



T H E  
**RANCHES**  
 at Eagle Mountain Homeowner's Association



# NEWSLETTER

SEPTEMBER 2008

**General Update**— Lisa Fenn, Communications Assistant



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**Community Center:**

PLEASE take note of the article included in this newsletter regarding the community center that the Ranches HOA is considering building. We had a very productive meeting last month regarding these plans and would very much like to get more homeowner feedback regarding the community center.

**Mailboxes**

Please remember, there are specific HOA requirements for your mailboxes. If you have questions about what these requirements are, please check the CC&R's. You may find a copy of the CC&R's online at [www.RanchesHOA.com](http://www.RanchesHOA.com). If your subdivision requires a medium brown color mailbox (which most of them do) you may purchase a very high-quality, sturdy mailbox from the HOA office. They are currently *on sale* for **\$75.00**, marked down from **\$94.95**. *That's a total savings of \$19.95*. If you have any questions regarding mailbox requirements that the CC&R's didn't answer, please let us know!



**2009 Budgeting Meeting Announcement**

The Ranches HOA budgeting meeting for the 2009 fiscal year will be held in the Prairie Gate offices on:

**September 24th, 2008  
 At 6:00 pm**

The purpose of this meeting is to determine how your HOA dollars are going to be allocated for the 2009 fiscal year. If you would like to have a say in how your HOA budget is allocated or if you are simply curious about how the budgeting meeting works, please plan on attending this very informative meeting.

**Have an opinion?  
 We Want to Hear It!**

The Ranches Newsletter will include comments from Members of the HOA community. Please e-mail comments and/or questions to:  
**Cary@QMSUtah.com**

**Watering & Landscaping Concerns**

Many homeowners have expressed concerns about the parkways landscaping conditions. Please know, we are still under heavy watering restrictions by the city regarding when and how much we are allowed to water. We are actively seeking other solutions and hope these issues can be resolved quickly. We look forward to much greener parkways later this year and next year.



Recently, we have heard much discussion about the potential of a community recreation center being built by and for The Ranches Master HOA members. We as your Board of Trustees would like to clarify some of the issues surrounding this project, and hope that you understand that we are only working for the betterment of our community. To that end, the Board of Trustees and the Planning Committee have been evaluating the potential feasibility of building a community recreation center.

**How did we get here?** – Over a year ago a vote was proposed that would authorize the funding of a community recreation center. This proposal was defeated by a slim margin and the Board was given the charge to evaluate, more fully, the feasibility of building a community recreation center. In an effort to fulfill this charge, we and the Planning Committee have evaluated different sites and recreation center designs. Our purpose has been to evaluate various alternatives and fully investigate how we might be able to fund and build a center.

Recently, a “town hall” meeting was held where we shared with those who were in attendance the progress that has been made. We have a site, which will be donated to the HOA, a preliminary design, and a basic financial analysis. The purpose of this meeting was to review our progress and solicit input from the community on our plan. During this meeting we received some very good input and also heard from some who were opposed to the project.

Soon after this “town hall” meeting we have heard reports that Eagle Mountain City would like to build a city wide community center. We have no details regarding this proposal; however, we understand that the City would like to have a vote on this by June 2009.

**Where do we go from here?** – We will not proceed with the funding of any community center until we have accomplished several things. First, we will complete a thorough feasibility analysis and determine how we can build and operate a recreation facility without putting undue burden on the residents and homeowners. Second, we will work with Eagle Mountain City to make sure that we can build a facility that will be complimentary to a future City facility. Third, we will spend the time necessary to inform and educate the association members about the benefits and requirements of building this community center. Fourth, we will have a community vote, through the delegates, that will authorize us to move forward with the funding and construction of this community center. Please understand that this will be a lengthy process and may take years to complete.

Our primary purpose, as a Board of Trustees, is to maintain and improve The Ranches Community. We believe that a well managed and maintained community center will improve and enhance our community, and provide enjoyment to the members for many years to come. Yet, we are still subject to the direction of the community, and we can not fund and build this project without your collective authorization.

We urge all community members to become involved in this process and let your voice be heard. We listen to and value all opinions and look forward to the dialogue that will follow.

