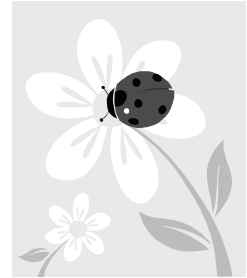


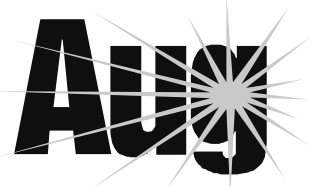
T H E
RANCHES
at Eagle Mountain Homeowner's Association



NEWSLETTER

AUGUST 2008

General Update— Lisa Fenn, Communications Assistant



Community

Center:

Summer is in full swing! With picnics, parties, vacations and summer fun keeping everyone busy, the HOA would like to remind residents to be respectful of each other and our community. Clean up after yourselves and your pets. If you see anything that needs our attention, please let us know so that we can do our part to keep the Ranches looking great!



Town Hall Meeting

On **Wednesday, August 6th at 5:30 pm in the Prairie Gate office building** we will be hosting a town hall meeting. This meeting is for all Ranches residents to discuss phase one of the planning process for the community center that we are considering. This will be an open forum meeting with topics of discussion including:

- Financing options for the building
- Building design options
- Included Amenities
- HOA Fee increases



Representatives from the HOA office, the bank, the builders, and attorneys will be present to answer any questions you may have.

If you have any question, comments or concerns, please make sure you attend this very important and informative meeting.

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Water Restrictions

The HOA would like to inform all homeowners within the Ranches of current water restrictions in place for all parks and parkways. At this time the city's wells are not producing enough water to handle the needs of all Eagle Mountain City residents. To keep from having to restrict water usage for residents the city has imposed heavy restrictions on the HOA regarding how much we can water the common areas and when we can water. Throughout the past 2 months, the water has been shut off for a total of 20 days. These restrictions during the hottest time of the year has caused the grass to turn yellow and crispy. In order to keep the grass from dying completely, the HOA and city officials have come to an agreement for a watering schedule. The following is the watering schedule until further notice:



Parks (except Nolan Park):

Monday, Wednesday, and Friday from 2:00 PM - 6:00 PM.

Parkways:

Tuesday and Thursday from 2:00 PM - 6:00 PM and all day on Sunday



We understand the frustration of having to water the parks during times when most children want to be out playing in them. Unfortunately, this is the only option available to us at this time for keeping the grass, plants, and trees from dying. This low amount of water will not soften the grass or turn it to a more green color. However, it will keep the grass from dying. We greatly appreciate your understanding and patience as we work through these difficult restrictions.

Subdivision Improvements

The vote is in and the board has decided... All subdivision improvements will be done on a priority basis, based on percentage of homes in compliance with their HOA fees. In other words, the higher the percentage of people in your subdivision who are current on their HOA fees, the higher priority the Board will put on your subdivision improvements. So, if you need trees re-planted, park strips finished, or any other improvements, please make sure you are doing your part to ensure your HOA fees are current and your subdivision is in compliance.

Signage Approvals

Please remember, if you plan to solicit in the Ranches, you must have approval from the Ranches HOA Board. No signage of any kind is allowed with out approval. This includes advertisement signs for businesses, garage sale signs, "Children at Play" signs, notice of group gatherings, and any other signs that you may want to display.

Please know, this is not meant to restrict you in any way. It is simply a way to ensure there are no offensive signs being displayed, that we are following Eagle Mountain City ordinances, and to ensure our community remains looking presentable and comfortable for all residents.

PICK IT UP...

Don't forget to pick up after yourselves and your pets! No one likes a mess. So pick up trash, debris, and pet surprises when you see them. This will keep our community looking fresh and clean.

Please be polite and don't let your animals use some one else's yard to do their business. If they do, please make sure you do not leave the mess there for the home owner to pick up. Take pride in your care for your pet and pick up after them.

A great big THANK YOU!

The Ranches HOA Board would like to thank Justin Schlein for his participation as a delegate. Justin has been serving as a delegate for the past 2 years. We greatly appreciate everything he has done and wish him the best of luck with his new endeavors. Thank you Justin!

