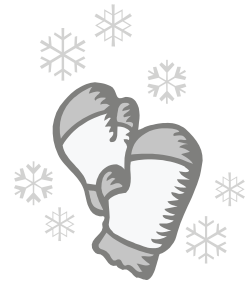




T H E
RANCHES
 at Eagle Mountain Homeowner's Association
 NEWSLETTER



JANUARY 2008

General Update— Rachel Rogers, Communications Assistant

2008 Invoices-

The Ranches 2008 invoices have been mailed. If you haven't received your invoice yet, please come in or contact the office for a copy. Just a reminder that invoices are only sent out yearly and monthly billing is **not** sent. You will receive a statement, including any late fees, if you are past due on your account. The Ranches general members fees are due on the first of the month and considered past due the last day of the month. A \$10 late fee will be assessed to any past due account. It is each homeowner's responsibility to pay fees on time to avoid any penalty. Accounts that are 60-90 days past due will be sent to the attorney for collection. Please contact

the office if you need to set up payment arrangements. Payment booklets are also available at the office. **Please remember to include your subdivision and lot number on all payments!**

Sub-association Fees-

The Ranches HOA has been trying to legally incorporate a discount for all sub-association communities (Willow Springs, Cold Springs, Rock Creek, Plum Creek, Highlands, Highlands on the Green, and Mt. Airey Village). The current fees (50% of the Master HOA fee) were negotiated with the developers and are not part of the governing documents. Based on city requirements for open spaces and current costs to maintain open

spaces, the proposed change is for sub-associations to pay 70% of the \$30/month Master HOA fee. This would result in a slight increase over the existing fee of \$15/month to \$21/month. This proposal must be approved by the delegates and would be effective July 1, 2008, if approved. Due to the possibility of a change in your fees, it is recommended that you only pay 6 months in advance until the delegates have voted on this issue.

Holiday Decorations-

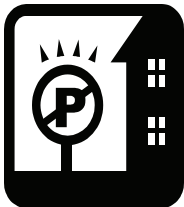
All holiday decorations must be removed within two weeks of the holidays or by January 15. Thanks for your cooperation!



INSIDE THIS ISSUE:

GENERAL UPDATE/ NO PARKING	1
HOMEOWNER RECOGNITION	2
COMMUNITY CALENDAR/ BOARD & COMMITTEE INFO	3
OFFICE INFO/ GOLD MEMBER SPONSORS	4

No Parking!!!



There will be no parking allowed on city streets from 4:00 A.M. until 4:00 P.M. between the months of January through March due to snowplowing. Eagle Mountain City Code Enforcement will ticket any vehicles parked on the streets during those times!



HOMEOWNER RECOGNITION CORNER

Yard of the Month

Yard of the month will be taking it's yearly winter vacation until March or April 2008.



Congratulations to all 2007 Yard of the Month Winners!



**Have an opinion?
We Want to Hear It!**

The Ranches Eagle Eye Newsletter will include comments from Members of the HOA.

E-mail comments and/or questions to: Rachel@rancheshoa.com

Congratulations to our Monthly Early Bird Winners!

- Holly & LaMonte Southern, Highlands #140
- John & Carolyn Cash, Three Crossings #94
- Joshua & Jennifer Miles, Porter's Crossing #186

**SUDOKU
PUZZLE CONTEST**

Fill in the grid so that every row, every column, and every 3x3 box contains the numbers 1-9. That's all there is to it. There's no math involved. You solve the puzzle with reasoning and logic. It's fun. It's challenging. It's addictive!

Place completed puzzles in the HOA drop box by the last day of each month and 5 correct puzzles will be drawn each month for a \$10.00 HOA credit.

7			5	8	3			6
		6			1	4		5
	5	2			6		8	3
3			2			9	5	8
5				7	8		6	
6	4	8		1		3		
	6		8		2	5		
		3	1	5			7	2
2	1	5	6					3

Full Name: _____

Subdivision: _____ Lot #: _____

EARLY BIRD DRAWING

Please complete and include this form with your next payment made on or before the 1st of the month that you are paying for. Only one entry per month will be accepted. If you're paying for more than one month, you must submit an entry form for each month you are paying in advance. 3 lucky winners will be drawn at the monthly Board Meetings and will receive a free month of HOA fees from the Master HOA only. Winners must be current on fees, have no violations and can only win once in a 12 month period.

Full Name: _____

Subdivision: _____

Lot #: _____ Month: _____



THE RANCHES CALENDAR OF EVENTS JANUARY 2008



Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1 HOA Fees Due 	2 Planning/Landscaping 5:30PM DRC 8:30AM	3	4	5
6	7	8	9	10 HOA Board Meeting 6PM	11	12
13	14	15 EM City Council 7PM	16 DRC 8:30AM	17	18	19
20	21 Martin Luther King, Jr. Day 	22	23	24	25	26
27	28	29	30 DRC 8:30AM	31		

Have an event you would like posted? Please send to Rachel@rancheshoa.com by the 15th.

BOARD MEMBERS

JON CELAYA, PRESIDENT
BOBBY COLSON, VICE PRESIDENT
TODD MOIR, SECRETARY
BRIAN HASKELL, TREASURER
JOHN LINTON
MIKE CARON
JON BARCLAY

BOARD OF TRUSTEE MEETINGS ARE HELD ON THE SECOND THURSDAY OF EACH MONTH AT 6:00 PM AT THE PRAIRIE GATE OFFICE. MEETINGS ARE OPEN TO THE PUBLIC.



Board & Committee Information

COMMITTEE CHAIRS & MEETING TIMES

PLANNING/LANDSCAPING-BILL TINNEY, 1ST WEDNESDAY 5:30 PM
DRC-BOBBY COLSON, EVERY OTHER WEDNESDAY 8:30 AM
FINANCE-BRIAN HASKELL, SCHEDULED AS NEEDED
WELCOME-DELICINA WHITE, SCHEDULED AS NEEDED
RULES-BOBBY COLSON, SCHEDULED AS NEEDED

EVERYONE IS WELCOME TO ATTEND! MEETINGS ARE HELD AT THE PRAIRIE GATE OFFICE, PLEASE CALL FOR MORE INFO.



3688 E. Campus Drive, Suite #230
Eagle Mountain, UT 84005

Homeowner's Association Newsletter - Please Read

General Office Information:

3688 E. Campus Drive, Suite #230
Eagle Mountain, UT 84005
P: 801-789-5500 * F: 801-789-5501

Office Hours:

Monday-Thursday 9:00 - 6:00 PM & Friday 9:00 - 5:00 PM
Closed Holidays
www.rancheshoa.com

Managed by:

Quality Management Services, Inc.
Cary Brackett, CMCA, AMS - Cary@rancheshoa.com
Cody White, Community Manager - Cody@rancheshoa.com
Delcina White, Accounts Manager - Delcina@rancheshoa.com
Nelle Muhlstein, Administrative Assistant - Nelle@rancheshoa.com
Rachel Rogers, Communications Assistant - Rachel@rancheshoa.com



801-898-0606
www.luwrite.com

**2007 Member Appreciation
Day Gold Sponsors!**



801-434-4665
golden@goldenlandscaping.com



801-374-6428
www.fenceutah.com