

THE
RANCHES
REPORT

YOUR HOA UPDATE

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



RANCHES HOMEOWNERS' ASSOCIATION : SEPT. 2011

COMMON HOA QUESTIONS!

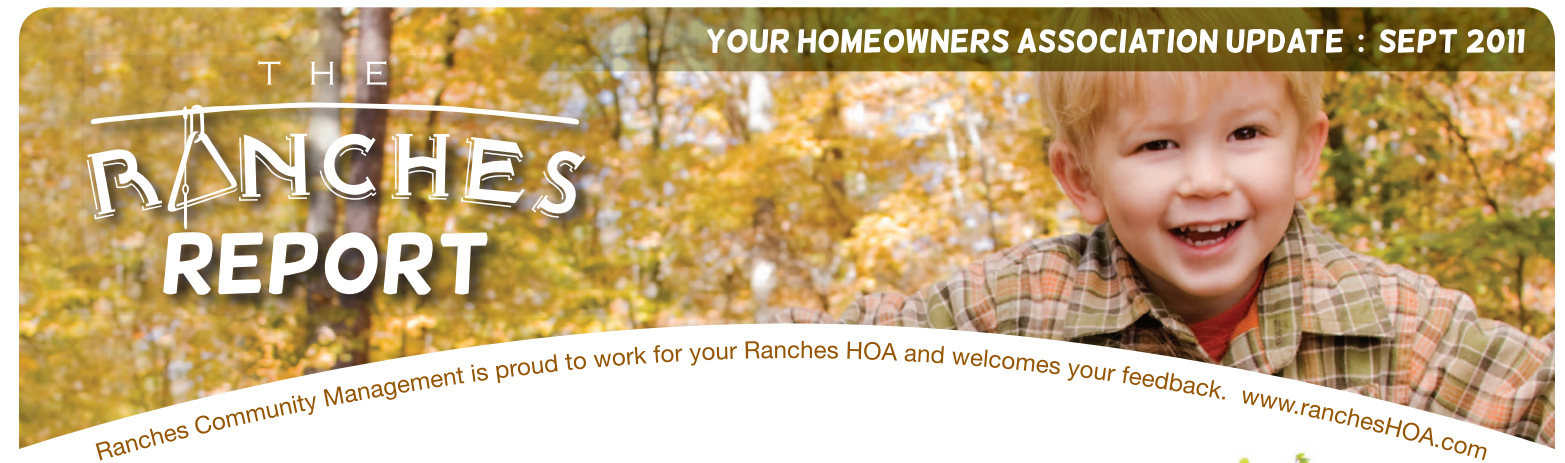
Here are the answers to some frequently asked questions concerning your Ranches HOA. If you have questions, please call the HOA management company at 801-789-7900.

IS THERE A PARTICULAR PARK STRIP TREE FOR EACH STREET?

Yes. You can go to www.rancheshoa.com and click on the "Documents" tab and then "Park Strip Trees" to see a list with each street and it's assigned tree. Each street has a park strip tree assigned to give the community uniformity, while creating a "uniqueness" to each neighborhood of the community.

Further, at the bottom of the Park Strip Trees document you will find a list of board approved trees that may be used to replace park strip trees that are dying.

If your street is not included on the Park Strip Trees document, please call the management company at 801-789-7900 to get the name of the correct tree for your street.



park strip trees... **The 411**

Now is one of the best times to plant your Park Strip Trees!

All homes in the Ranches HOA community that have a park strip need to plant a specific tree in that area. You can view the specific tree designated for your street at rancheshoa.com by clicking on the **Documents** tab, then click the **Park Strip Trees** link (in the right column).

WHERE CAN YOU GET YOUR TREES?

You can purchase your landscaping elements anywhere, but here are two businesses that are having specials that homeowners may want to take advantage of:

Linden Nursery 801-796-8576
 535 N. State St. in Lindon

When homeowners purchase under the "Ranches HOA" they will receive a minimum of 10% off, depending on the quantity. (with the exception of "trademarked" trees—see Lindon Nursery for details)

Cook's Nursery 801-225-8271
 1645 West 1600 North in Orem

is having a 20% off all trees and shrubs starting September 1st through December!



