



T H E
RANCHES
at Eagle Mountain Homeowner's Association



NEWSLETTER

APRIL 2008

General Update— Rachel Rogers, Communications Assistant

Annual Member Meeting- The Ranches annual member meeting will be held April 3, 2008 at 6:00 pm at the Pony Express Elementary. Everyone is invited and encouraged to attend.

Board Member Elections- Board member election ballots are included with this newsletter. Please review the candidate information and vote for only 2 candidates. Please return ballots to the office by mail, fax or drop box by April 21st. If the required amount of ballots are not received, board members will be appointed by the area delegates at the Delegate meeting to be held April 27th.

Resignation- Bobby Colson has resigned as the Vice President of the board. We appreciate Bobby's time and commitment to the board and the community. We wish him the very best!

Water/Sprinkler Clocks- The Ranches has purchased water/sprinkler monitors and timers for all of the parkways

to conserve water and money. Research shows that the systems pay for themselves in the first year with the savings they create. Conservation Sprinkler Supply, Golden Landscaping, and the Central Utah Water Conservancy District are offering a special rebate for the Ranches homeowners. Please see the special flyer inserted with the newsletter for more information.

Solicitors- We have recently had complaints of solicitors going door to door in the Ranches. Solicitation needs to be approved by the board and homeowners are encouraged to ask solicitors for a letter showing authorization to solicit in the Ranches. If they do not have a letter, you can ask them to leave the Ranches property. Please call the office (789-5500) with a company name, contact name and phone number of unauthorized solicitors.

Retention Ponds- Due to the high levels of snowfall and potential for very high amounts of run off, the retention ponds have already begun filling with

water. This poses a very dangerous situation for children. Please keep your children under close supervision in the areas surrounding the retention ponds to prevent any unfortunate events from happening.

Golf Course Gates-The Ranches Golf Club has requested that homeowners be made aware that they are not allowed to have gates that lead onto the golf course. If you have a gate that opens to golf course property, The Ranches Golf Club is strongly recommending it be removed. Please understand the golf course is private property and trespassers may be prosecuted. The Ranches Golf Club thanks you for your cooperation.

Holiday Decorations- We are still getting complaints of holiday decorations and lights not being taken down. Please remove them ASAP! They are only allowed to be up for 2 weeks past the holiday.



INSIDE THIS ISSUE:

GENERAL UPDATE/ LANDSCAPING/ FENCING	1
NEW BANKING SERVICES/ PRIMERICA SOLICITATION/ PIMP MY POOCH EVENT	2
AMENITIES SURVEY RESULTS	3
HOMEOWNER RECOGNITION CORNER	4
COMMUNITY CALENDAR/ BOARD & COMMITTEE INFO	5
OFFICE INFO/ GOLD MEMBER SPONSORS	6

Landscaping/ Fencing

With the approaching spring season, it is time to resume landscaping completions. If you have not completed the landscaping on your lot, you need to have your plans approved and dates set for completion. Please remember that all plans must be submitted and approved prior to any work being started.

The landscaping violation fee is \$1000.00 and will be assessed to any incomplete landscaping, including front yards, side yards and back yards.

We ask that all fences be properly maintained and stained with the approved Monterey Grey stain color to avoid violations or fines. Fencing plans also need to be submitted and approved before installation begins.



New Banking Services

We are very happy to announce the implementation of new banking services for our homeowners. The new banking services will be through Community Association Banc (CaBanc) and offer additional payment options previously not available to our members. The change will be effective April 21, 2008. With this new service, you will be able to set up automatic payments (ACH) for your homeowner fees. One time credit card and e-check payments will also be able to be processed online. Any homeowners already using Modern Payments for the Ranches Master account will need to switch to CaBanc beginning April 21st. There will be no charge for automatic payments or one time e-check payments but there is a convenience charge for online credit card payments. Accepted credit cards are MasterCard, Discover, and American Express. Visa credit cards will not be accepted. All payments made at our office with checks will be now processed in our office with a new check reader. The checks will be held in the office for 72 hours then shredded. If you have any questions regarding this new banking service, feel free to call the office.

FOR CREDIT CARD OR E-CHECK PAYMENTS:

Go to www.CaBanc.com, select pay your assessment by e-check or pay your assessment by credit card and enter checking account or credit card billing information. The following information needs to be entered next:

Mgmt Co. ID: 7507
Assoc. ID / Assoc. Name: RM01 / Ranches Master HOA
 HR01 / Highlands
 HG01 / Highlands on the Green
 WS01 / Willow Springs
 CS01 / Cold Springs

Please enter only the Association ID and Association Name that corresponds with the HOA fee you are paying. You will still need to make separate payments for sub-HOA fees. Homeowners in Rock Creek and Plum Creek will need to continue to make payments to their management companies.