### Lot Maintenance

The HOA has recently noticed several issues regarding lot maintenance. As such, we would like to remind homeowners of a few rules:

- Lots must be kept clean and in an orderly condition. This includes mowing your lawn, weeding your flower beds, and keeping trash and debris out of your yards.
- Trash cans need to be kept in an enclosed area or screened from the view at all times. The only exception is on your street's designated garbage day. Then, all cans need to be removed within hours of garbage collection.
- Unightly articles are not permitted unless properly screened from view. These include but are not limited to: trailers, mobile homes, motor cycles, recreational vehicles, graders, trucks (other than pickups used solely for private and non-business use of residents of the lot), boats, campers, wagons, buses, sleighs, motor scooters, snowmobiles, snow removal equipments, garden and maintenance equipment, and all commercial farming, and business vehicles, except when in actual use.

For a complete list of guidelines, you may find a copy of the "General Rules" on The Ranches website at [www.RanchesHOA.com](http://www.RanchesHOA.com).

Thank you for every effort you put towards keeping The Ranches a nice place to live.

### Out-of-Control Weeds!



It is just me, or are the weeds worse this year than last? I for one am getting a little frustrated with trying to keep weeds out of my yard. As such I have done some research on weed control and would like to share that information with everyone in The Ranches.

For removing unwanted plants in a area such as sidewalks, driveways, and bare soil, use a non-selective weed killer like Round-up. For removing dandelions and similar broad-leaved weeds in your lawn, use a selective weed killer such as 2,4-D, Ortho's Weed-B-Gone, or something similar. These products will not kill grass if used as directed by the label.

Non-chemical methods of weed control, such as using a small forked tool called a dandelion digger can also be extremely effective. Keeping lawn healthy is the best way to prevent weeds from getting there in the first place. This can be done by applying a good quality lawn fertilizer every 4-6 weeks during the growing season, and maintaining your lawn height at 2 1/2 to 3 inches tall during the heat of summer. For more information on weed control in home landscapes please visit the USU Extension Website at <http://extension.usu.edu/htm/publications>.

Happy Weed Killing! - Lisa Fenn



### **Welcome Sarah!**

Please help us welcome Sarah Picket as the newest member to the Ranches HOA team. Sarah moved to the Ranches last month with her 3 daughters, Katelyn (12), Morgan (10), and Ava (2). Her favorite part about living in the Ranches is the "small town feeling." Sarah enjoys being a mom to her daughters and loves to bike ride, camp, and do anything else outdoors. Sarah's primary role with the Ranches will be as a part-time receptionist, answering telephones, taking payments, answering general questions about accounts, and assisting Nelle with collections of past due accounts. We look forward to having Sarah here and welcome her to the team.



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

*Jerry & Wendy Staker,  
Showdown #331*

*James Owen,  
Liberty Farms #5*

*John & Heather Rasmus,  
Highlands #78*

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

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

*Jordan & Amy Hooge, Showdown #512*

*Sam Roberts, Mt. Airey #44*

*Brian & Amber May, Kiowa Valley #134*

**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.

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

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: \_\_\_\_\_

Fall



## THE RANCHES CALENDAR OF EVENTS SEPTEMBER 2008



Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1 HOA Fees Due  Labor Day	2 Eagle Mountain City Council Meeting 7PM	3 Planning/Landscaping 5:30PM	4	5	6
7	8	9	10 DRC 8:30 AM	11 Patriot Day HOA Board Meeting 6 PM	12	13
14	15	16 Eagle Mountain City Council Meeting 7PM	17	18	19 	20
21	22 First Day of Autumn 	23	24 DRC 8:30 AM HOA Budgeting Meeting 6:00	25	26	27
28	29	30				

Have an event you would like posted? Please send to [Cary@QMSUtah.com](mailto: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-BRIAN HASKELL, 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](http://www.rancheshoa.com)

Managed by: Quality Management Services, Inc.  
Cary Brackett, CMCA, AMS - [Cary@QMSUtah.com](mailto:Cary@QMSUtah.com)  
Cody White, Community Manager - [Cody@QMSUtah.com](mailto:Cody@QMSUtah.com)  
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