



T H E
RANCHES
at Eagle Mountain Homeowner's Association



NEWSLETTER

JUNE 2008

General Update— Rachel Rogers, Communications Assistant

Violations-

We continue to receive many complaints on homes in violation of our general rules! The most common areas of concern are landscaping & yard maintenance, fencing, garbage cans being left out and proper vehicle storage. Here are a few reminders regarding the general rules:

- Landscaping-** must be completed within 180 days of home completion or occupancy. Plans must be submitted for approval prior to any work being started. Owner's are required to maintain all visible areas of their lot including mowing, weeding, and watering to reflect a weed-free/ attractive appearance.
- Fencing-** must have approval prior to installation and be in accordance with the design guidelines including the Monterey Grey stain color.
- Garbage Cans-** refuse, garbage, and trash shall be kept at all times in a covered, noiseless container and those containers shall be kept within an enclosed garage or other enclosed structure or appropriately screened from view, except on scheduled pick up days. Cans are to be **promptly** taken off the streets within hours of being picked up.
- Vehicle Storage-** trailers, RVs, boats, etc., must be kept at all times in a garage, an off-site storage facility, or appropriately screened from view to be in compliance. Recreation

vehicles (including trucks with campers) may be parked in the driveway for 24 hours while being loaded or unloaded. Repairs or maintenance work is not allowed on any vehicle, other than for emergency repairs, except in an enclosed garage or other structure, or appropriately screened from view. All vehicles must be properly registered and kept clean and presentable. Members in violation are subject to fines as stated in our General Rules. These fines can be very costly (landscaping fines are \$1,000.00)! We are willing to work with homeowners to resolve issues with violations and do not enjoy imposing fines to any homeowner. Please visit our website @ www.rancheshoa.com to review or download a copy of the general rules and contact the office with any questions or concerns regarding the general rules.

Member Appreciation Day- The Board has decided not to hold a member appreciation day this year. The funds will instead be used for community amenities such as a tennis court, basketball court, or multi-use court. If you are interested in helping with the planning of this, attend the monthly planning meeting to be held on June 4th @ 5:30 pm at the Prairie Gate Office in Suite 101.

Community Center- The Board is currently negotiating an agreement with the owner of a parcel of land south of the Lone Tree subdivision as the site for a community center. An architect-

ural firm is also drawing up initial plans for the center. Anyone interested in more information, or being involved in the planning process should attend the monthly planning meetings held the first Wednesday of each month. Meetings are held in the Prairie Gate Office @ 5:30 pm.

Water Fountain- We are continuing to work on getting the water fountain at the Ranches entry up and running. Unfortunately there are some problems with the controls and some electrical issues. We will continue working on the fountain to get it functioning as soon as possible.

New Delegate- Joni Gillett has replaced Monte Kingston as the Highlands on the Green delegate. The HOA would like to thank Monte for his time and commitment to the community and wish him the best!

New Office Location- We have moved into our new office on the first floor of the Prairie Gate Office Building (the old Real Estate Group office). The office will be renumbered as Suite #101. We appreciate your patience during this transition period!



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Welcome to the newest Quality Management Services team member!



Joni Gillett is joining our new office location as a receptionist. Joni and Jason have lived in Highlands on the Green for a year and love it! Joni has 3 kids: Zakk (21), Madison (11), and Beau (8). Joni and her family enjoy golf, playing basketball and going swimming. Please help us in welcoming her to our office!





**Congratulations
to our
Yard of the Month
Winners!**

Brenda Craven

8663 N. Heyward Drive, Highlands #29

Chris & Kelli Debruin

8981 N. Mt. Airey Drive, Mt. Airey #51

Earl & Tiffany Rose

9202 N. Pebble Creek Loop, Mt. Airey #36

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@QMSUtah.com

**Congratulations to our
Monthly Early Bird Winners!**

Daniel & Natalie Boles, Ash Point #57

Paul & Heather Martz, Eagle's Gate #124

Paul & Inza Schwartz, Porter's Crossing #195

SUDOKU

PUZZLE CONTEST

Fill in the grid so that every row, every column, and every 9x9 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	4	5		1			
	3			8				
9	1		6					
		2		1				
6	4						9	7
				6		8		
					6		1	8
				2			4	
			7		9	6	2	

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 JUNE 2008



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

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

BOARD MEMBERS

JON CELAYA, PRESIDENT
 BRIAN HASKELL, TREASURER
 JOHN LINTON
 MIKE CARON
 JON BARCLAY
 RYAN KENT
 TERESA EDWARDS

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 #101
Eagle Mountain, UT 84005

Homeowner's Association Newsletter - Please Read

General Office Information:
3688 E. Campus Drive, Suite #101
Eagle Mountain, UT 84005
P: 801-789-5500 * F: 801-789-5501

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

Managed by: Quality Management Services, Inc.
Cary Brackett, CMCA, AMS - Cary@QMSUtah.com
Cody White, Community Manager - Cody@QMSUtah.com
Delcina White, Community Manager - Delcina@QMSUtah.com
Nelle Muhlstein, Accounts Manager - Nelle@QMSUtah.com
Rachel Rogers, Communications Assistant - Rachel@QMSUtah.com
Joni Gillett, Receptionist - Joni@QMSUtah.com



801-898-0606
www.luwrite.com

**2007 Member Appreciation
Day Gold Sponsors!**



801-434-4665
golden@goldenlandscaping.com



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www.fenceutah.com