With Justin's departure there is now an opening as a delegate in the Smith Ranch subdivision. If you would like to participate on the board, please e-mail Cary Brackett at Cary@QMSUtah.com for more information.

Welcome!

Please help us welcome Lisa Fenn as the newest member to the Ranches HOA team. Lisa has lived in the Ranches for 2 years with her husband, Randall and their two daughters Hailey (5) and Abigale (2). Her favorite part about living in the Ranches is the quiet neighborhoods and "small town feeling." Lisa enjoys riding bicycles with her family, spending time in the mountains, reading, crocheting, and crafting. Lisa's primary role with the Ranches will be assisting Cody with violation letters, creating newsletters, and assisting with other communications as needed. We look forward to having her here and welcome her to the team.



REMINDERS:

- We do live in a desert. Conservation of water is something that should be on everyone's mind at all times. "Slow the flow" to ensure there is enough water to go around.
- Parks, parkways, and common areas are the financial responsibility of every homeowner in the Ranches. If you see someone vandalizing community property, please report it to the local authorities at once. This is our community, let's take care of it together!

HOA Payment Options

Do you ever find yourself forgetting to pay your HOA fees? The Ranches HOA has many different payment options available to our homeowners. One way to address the issue of forgetting to pay your HOA fees is to set up automatic payments (ACH payments). These payments are automatically drafted from your checking account between the 10th and the 15th of the month every month. With this option you will never have to worry about forgetting your payments or getting a late fee ever again! ACH payments are fast, easy, and best of all... FREE!

If ACH payments are not the option for you, the HOA currently accepts checks and money order payments either at our office or through the drop box located just outside our office. We also accept credit card payments (Master Card, Discover Card, and American Express) and electronic checks online at www.rancheshoa.com.

PLEASE BE AWARE, THE HOA IS NO LONGER ACCEPTING CASH PAYMENTS!

There are no charges for automatic payments or one time e-check payments but there is a convenience charge for online credit card payments. All check payments made at our office will be now processed electronically 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.rancheshoa.com and select the type of payment you will be making, (credit card or e-check), from the buttons on the left hand side of the screen. This will forward you to a website with CaBanc. Enter your billing information in the boxes provided. 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**
- RC01 / Rock Creek & Plum Creek**
- LL01 / Loch Lomond**
- HS01 / Hearthstone**

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**, attach a voided check, and return it to the office address listed on the form. You may print this form online at www.rancheshoa.com or you may pick up a copy of it in our office.

Please be aware, automatic payments are re-occurring every month and should only be used when your account is in current standing. If you are behind on your payments, please use one of the other payment options available until you are current.

ACH payments will only be established for your regular monthly amount owing. They will be taken every month between the 10th and the 15th of the month. Once ACH payments are established they cannot be changed. However, you do have the option of canceling them any time you wish. If we find that homeowners is misusing the ACH payment option we may deny their eligibility to use this option.

Please note, the ACH form asks for your SSN. **THIS INFORMATION IS OPTIONAL.** If you do not wish to provide us with this information, please just leave it blank.



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

Casey & Amy Twitty
3719 E St. Andrews Dr., Showdown #328
Christopher & Kelli Debruin
8981 N. Mt. Airey Drive, Mt. Airey #51
Jeanine Davidson
3362 Kennekuk Lane, Kennekuk #40

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!**

David & Natalie Steed, Three Crossings #154
Arthur & Pam Mendenhall, Lone Tree #30
Kami Romig, O'Fallon's Bluff #286

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.

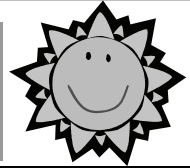
Full Name: _____





Subdivision: _____

Lot #: _____ Month: _____



THE RANCHES CALENDAR OF EVENTS AUGUST 2008



Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
3	4	5 EM City Council 7PM	6 Planning/ Landscaping 5:30PM	7	8 	9
10 	11	12	13 DRC 8:30 AM	14 HOA Board Meeting 6PM	15	16
17	18  Back to school!	19 EM City Council 7PM	20	21	22	23
24	25	26	27 DRC 8:30 AM	28	29	30 
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 Muhlestein, Accounts Manager - Nelle@QMSUtah.com
Lisa Fenn, Communications Assistant - Lisa@QMSUtah.com



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