

THE
**RANCHES
 REPORT**

YOUR HOA UPDATE

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



RANCHES HOMEOWNERS' ASSOCIATION : MAR. 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**.

**WHAT ARE THE
 RESPONSIBILITIES
 OF HOME OWNERS,
 AND THOSE OF THE
 HOA MANAGEMENT
 COMPANY?**

Home Owners have the responsibility to:

1. Read and comply with the governing documents of the community.
2. Maintain their property according to established standards.
3. Treat association leaders with honesty and respect.
4. Vote in community elections and on other issues.
5. Pay association assessments and charges on time.
6. Contact association leaders or managers, if necessary, to discuss financial obligations and alternative payment arrangements.
7. Request reconsideration of material decisions that personally affect them.
8. Provide current contact information to association leaders or managers to help ensure they receive information from the community.
9. Ensure those who reside on their property (eg. Tenants, relatives, friends) adhere to all rules and regulations.

The HOA Management Company has the responsibility to:

1. Enforce standards and guidelines of the Ranches HOA.
2. Oversee maintenance of common areas.
3. Provide service to areas such as common grounds, pool servicing, etc.
4. Communicate in forms such as flyers, newsletters, websites, etc.
5. Manage finances such as budgets, collections, payables financial reports, etc.
6. Administer in preparing correspondence and meeting notices, conducting annual meetings and elections, maintaining records and personnel files, etc.
7. Serve as a general support to the community, and the Board of Trustees.

*The Board of Trustees monitors, adjusts, and reviews all areas when necessary.



THE
**RANCHES
 REPORT**

YOUR HOMEOWNERS ASSOCIATION UPDATE : MARCH 2011

DO YOU FEEL LUCKY?

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

LUCKY YOU!
 IF YOU HAVE A
 BUSINESS IN
 THE RANCHES
 THAT YOU WOULD
 LIKE US TO
 SPOTLIGHT, YOU
 COULD BE NEXT!

Come fill out a form at the Ranches Management Office! Who knows—the next business on the front page may be YOURS!

**LOOKING FOR THE UPDATED
 FENCE AND LANDSCAPING
 GUIDELINES?**

Many of you have asked for clarification of the Fencing and Landscaping guidelines. These guidelines have recently been streamlined and clarified for your use. You can find the updated versions on the Ranches HOA website, www.rancheshoa.com, or copies are available at the HOA Community office.



CONTEST!



We will hide this poster somewhere in our community. Be one of the first 3 people to call us and tell us where to...

FIND THE
 POT OF GOLD
 FOR YOUR CHANCE
 TO WIN A
 VOUCHER FOR
**FREE
 GOLF**

The first three Ranches HOA members to call with the correct location will win. Voucher good for one 9 hole round with a cart at the Ranches Golf Club during the 2011 season. **CALL: 801.789.7900**




RANCHES HOA
SPRING CLEANUP
 IS COMING TO
DUMPSTERS NEAR YOU!

We'll be providing more details soon, but mark your calendars for late April!

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.

OPEN VIOLATION LETTERS:
 During the month of April, you will be receiving a letter reminding you of any open violations you may have. With many extensions given through the winter months, we wanted you to be aware of where your account stands. With spring and better weather, this will make it possible to begin resolving any issues with HOA standards on your property. We are happy to help you with any of your questions or concerns, and want to work with you to reach these goals of completion.

LUCKY DEAL OF THE MONTH!
GET A NEW MAILBOX
\$25 MADE WITH THICK, DURABLE METAL WHILE SUPPLIES LAST
 \$100 RETAIL VALUE
 AVAILABLE AT THE RANCHES COMMUNITY OFFICE.



OUR GUESS HOW MANY CANDIES CONTEST
WINNER IS... LeAnn Johnson!
 She guessed 444 pieces of candy—there were 483!! She'll receive a gift certificate to In Motion Dance! Congrats LeAnn!

COMING SOON! NEW HOA WEBSITE WITH NEW LOOK--NEW LINKS--FUN OPTIONS--MORE WAYS TO HELP YOU!

NORTHMOOR/SOUTHMOOR POOL:
 Northmoor/Southmoor have pool passes available again that they are offering the residents of the Ranches. Passes will be offered to the first 120 interested, qualified homeowners only. These passes are just for the homeowners and occasional guests. Sharing of passes is not allowed. Anyone caught sharing their pass will automatically lose their access, with no refund. The season pass includes a 65-foot by 30-foot wide lap pool with slide. There is also a kiddie pool, picnic pavilion, barbeque grill, full basketball court, and tennis court. The cost for the pass is \$250.00 plus a refundable key deposit of \$20.00. You will receive your deposit as a credit to your account at the end of the season when you return your key. Residents of Northmoor or Southmoor who already have a pool key can contact the management office so we can verify your key information in our system and activate your key.

SWIMMING LESSONS!
 There will be swimming lessons offered at the Northmoor/Southmoor pool this year. Please contact Melissa George at 801-541-9060 or Katie Celaya at 801-362-3585 for rates and times.

GET ONE FREE ROUND OF GOLF!



Check out the new website for the Ranches Golf Club! Join the Birthday Club for your FREE round of golf! Go to: www.theRanchesGolfClub.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 180 days of occupancy.

DO YOU WANT TO HELP MAKE A DIFFERENCE?

BECOME A DISTRICT DELEGATE OR HOA BOARD MEMBER!

ELECTIONS ARE HELD IN MARCH AND APRIL!

NO KISSING OF BABIES OR STANDING ON STREET CORNERS WAVING TO CARS IS NECESSARY... JUST A DESIRE TO HELP IMPROVE OUR HOA COMMUNITY.

IF YOU HAVE ANY INTEREST IN BECOMING A DISTRICT DELEGATE OR BOARD MEMBER, PLEASE CONTACT THE HOA OFFICE AT 801-789-7900.

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.

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

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**
- MARCH 1**
Monthly HOA Assessment due City Council Meeting 7pm
 - MARCH 9**
DRC Meeting 8:30 am
 - MARCH 10**
HOA Board meeting 6:00 pm
 - MARCH 13**
Daylight Savings
 - MARCH 15**
City Council Meeting 7:00 pm
 - MARCH 17**
ST. PATRICK'S DAY
 - MARCH 23**
DRC Meeting 8:30 am
 - MARCH 25**
Proxy election forms due
 - MARCH 29**
Annual Member Meeting 6:00pm

QUOTES

WHAT'S GREAT ABOUT OUR COMMUNITY?

"All the great running trails make our area a nice, safe place to exercise."
Don Sasser

"The bike park is really great! There are trails that make it fun for riders of every skill level."
Brady Pitcher

WE NOW ACCEPT VISA AT OUR OFFICE FOR HOA PAYMENTS!