PLEASE KEEP YOUR PARK STRIP TREES PRUNED AND CUT BACK SO THEY DO NOT OBSTRUCT USE OF SIDEWALKS.

LOOKING FOR YOUR LOST PET?



There is now a spot on rancheshoa.com for posting info if you have lost or found a pet. Go to "News" then "Lost Pets" if you have lost or found a pet.

NORTH/SOUTHMOOR POOL

The pool will remain open through Labor Day and then will be closed. If you have bought a summer pass, please return your key to the management office by the first day of October. If you have not returned

your key to us by that time, you will forfeit your key deposit. We would like to thank all of you that participated this year.

ASSESSMENT REMINDER

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

STREET PARKING

Please try and limit the amount of street parking done in your neighborhood. We have had a lot of complaints regarding vehicles not moving, multiple cars being parked on the street that prohibit the flow of traffic, as well as concern about the safety of children playing behind parked vehicles. We encourage everyone to park in their garages and driveways whenever possible, and to store un-used vehicles elsewhere. Thank you!!

HIGH PROPERTY TAX?

"The Real Estate Group" is offering the following deal to the Ranches HOA community:

"Want to protest your property Taxes? We will do it for FREE! (Yes you read that right—for FREE!) Register online at theranches.com For more information please call Dan Ford or Scot Hazard at 801-789-8000.

(Not affiliated with the Ranches management or Ranches HOA.)

Enjoy Autumn!



LATE SEPTEMBER IS THE PERFECT TIME TO TAKE A DRIVE OVER THE ALPINE LOOP AND TAKE IN THE SPECTACULAR FALL COLORS!

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: Jessa Gagnon jessa@scmutah.com
 or Karen Haskell karen@scmutah.com

DATES TO REMEMBER

SEPTEMBER 1

Monthly assessment Due

SEPTEMBER 5

Labor Day (HOA office closed)

SEPTEMBER 6

City Council Meeting 7:00 pm

SEPTEMBER 8

HOA Board Meeting 6:00 pm

SEPTEMBER 14

DRC Meeting 8:30 am

SEPTEMBER 20

City Council Meeting 7:00 pm

SEPTEMBER 23

Autumn begins

SEPTEMBER 28

DRC Meeting 8:30 am

YARD OF THE MONTH WINNERS!

Jeffrey & Lisa Davis
 1942 Sycamore Dr

Cougar & Hillary Hall
 7340 Point Lookout Rd

Craig & Becky Butterfield
 3131 Red Hawk Ranch Road

Hurry! This is the last month 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. Please 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.



Annual Ranches Pumpkin Patch!

Going on it's FOURTH year, an extended family has been growing and providing the Ranches Community with **PUMPKINS** for the Halloween and Fall season.

"We were united in wanting to do something good for the community." Each year more families come to choose and cut their pumpkins. What makes this family activity unusual is that there is no one there selling pumpkins.

"We have a container in the patch and families and individuals are invited to donate as much or as little as they choose." (Last year, the average rate for a pumpkin at a local retailer was 22 cents a pound.) **Every penny contributed is anonymously forwarded to the family's favorite charity.**

Three men in the family have each spent two years in impoverished areas of the world, one in Appalachia, another in Puerto Rico, and the third in Honduras. They saw first hand the never ending cycle of poverty. **A fund called the Perpetual Education Fun, which is run at virtually no cost, provides educational opportunities that break that cycle. This is where the money is donated.**

The local patch has been **doubled this year** to accommodate more pumpkins, and more pumpkins are brought into the patch a couple times a week from additional farms in Lindon, so there is always a fantastic selection available!

COME ON OVER AND JOIN IN THIS ANNUAL EVENT, AND GIVE TO A WONDERFUL CHARITY!

