too suggestive. We try to make sure costumes, music and choreography are appropriate for a family community."

In Motion Dance Studio has 9 other talented teachers who all live locally. It was important to the Hadlocks to have teachers who have an interest in the community. Lee says, "they are all dependable and love what they do, which helps make our studio successful."

**For more information about In Motion Dance studio, visit our website at [www.motiondancestudio.com](http://www.motiondancestudio.com), or better yet...come try any dance or exercise class for free, anytime!**

**WE REALIZE THAT MOST OF OUR DANCERS ARE YOUNG CHILDREN. WE WANT THEM TO HAVE FUN! TECHNIQUE IS IMPORTANT, BUT WE DON'T WANT THEM TO GET BURNED-OUT. MANY OF OUR DANCERS ARE INVOLVED IN OTHER ACTIVITIES, JUST LIKE OUR CHILDREN, AND WE SUPPORT THAT.**

**RANCHES HOA SPECIAL:**



**50% OFF  
 1ST MONTH OF  
 DANCE TUITION**

Must present newsletter.  
 Expires March 31, 2011

**Call Today! 801.850.1497**

**CONTEST:**

**GUESS HOW MANY  
 CANDIES ARE  
 IN THE JAR!**

Go to In Motion Dance Studio and guess how many Valentine candies are in the candy jar. Be the first to guess the correct amount and you'll...**Win a gift certificate for In Motion Dance!**

Enter your guess by calling 801.789.7900 or via email: [laura@scmutah.com](mailto:laura@scmutah.com)

# SNOW REMOVAL

WINTER IS STILL HERE  
SO HELP US KEEP THE  
COMMUNITY SAFE...  
REMEMBER TO KEEP  
YOUR DRIVEWAYS AND  
SIDEWALKS CLEAR!

## YEARLY INVOICES

If you have not received your yearly invoice, or have any questions, please give us a call. We would be happy to send you another copy, or discuss your account with you.

## SERVICE EXCHANGE:

There are so many opportunities in our community to serve. We would like to create a Service Exchange, where groups can announce any service projects being done for the people within the Ranches HOA Community. If you are interested in finding a service need within the community, you can also give your contact information for any service you would be willing to help with. Please send any projects or inquiries to [laura@scmutah.com](mailto:laura@scmutah.com).

## LANDSCAPING PLANS:

Spring and good weather will be here before you know it! Be sure to submit your landscaping and fencing plans so you have time to complete them within your 180 days of occupancy.

## BEST SNOWMAN OR SNOW SCULPTURE: AND THE WINNER IS...

Winner will enjoy a gift certificate from either Jaguar Sport Karate or Rage Fitness Boot Camp!



### Winner: "Snow Princess"

by Kristy and Jason Hunter  
7723 Rose Street - Liberty Farms Lot 44



## VALENTINES DAY FUN FACTS!

### Kiss & Tell

- You burn 26 calories in a one minute kiss.
- The average person spends two weeks of their life kissing.
- Eskimos, Polynesians and Malaysians rub noses instead of kissing.
- Romans kissed each other on the eyes or the mouth as a greeting.
- In Russia, the highest sign of recognition was a kiss from the Tsar.
- African tribes pay homage to their Chief by kissing the ground where he has walked.
- The scientific name for kissing is philematology.
- Longest kiss - 29 hours by contestants in the "Breath Savers Longest Kiss Challenge" in New York on Mar. 24, 1998.

## DATES TO REMEMBER

- FEBRUARY 1**  
City Council Meeting 7pm
- FEBRUARY 9**  
DRC Meeting 8:30 am
- FEBRUARY 10**  
HOA Board meeting 6:00 pm
- FEBRUARY 14**  
Valentines Day
- FEBRUARY 15**  
City Council Meeting 7:00 pm
- FEBRUARY 21**  
Presidents Day
- FEBRUARY 23**  
DRC Meeting 8:30 am

## QUOTES

### WHAT'S GREAT ABOUT OUR COMMUNITY?

"Rage Fitness Boot Camp is awesome! It totally kicked my butt into shape...They really help you stay motivated to getting fit."

**Andy Barlow**

"Wasatch Deli makes the best sandwiches... we love their Turkey Avocado and the Veggilicious!"

**Alan Denmark**

"I love taking voice lessons from the Music Stop, my teacher is great!"

**Kayla Baggerly**

## RANCHES HOA CONTACT INFORMATION

### HOA BOARD MEMBERS:

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

### HOA HOURS:

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

### HOA WEBSITE:

[www.RanchesHOA.com](http://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](mailto:violations@rancheshoa.com)

For accounting questions?  
Email: Misty York [misty@scmutah.com](mailto:misty@scmutah.com)  
or Karen Haskell [karen@scmutah.com](mailto:karen@scmutah.com)