

THE
RANCHES
REPORT

YOUR HOA UPDATE

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



RANCHES HOMEOWNERS' ASSOCIATION : NOV 2011

THOUGHTS OF THANKSGIVING!

"God gave you a gift of 86,400 seconds today. Have you used one to say 'thank you?' ~William A. Ward

"Thanksgiving Day comes, by statute, once a year; to the honest man it comes as frequently as the heart of gratitude will allow." ~Edward Sandford Martin

"As we express our gratitude, we must never forget that the highest appreciation is not to utter words, but to live by them." ~John Fitzgerald Kennedy

"If the only prayer you said in your whole life was, 'thank you,' that would suffice." ~Meister Eckhart

"Thanksgiving, after all, is a word of action." ~W.J. Cameron

"Thanksgiving dinners take eighteen hours to prepare. They are consumed in twelve minutes. Half-times take twelve minutes. This is not coincidence." ~Erma Bombeck

"Not what we say about our blessings, but how we use them, is the true measure of our thanksgiving." ~W.T. Purkiser



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HAPPY THANKSGIVING!

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

RANCHES BUSINESS SPOTLIGHT:

Wasatch DELI is back...

WASATCH DELI CO.



and BETTER THAN ever!

THEIR MOTTO IS "WITHOUT YOU THERE IS NO US, SO LET US KNOW WHAT WE CAN DO FOR YOU!"

WITH wasatch deli's expanded menu there is finally a place in the ranches to get a really good burger and fries!

Ranches resident MALLORY RICHARDS GIVES wasatch deli a smile and a HUGE "THUMBS UP!"

You can feel the renewed energy and positive vibe the moment you enter the deli—where you will most likely be greeted by Lin Carroll, Wasatch Deli's enthusiastic new owner!

"I have completely redesigned the menu to maximize our potential with the new kitchen as well as offer our clientele an expanded range of variety to choose from." Lin explains, If there is one sandwich I would recommend it would have to be the Reuben, however there is no wrong choice!! Our chili verde is second to none.

we now have a FULL LINE OF FLAME BROILED BURGERS, CHICKEN SANDWICHES and HOT SANDWICHES.

Our salads are delicious and we don't use processed meats. Our burgers are 1/3 lb chopped formed steak. Our chicken is a 5 oz chicken breast fillet. Our soups are to die for! Try the Roasted Poblano and white cheddar with tomatillo. My homemade fry sauce is a secret recipe that uses no ketchup, and has gotten awesome feedback so far!



The best thing about our deli will always hopefully be customer service. To me that is most important above all else. I am having a sign made that says "special orders don't upset us :)" and I encourage our customers constantly to stray from the menu and make their own menu item with any ingredients they see. I would rather satisfy a customer and see them again than anything else."

RANCHES HOA MEMBER SPECIAL

10% OFF

your order at wasatch deli

Must bring this original coupon. (no photocopies) One coupon per customer.

coupon expires 12/15/11



Yeehaw!!

VIOLATIONS ARE WAY DOWN!!

Overall Violation Notices have **DECREASED** from January 2011 at 49% of notice-to-lot ratio, to just **29% in September 2011!**
Great job everybody!!

LANDSCAPING AND FENCING SPRING EXTENSIONS!

Please call our office to make arrangements to complete your landscaping and fencing requirements in the spring.

We are more than happy to work with you towards completion! Call our office at 801-789-7900.

STREET PARKING:

Please keep street parking to a minimum—the snow plows will need to be able to have access to clearing the streets.

ATTENTION ACH AND ONLINE PAYMENT CUSTOMERS:

INTRODUCING THE NEW WAY TO PAY ONLINE!

We are excited to announce a better way to pay online. This new program will allow you to create your own account and manage all your payments with ease. You can make a one-time payment or set up ACH or recurring credit card payments all from your own account. We will be changing over to this system completely by January 1, 2012 so if you are currently signed up for ACH you must sign up for this new program by the end of the year. Once signed up, please contact us so that we can cancel your current ACH account.

If you don't have access to the internet you may come into our office to fill out the forms and we will sign up your account for you and contact you when it is ready. If you have any questions or need help signing up, please contact our office at 801-789-7900, we will be happy to assist you.

