

THE
RANCHES
REPORT

YOUR HOA UPDATE

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



RANCHES HOMEOWNERS' ASSOCIATION : APR. 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
NEW CLARIFICATIONS
TO THE UPDATED
FENCE GUIDELINES?

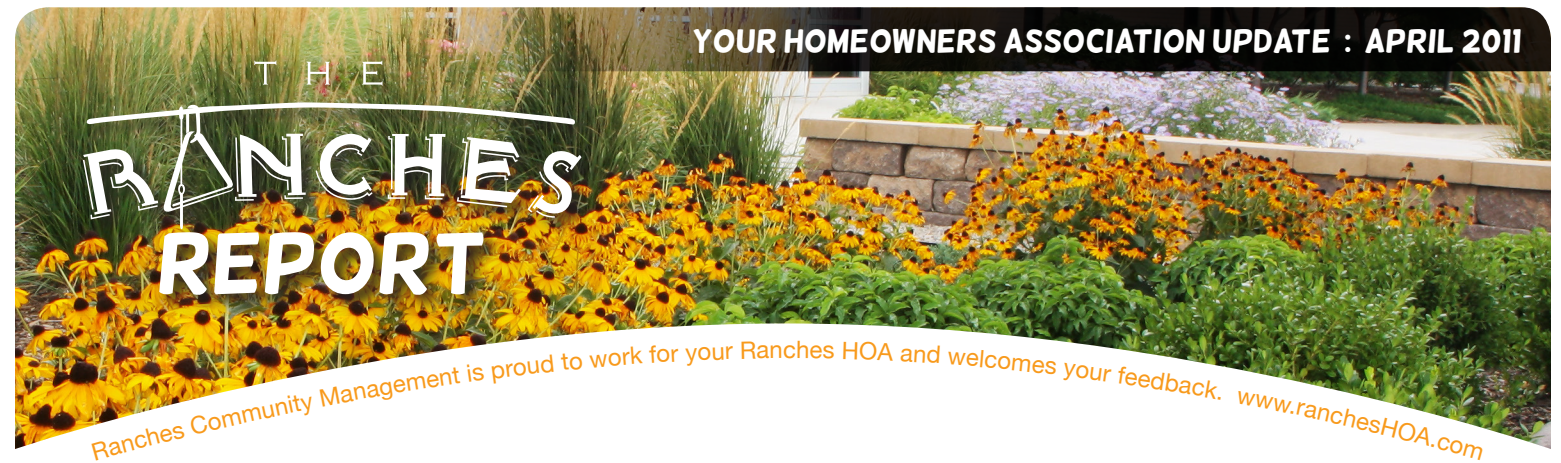
If planning a fence, when should it be stained?
Fences need to be stained within 30 days of installation.

Who is responsible to stain what part of the fence?
Initial fence stain (BOTH sides of fence) is the responsibility of the home owner building the fence. After initial stain, any home that neighbors a fence is the home owner's responsibility to maintain and re-stain the fence.

What fence style is needed in my subdivision?
Each subdivision has a minimum standard in their individual CC&R's. You can find what those standards are at rancheshoa.com under "Other Documents," and "Fencing Guidelines."

How often should a fence be re-stained?
Recommend re-staining after first 2 years and then every 3-5 years to maintain the life of the fence. Fence stain must meet "Quality Standards" of the Design Review Committee.

For details, please go to Rancheshoa.com, or pick up a copy at the Ranches Community office.



REDTWIG LAND DESIGN
BEAUTIFYING THE RANCHES... ONE YARD AT A TIME!

Growing up on a dairy farm in Cache Valley, Redtwig Land Design founder, Brady Pitcher had a lot of fun playing in the dirt! His love and passion for the land is something he never grew out of. With schooling at both Utah State University and the University of Nevada Las Vegas, Brady received the necessary training to accompany his passion.

Ten years of design and construction experience make him an asset to any outdoor design project.

For the past six years Brady has lived in the Ranches and has designed master plans for various homes and common areas in our community, including Stonebridge Park just west of the 14th hole on Stonebridge Lane, and also the new park benches and pergolas enjoyed throughout Ranches Parkway and Pony Express Blvd. Brady explains, "My philosophy is to be a valuable landscape and construction resource to home owners, cities and developers. To create places where people want to play, eat and live."