Management Company: QMS
Assoc. Account #: Subdivision/lot number or building/unit number (Please contact the office if you do not know your subdivision/lot number or building/unit number. Payments **must** have this information to be processed properly. **Addresses will not be accepted as your account number!**)

FOR AUTOMATIC PAYMENTS (ACH):

If you are interested in setting up automatic payments, please fill out the **Preauthorized Electronic Assessment Payment Service Agreement and Disclosure Statement** included with the newsletter, attach a voided check, and return it to the office address listed on the form. Automatic payments will be processed between the 10th and 15th of each month.

Authorized Solicitors

Nathan Greenleaf (Homeowner in Eagle's Gate) and associates have been granted permission by the Board to solicit with flyers for Primerica Financial Services.

They will be allowed to solicit between April 14th and April 25th.



DOG FAIR AND CHARITY AUCTION

Saturday, April 12th from 1–6 pm at Nolan Park

Dog Mansion Auction • Obstacle Course • Adopt-a-thon
 Canine Salon • Dog Makeovers • Pet Psychic • Dog Massages
 Ugliest Dog Contest • Hosted by X96 Radio from Hell

Visit theranchescommunity.com for more details and to enter and/or vote for the ugliest dog!

The Ranches HOA Questionnaire Results

Total Questionnaires Received		136				
Amenity:	No/No Opinion	%	Somewhat/Slightly Interested	%	Important/High Priority	%
Indoor Swimming Pool	31	23%	20	15%	85	63%
Children Pool Features	35	26%	18	13%	83	61%
Aerobic Machines	28	21%	28	21%	80	59%
Free Weights	33	24%	26	19%	79	58%
Outdoor Swimming Pool	33	24%	25	18%	78	57%
Universal Gym	29	21%	32	24%	75	55%
Children's Play Ground	39	29%	29	21%	68	50%
Indoor Basketball Courts	41	30%	32	24%	63	46%
Racquetball	43	32%	31	23%	62	46%
Children's Play Room	43	32%	32	24%	61	45%
Private Party Rooms	48	35%	37	27%	51	38%
Jacuzzi	45	33%	41	30%	50	37%
Zero Entry Pool	69	51%	17	13%	50	37%
Jazzercise Room	46	34%	42	31%	48	35%
Kitchen for Private Rooms	54	40%	36	26%	46	34%
Lap Pool	60	44%	32	24%	44	32%
Outdoor Basketball Courts	52	38%	41	30%	43	32%
Tennis Courts	48	35%	46	34%	42	31%
Skateboard Park	70	51%	26	19%	40	29%
Off-Leash Dog Park	69	51%	26	19%	40	29%
Baseball Field	60	44%	40	29%	36	26%
Volleyball	43	32%	58	43%	35	26%
Soccer Field	54	40%	52	38%	30	22%
Sauna	57	42%	49	36%	30	22%
Spinning Equipment	56	41%	52	38%	28	21%
Meeting Hall	69	51%	43	32%	24	18%
Other:	Indoor Track (12), Day Care (4), Arcade/Billard's Room (3), Classes/crafts(3) Skating Rink(2), RV Parking, Rock Climbing, Batting Cages, Food Court, Football Field, Water Slide & Bike Trails(1 for each)					

	None	%	\$5	%	\$10	%	\$15	%	\$20	%
Amount of increase in monthly HOA fees you would support?	30	25%	25	20%	30	25%	19	16%	32	26%

Combined Totals	No Increase	28	23%
	\$5-\$10 Increase	55	45%
	\$15-\$20 Increase	51	42%



**It is almost spring and
Yard of the Month will
be starting up again!**

If you or a neighbor has a yard that should be recognized, please submit nominations to the management office before the 5th of the month. Winners must be current on their fees and have no active violations.



**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!**

- Clarence & Nancy Miller, Diamond Springs #78
- Aaron & Amy Sabey, Hidden Canyon #74
- Jeff & Kenzie Wagoner, Cold Springs #106

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.

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

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

APRIL 2008



Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1 HOA Fees Due EM City Council 7PM	2 Planning/Landscaping 5:30PM	3 Annual Member Meeting 6PM @ Pony Express Elem.	4	5
6	7	8	9 DRC 8:30AM	10 HOA Board Meeting 6PM	11	12  1-6 PM @ Nolan Park
13	14	15 EM City Council 7PM	16	17	18	19
20	21 New Banking Services Begin 	22	23 DRC 8:30AM	24 Delegate Meeting 6PM	25	26
27	28	29	30			

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

BOARD MEMBERS

JON CELAYA, 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.

T H E RANCHES

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