Here are instructions on how to sign up:

- Simply go to **www.cabanc.com** and click the button in the bottom right corner that says "Pay Now". Then click on "Click here to register for Scheduled Payments, One-Time Payment and Transaction History."
- Fill out the registration form completely and click "Register" (this should bring you to the home page)
- At the home page, click "Step 2: Manage Property/Properties".
Fill in the form as follows:
 - Click on "New Property"
 - For the Type select "Association"
 - Type in your property address
 - Management Company ID: **7511**
 - Association ID: **RM01**
 - Property Account Number: This is going to be your subdivision and lot number. It won't except spaces and characters so if you live in Porter's Crossing #222 you would type "porters222".
 - Click "SAVE" and your property is entered! If you have more than one property follow the directions again to add each additional property.
- At the home page, click "Step 3: Manage Payment Accounts".
 - Click on "New Account"
 - Select "Bank Account" or "Credit Card" (please note that fees apply to all credit/debit card payments)
 - Fill out the form and click "SAVE". If you have more than one method of payment follow the directions again to add each additional method.
 - Now you are ready to make a payment! You can click on "Make a One-Time Payment" or "Manage Scheduled Payments" to set up for a recurring payment.

Please note, if you are currently signed up on ACH with us, you must contact us to cancel that account once you have set this one up or you will be charged twice!

So many Great THINGS TO BE THANKFUL FOR Here in THE ranches!

- BEAUTIFULLY MAINTAINED PARKWAYS AND WALKWAYS WITH REST AREAS AND DOGGY BAGS
- PET OWNERS WHO USE THE PROVIDED DOGGY BAGS
- A GREAT GOLF COURSE THAT HAS ONGOING SPECIALS AND DISCOUNTS
- NEIGHBORS WHO TAKE PRIDE IN THEIR HOMES, YARDS, AND HEIGHBORHOODS
- A LOCAL PIZZA PLACE WITH A GREAT WEEKDAY LUNCH BUFFET... YUMMY!
- A LOCAL MUSIC STORE THAT PROVIDES LESSONS, SHEETMUSIC, AND INSTRUMENT RENTALS!
- A GREAT BIKE PARK AND LOCAL TRAILS FOR RUNNING/HIKING
- A LOCAL ICE CREAM SHOP WITH GREAT FLAVORS AND HOT DRINKS AND PASTERIES TOO
- A GREAT GROUP OF TEACHERS AND SCHOOLS THAT REALLY CARE ABOUT OUR CHILDREN
- A LOCAL CHINESE PLACE TO GET GREAT ORANGE CHICKEN, SHRIMP LO MEIN. AND MORE
- TWO LOCAL GAS STATIONS THAT KEEP US FILLED UP ON GAS, SNACKS AND REFILLS
- A NEW LOCAL PLACE TO GET GREAT MEXICAN FOOD
- GREAT LOCAL PARKS THAT OFFER A SAFE PLACE TO PLAY, EXERCISE AND RELAX
- THE RETURN OF THE TASTY TURKEY AVOCADO WITH THE REOPENING OF WASATCH DELI
- LOCAL LAW ENFORCEMENT AND FIREFIGHTERS WHO HELP KEEP OUR COMMUNITY SAFE
- GREAT LOCAL PLACES TO GET YOUR HAIR CUT, GET YOUR TEETH CLEANED, GET YOUR BACK WAXED, GET YOUR BACK ADJUSTED, GET YOUR INJURIES REHABBED, GET YOUR INTERNET ...AND GET YOUR DANCE ON!



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

NOVEMBER 1

City Council Meeting 7:00 pm

NOVEMBER 2

City Council CANDIDATE DEBATE
 6:30pm

NOVEMBER 6

Daylight Savings Ends: Fall BACK!

NOVEMBER 8

City Council ELECTION DAY

NOVEMBER 9

DRC Meeting 8:30 am

NOVEMBER 10

HOA Board Meeting 6:00 pm

NOVEMBER 11

Veteran's Dsy

NOVEMBER 23

DRC Meeting 8:30 am

NOVEMBER 24

Happy Thanksgiving!

CHRISTMAS LIGHTING & DECORATIONS CONTEST!!

Winners will receive a credit for one month's worth of their HOA assessments. Please submit your nominations to the Management Company no later than December 15th. Winners must be current on dues and have no active violations

