

THE
RANCHES
REPORT

YOUR HOA UPDATE

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

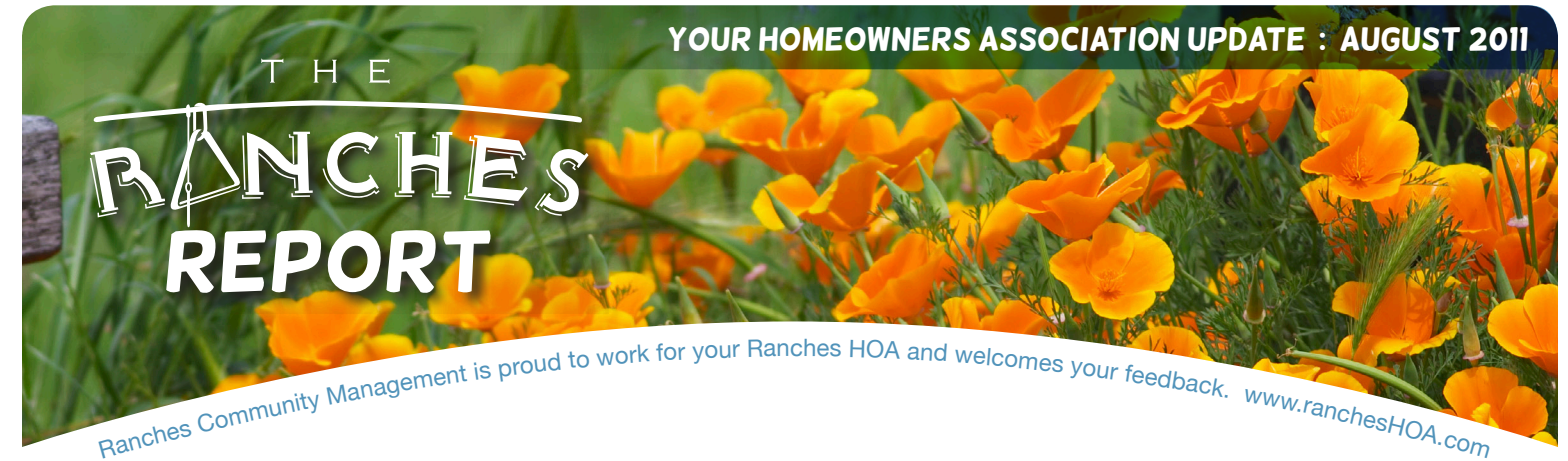
ENJOY THE REST OF
 YOUR SUMMER!



RANCHES HOMEOWNERS' ASSOCIATION : AUG. 2011

Thank You!

We'd like to thank all of those who have resolved any violations! Our entire community is benefitting from everyone's efforts!



Fence Stain... Demystified

If you are like many of the homeowners in our community that are ready to stain or restain their fence, rather than consulting the Psychic Hotline as to what stain you should use, take a look at this statement about fence stain from the Board of Trustees for the Ranches HOA.



WHAT COLOR OF STAIN
 DO I NEED TO GET?



JUST ASK YOUR LOCAL
 PAINT STORE FOR
**RANCHES MONTERREY
 GREY STAIN.**

MESSAGE FROM THE BOARD OF TRUSTEES

Fence Stain

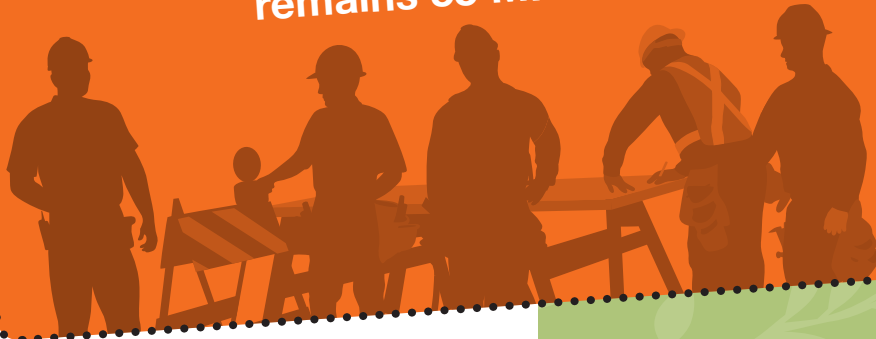
From the very early days of the creation of this community and association a specific stain color was chosen to be used on all wood fences installed within the community. It seems that there have been some who have questioned the need to use this stain color on all areas of their wood fences. Some have mistakenly assumed that a different stain color could be used for the inside part of their wood fences. In an attempt to clarify this situation and provide clear direction to those who are installing or staining their fences; the Board of Trustees has issued the following statement...

All wood fences installed by the Association or any member of the Association are to follow the properly adopted and in force Fencing Guidelines. The color established, from the early days of the organization of this association, was and has been **Monterrey Grey**. Further, **ALL** sides of any wood fence installed are to be stained and colored to meet this requirement as described in the currently adopted Fencing Guidelines.

We hope that this helps to clarify the position of the Board of Trustees as it relates to wood fencing within The Ranches Master Homeowners Association. If you have any further questions please feel free to contact the management office at (801) 789-7900 or manager@rancheshoa.com.

SR-73 CONSTRUCTION UPDATE

UDOT is now anticipating a mid August completion date. Traffic remains one lane in each direction. The speed limit remains 55 MPH.



SUPPORT LOCAL BUSINESS!

Help out our local economy and our community by utilizing the services of local businesses. Staying local also helps save you time and gas.

VACANT LOTS

In response to the concerns regarding the condition of vacant lots in the area, notices have been sent to all vacant lot owners requesting that their lots be cleared and mowed.

ASSESSMENT REMINDER:

When making your assessment payment, remember to include your subdivision and lot number on all payments!

RESIDENTS WITH PARK STRIP TREES

Please be sure to prune and clip back any branches that hang low over the sidewalk area. We need to keep these areas clear for pedestrians. Thank you!!

KEEP ON EXERCISING...

JUST DON'T DO IT IN CONSTRUCTION ZONES

"Please pass this along to all Eagle Mountain Residents: We continue to have many residents jogging and riding bicycles through our construction work zone, particularly at Ranches Parkway. It is not safe for anyone to be inside the work zone with all the heavy equipment working there. We would ask that for everyone's safety, residents please use an alternate route while we are working on state Route 73."

Thank you,
Scott Thompson,
UDOT Region 3 Public Information Manager



Beat the Heat! GO SWIMMING!



SWIMMING POOL PASSES AVAILABLE!

NORTHMOOR/SOUTHMOOR POOL PASSES NOW \$125

The Developer of Northmoor/Southmoor is now making pool passes available for \$125 for the rest of the season (approximately Labor Day), plus a \$20 refundable key deposit. Keys are programmed and ready to pick up when we receive your payment and signed contract. 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 or Debora Boyd @ 801-368-9986.

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

- AUGUST 1**
Monthly assessment Due
- AUGUST 2**
City Council Meeting 7:00 pm
- AUGUST 10**
DRC Meeting 8:30 am
- AUGUST 11**
HOA Board Meeting 6:00 pm
- AUGUST 16**
City Council Meeting 7:00 pm
- AUGUST 24**
DRC Meeting 8:30 am

YARD OF THE MONTH WINNERS FOR JULY!

Ed & Pat Palmer
8958 N Jefferson Court

Nick & Julie Srogus
3501 E Golden Eagle Road

Vee & Judith Sharp
9221 N Mt. Airey Drive

Summer is coming to an end! 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.

