

THE
RANCHES
REPORT

YOUR HOA UPDATE

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



RANCHES HOMEOWNERS' ASSOCIATION : JUNE 2011

CONGRATS!

Congratulations to Jon Celaya and Larry Veblungsnes!

They were voted onto the HOA Board of Trustees at the Annual Delegates Meeting. A special thanks to Jon Barclay for all of his work, dedication and service to the community while he served on the HOA Board of Trustees the past four years. Thank you, Jon!

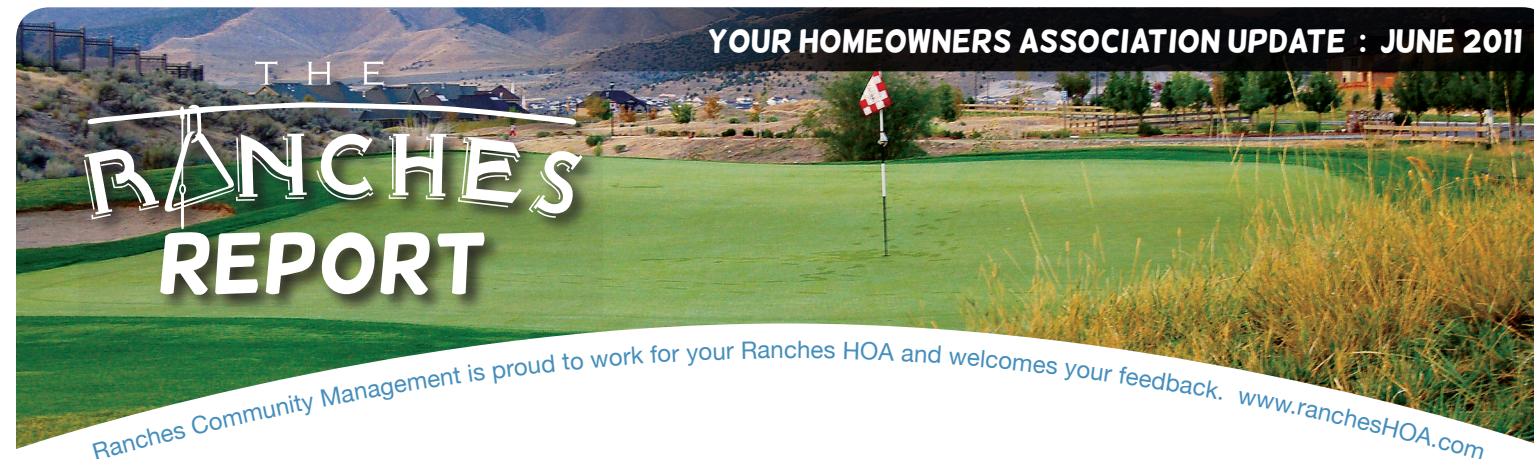
CONGRATULATIONS TO THE FOLLOWING NEW DELEGATES!

District 7- Tyson Dewsnap

District 9- Warren Davis

Both of these candidates were selected at the Annual Meeting. Since there was not a quorum at the Annual Meeting, they were actually appointed at the Board meeting held in April. All the other District Delegates decided to stay in their current position.

We appreciate the service of all of our Delegates and are excited for their involvement during the year to come. You can contact your Delegate by visiting www.rancheshoa.com and clicking on the governance page to find out their contact information.



ENJOY FUN IN THE SUN AND GOLF THE RANCHES!
NOW OFFERING LEAGUES AND GOLF CLINICS FOR EVERYONE IN THE FAMILY!

Owned by Eagle Mountain city The Ranches Golf course is professionally managed by Vanguard Golf Management who also manage Thanksgiving Point Golf Club. The friendly, knowledgeable staff are always working hard to make sure the course is in top condition for everyone to enjoy.

Course professional Tele Wightman, has created amazing programs to help everyone enjoy the game of golf. Tele explains, "From Kids Golf camps and Ladies Night Out Golf, to the Men's League and individual golf lessons, our goal to provide fun and exciting ways for players of all skill levels to learn to enjoy the game of golf."

To make it more affordable The Ranches Golf Saver Pass is back this year! The Saver is a great way to get free rounds of golf at Utah's best courses, including The Ranches Golf Club, Thanksgiving Point and Coral Canyon in Saint George.

The Ranches Golf Saver includes:

- 4 free 18-hole rounds at The Ranches
- 4 free 9-hole rounds at The Ranches
- 12 free buckets of balls at The Ranches
- 1 free 18-hole round at Thanksgiving Point
- 1 free 18-hole round at Coral Canyon in St. George
- 4 buy-1-get-1-free 18-hole rounds at The Ranches
- 4 buy-1-get-1-free 9-hole rounds at The Ranches
- Many more discounts!

The Ranches Golf Saver costs just \$99* and gives you over \$600 worth of golf!

You can get your Golf Saver Pass up at the course or online at: www.theRanchesGolfClub.com

*Cart fees apply and may be additional. See card online or in golf shop for details and rules.

www.theRanchesGolfClub.com



RANCHES HOA MEMBER SPECIAL

DRIVING RANGE:
FREE SMALL BUCKET OF RANGE BALLS!

