



T H E
RANCHES
at Eagle Mountain Homeowner's Association



NEWSLETTER

JULY 2008

General Update— Rachel Rogers, Communications Assistant



Community Center- As we have mentioned in previous newsletters, we are actively pursuing the advancement of plans for a community center for the Ranches. We are very pleased to announce that a prominent developer in the Ranches Community has offered to donate a 5 acre parcel of land for the center. The land is located just south of the Lone Tree sub-division and is valued at approximately 2 million dollars. There are many steps that still need to be taken to begin this project but we are very excited to be at the beginning stages of this endeavor! We are in the process of starting architectural plans, financial planning and projections, etc. and your thoughts and input are very important to us. If you are interested in being involved, please send an email to Cary@QMSUtah.com for more information. You can also attend the next planning meeting on July 2nd at 5:30 pm in the Prairie Gate Office.

Landscaping- We feel that we have been making great improvements with the landscaping on the parkways as well as all open spaces. We are aware that there has been a significant problem with the maintenance of unoccupied houses and vacant lots. We are taking all available legal steps (including considerable fines and placing liens) to get these many eyesores cleaned up and well maintained. We very much appreciate the hard work many of you do to maintain your property and keep the Ranches such a great community for everyone! If you notice any landscaping issues on the parkways or open spaces (except Nolan Park, which is maintained by the city) such as broken sprinklers, weeds, or dead grass please contact us @ 789-5500 so we can address any issues in a timely manner.

Sub-HOA Fees- In previous newsletters we have mentioned a possible increase in the Ranches Master HOA fees for all sub-association communities

(Highlands, Highlands on the Green, Willow Springs, Cold Springs, Rock Creek, and Plum Creek). The process for getting the proper documents for approval has taken longer than anticipated so we are not expecting to have an increase in 2008. We are hoping to have the new documents prepared for discussion and voting within the next couple of months. We will keep you updated as we continue this process and you will be notified in advance of any changes to your fees.



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Wanted!
Full or Part-time Receptionist needed
at The Ranches HOA Management Office.
Must have friendly personality and work well with the public.
No experience necessary but good computer and phone handling skills a plus.
Please stop by to drop off a resume that clearly states the hours that you are available.
Insurance available to full-time employees working over 30 hours per week.
**3688 E. Campus Drive, Suite 101
Eagle Mountain, UT 84005**

Military Discount

The Ranches HOA offers a military discount to show our support for the troops both here and abroad. At this time, we would like to remind those families employed by the U.S. Military of The Ranches Military Discount Program. Any member with full-time, Active Duty status in the U.S. Military is eligible to receive half off of their monthly HOA fees. In addition, any member with full-time, Active Duty status that is deployed out of the state of Utah is eligible to receive a credit for the full amount of monthly HOA fees during the length of their deployment. Please contact our office for any questions regarding this special discount program and thank you to all Military personnel!

Thank You!!!

During this patriotic time of the year, The Ranches HOA and Quality Management Services, Inc. would like to recognize and thank all who are employed or contracted by the U.S. Military, their families, friends, and neighbors for the sacrifices made and endured in the name of freedom.





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

Michael & Heidi Hildreth
3052 E. Tinamous Road, Rockwell Village #5
Roy & Evonne Myers
8843 N. Franklin Drive, Highlands #109
Francisco & Cheryl Sicairos
4024 E. South Pass Road, Kiowa Valley #507

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:
Cary@QMSUtah.com

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

Josh Bickerton, Three Crossings #139
Jared & Emily Emerick, Chimney Rock #37
Shaun & J'Anne Lundquist, Rush Valley #62

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.

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

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 JULY 2008



Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1 HOA Fees Due EM City Council 7PM	2 Planning/Landscaping 5:30PM DRC 8:30AM	3	4  Independence Day	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	22	23	24  Pioneer Day	25	26
27	28	29	30 DRC 8:30AM	31		

Have an event you would like posted? Please send to Cary@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



801-898-0606

www.luwrite.com

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Day Gold Sponsors!**



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golden@goldenlandscaping.com



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