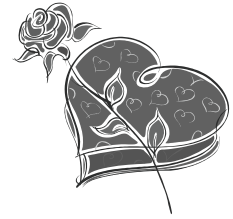




T H E
RANCHES
at Eagle Mountain Homeowner's Association



NEWSLETTER

FEBRUARY 2008

General Update— Rachel Rogers, Communications Assistant

Board Meeting—

There has been a date change for the February board meeting. The meeting will be held February 21 instead of February 14. Happy Valentine's Day to all!

General Rules—

The Board of Trustees have adopted a revised set of general rules which will be effective March 1, 2008. In an effort to improve violation enforcement and the length of time to correct violations, the board has modified the current process. The time frame to correct violations has been reduced from 30 days to 14 calendar days. Common violations include: incomplete/improper landscaping, improper vehicle/trailer/boat storage, and improper fence stain/design. We are willing to work with homeowners with violations, as long as the homeowner is

communicating with us! We will be making a more diligent effort to enforce violations to maintain the value of your properties.

Community News—

There are many exciting additions to our already growing community! The Maverick is quickly being completed, there is going to be a new car wash added near the Maverick, construction has begun on the new charter school and seminary, and meetings have been held to get the bike park project under way. All of these additions will enhance what is already a wonderful community! If you would like to be involved in community planning, attend the monthly planning/landscaping committee meeting, held the 1st Wednesday of each month at 5:30 pm in the Prairie Gate Office. Meetings are open to the

public and everyone is invited and encouraged to attend.

Reminders—

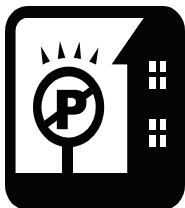
- ♥ Remember to include your subdivision and lot/unit number on all payments.
- ♥ Do not use dumpsters in businesses, churches, or schools.
- ♥ Please do not trespass on golf course property. The golf course is privately owned and operated. Homeowners and their children/visitors do not have access to the golf course at any time, other than as a paying customer. This means no walking of animals, bike riding, skateboarding, etc. on the cart paths. In the winter, there are no snowmobiles, 4-wheelers, sleds, etc. allowed.



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

Blake Gailey (a homeowner in the Ranches) and associates from Sundance Homes have received permission from the board to solicit with flyers for Rock Creek Condominium sales. They will be allowed to solicit from February 10 through February 23. For any questions or concerns please contact the office.



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.

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



**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!**

Courtney Jensen, Friday's Station #8
Elizabeth Fagan, Cold Springs #230
Rachael Baird, Diamond Springs #30

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
FEBRUARY 2008



Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1 <u>HOA Fees Due</u>	2
3	4	5 EM City Council 7PM	6 Planning/Landscaping 5:30PM	7  Chinese New Year	8	9
10	11	12	13 DRC 8:30AM	14 	15	16
17	18 	19 EM City Council 7PM	20	21 HOA Board Meeting 6PM	22	23
24	25	26	27 DRC 8:30AM	28	29	

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