Must bring this original coupon. (no photocopies)
One coupon per customer.
Range is not open to public during tournaments or clinics.

CALL for range availability.
801.789.8100

coupon expires 7/31/11



DANDELION SEASON IS HERE!

Don't allow them to spread!!
Please be sure to take care of any dandelions in your yard as a courtesy to your neighbors.
(And definitely don't blow them like the cute girl in this picture.)

MILITARY APPRECIATION

"Eagle Mountain's Annual "Military Appreciation Package Drive" is still underway! Donate packaged snack foods, powdered drinks, entertaining books and puzzles, dvd's, cd's, and playing cards or other small board games. Drop-off boxes will be in the lobby at City Hall until June 10, 2011. Thanks for all your support!"

**SPRING DUMPSTER CLEAN-UP WAS A GREAT SUCCESS!!
MORE THAN 21.9 TONS (43,800 POUNDS) OF GARBAGE
AND DEBRIS WAS HAULED OUT OF OUR COMMUNITY!**

FENCE STAINING:
When staining your fence, remember to also stain the **INSIDE** as well as the outside!

SUMMER POOL PASSES

NORTHMOOR/SOUTHMOOR POOL

Hooray! The Pool is now open! There are still summer passes available. A family pass is available for \$250 for the season, plus a \$20 refundable key deposit. For more information and pictures of the facility visit www.southmoorhomes.com and go to the amenities page. Swim lessons are also available again this year; please contact Katie for prices and information @ 801-362-3585.

CONSTRUCTION INFO

For information on the 73 construction, go to: <http://www.udot.utah.gov/main/f?p=100:pg:0:::1:T,V:3324>,

PARKING REMINDER:

Please park your vehicles on your driveways whenever possible— This helps keep the streets clear for traffic, as well as helps with visibility and safety.

A LETTER TO THE COMMUNITY

"I wish we could turn on a switch and have everything come on or go off when we need it to!" This seems to be a recurring buzz phrase of the HOA, the management company, and the technicians and landscapers that work to make sure the Ranches is everything the homeowners are looking for.

We all know the value of water and are annoyed at the untimely use of sprinkler zones working right after a significant rain event. We are no less annoyed when early in the season we drive down the road to see ice formed from the sprinkler watering from the night before.

But it takes time to shut down our current sprinkler system, to turn water meters back on, repair leaks, stop unwanted valves from working and adjust heads in order to tune up the system. In order for the system to be ready for the hot days ahead, it takes weeks of turning on meters, timers, valves and heads so that when that 80-90 degree stretch comes, the vegetation has the best chance of survival and thriving.

Most of us dread that "day of discover" every year when we make those assessments and repairs to our own yards. So do

the technicians and landscapers that service the over 2 million square feet of irrigated landscaping within the Ranches. That is over 800 times the size of the average yard in the Ranches.

The average yard has 1 water meter and has about 200 feet of wire, 6 or 7 valves, 1 timer, roughly 63 heads and about 1500 feet of pipe. Calculations made for the Ranches show the HOA sprinkler system has 140 water meters, over 400,000 feet of wire, nearly 1,000 valves, over 500 timers, with over 23,000 heads and over 158,000 feet of pipe. Imagine the frequency of "oh no!" moments for the guys working on the system!

The landscapers, sprinkler technicians and associates in the Ranches office are appreciative when responsible homeowners inform us about problems they may encounter with our system. Any information passed on to us is especially valuable when addresses are used and problem areas indicated. Just as you want to have a thriving and beautiful yard, so do the many people who work for you in doing their best to give you a beautiful community to enjoy.

--Sincerely, An HOA Landscaper

What do my Master HOA dues pay for?

- Over 2 million square feet of common area landscaping, care and maintenance.
- Keeping the trails and walkways cleared for kids to use walking to school, for recreational use, and complimenting the community aesthetics.
- Landscaping and maintenance of 11 parks within the Ranches subdivision.
- Accounting of finances and funding of reserves.
- Insurance to protect homeowners in common areas.
- Enforcement of guidelines.
- Designated attorney specific to the affairs of the Ranches HOA.
- Management of operations within the HOA.



RANCHES HOA CONTACT INFORMATION

HOA BOARD MEMBERS:

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

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

MAY 26-JUNE 4

Pony Express Days

JUNE 1

Monthly HOA Assessment Due

JUNE 8

DRC Meeting 8:30 am

JUNE 9

HOA Board Meeting 6:00 pm

JUNE 14

Flag Day

JUNE 19

Happy Fathers Day!

JUNE 21

City Council Meeting 7:00 pm

First day of Summer

JUNE 22

DRC Meeting 8:30 am

YARD OF THE MONTH WINNERS FOR MAY!

Johnathan and Amber Giles,

3695 E. Turnberry Rd,
Showdown #240.

They will get a month's credit for their HOA dues!

Summer is here! Now is your chance to nominate yourself or any of your neighbors who have been working hard to make our neighborhoods look beautiful, for the "Yard of the Month". Winners will receive a credit for one month's worth of their Master HOA assessments. Submit your nominations to the Management Company no later than the second Wednesday of each month. Winners must be current on their dues and have no active violations.