Get a Landscaping Master Plan for your Outdoor Space

A master plan is essential to ensuring a successful outdoor design. Having the overall guide of a master plan enables you to complete your project in manageable, affordable phases. With this plan you will know exactly what to do and you will save money by avoiding bad



landscaping ideas that end up needing to be redone. Brady appreciates that our Ranches Community was created from a master plan, "I love living in a community that is a result of my profession's handiwork."

Now is a great time give Brady a call for help with your landscaping master plan. He is very upbeat and you'll love working with him--he might even show you his signature "high-kick!"



RANCHES HOA
MEMBER SPECIAL

SAVE
\$50

ON YOUR CUSTOM
LANDSCAPING
MASTER PLAN
FROM
REDTWIG LAND DESIGN

Custom Master Plans
for as low as \$300.
CALL Brady for details:
801.592.6490

www.redtwiglanddesign.com

see samples of Brady's work at www.redtwiglanddesign.com



TENNIS LESSONS ANYONE?

If anyone is interested in teaching tennis lessons at the Northmoor/Southmoor tennis court, please contact our office.

SPRING DUMPSTERS

APRIL 22ND TO MAY 2ND:

Please be courteous by not over-stuffing the dumpsters, or leaving items outside of the dumpsters. This is a two week long clean-up, and the dumpsters should be emptied daily, with the exception of Sundays.

CLARIFIED FENCE AND LANDSCAPING GUIDELINES!

Get all the details at Rancheshoa.com

GET YOUR 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

CURRENT OWNER INFORMATION:

Please make sure to notify our office of any changes to your contact info: Phone number, address, etc. This way you can be sure to get all your account information, invoices, notices, and updates that will keep you informed

**HELP MAKE YOUR COMMUNITY BETTER
BECOME A BOARD MEMBER OR DELEGATE
SUBMIT YOUR NAME BEFORE APRIL 11
BY CALLING: 801.789.7900**

OPEN VIOLATION LETTERS:

With the winter season coming to an end, all open violations put on hold for the winter months will be resuming in April. Please note the following on your property, and if any issues need to be resolved:

- FENCE STAIN/RE-STAIN
- PARK STRIP TREES NEEDED OR REPLACEMENTS
- PARK STRIP LANDSCAPING
- MAILBOX STAIN/DESIGN
- LANDSCAPING NEEDED TO BE COMPLETED/MODIFIED

On **April 1st** we will be mailing a letter to all home owners who have any open landscaping, or fence violations.

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. Please call our office or email violations@rancheshoa.com.

BOARD MEMBER ELECTION

Board member election ballots will be mailed soon. We need your ballot returned by April 22, 2011 so that it can be counted and reported during the Annual Delegates Meeting on **April 28, 2011**. Two Board seats will be open for re-election. According to the Governing documents for The Ranches HOA, Board members serve a two year term with no limit on the number of terms you can serve. They are required to attend monthly meetings, some committee meetings, and other special meetings when necessary. In order to qualify to be a Board member one must be a member of the Association and in a good standing. For their services, Board members are granted a waiver of monthly HOA assessments.



DEAL FOR HOA MEMBERS

GET A NEW MAILBOX

\$25 MADE WITH THICK, DURABLE METAL WHILE SUPPLIES LAST

AVAILABLE AT THE RANCHES COMMUNITY OFFICE.



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

APRIL 1
Monthly HOA Assessment Due

APRIL 5
City Council Meeting 7:00 pm

APRIL 13
DRC Meeting 8:30 am

APRIL 14
HOA Board Meeting 6:00 pm

APRIL 19
City Council Meeting 7:00 pm

APRIL 22
Board Ballots Due

APRIL 22
Spring Dumpster Clean-up Begins (Ends May 2nd)

**APRIL 24
EASTER**

APRIL 27
DRC Meeting 8:30 am

APRIL 28
Annual Delegate Meeting
6:00–7:30 pm

CONTEST WINNERS!

**THE HOA
POT OF GOLD
WINNERS OF
FREE GOLF ARE:**

Elizabeth Richardson
Highlands on the Green

Sandy Richins
Liberty Farms

Deanna Hoyle
Three Crossings

