



T H E
RANCHES
 at Eagle Mountain Homeowner's Association



NEWSLETTER

OCTOBER 2008

General Update— Lisa Fenn, Communications Assistant

Community Concerns

The HOA board and many homeowners have expressed their concerns regarding the enforcement of rules and regulations within The Ranches community. Quality Management Services (QMS), the management company for The Ranches, would like to acknowledge these concerns and assure board members and homeowners that increased efforts will be put forth to improve enforcement of these rules and regulations. With that in mind, QMS will be driving through *all* neighborhoods on a weekly basis looking for violations. Some of the areas of particular concern include improper or incomplete fencing, staining, incomplete landscaping or yard maintenance concerns, garbage cans and unsightly articles that diminish the look of the neighborhoods (i.e. bicycles, children's toys,

gardening equipment, etc...), and improper signage. While this is not a complete list of violations a homeowner may receive, these are a few of the most prevalent violations in our community to date. For a copy of our governing documents including all enforcement guidelines, please visit our website at www.RanchesHOA.com.

With this enforcement plan, QMS will be insisting homeowners remedy existing violations and will take all necessary action to do this. QMS will ask the homeowner to correct the violation within 14 days or in some cases we will correct the problem and charge the homeowner for any costs incurred. Other violations such as incomplete landscaping are not as easy for QMS to remedy. However, we will require homeowners to develop a plan, complete with expected timeframes, to remedy

landscaping concerns. If the homeowner simply chooses to ignore our requests, QMS will take all necessary action up to and including getting the HOA attorney involved, imposing hefty fines and imposing a legal injunction on the homeowner to legally force them to comply with the homeowner association rules and regulations.

Please remember, these actions are not meant to take away homeowner freedoms. The HOA is simply trying to keep The Ranches community a wonderful and beautiful place to live while protecting the investments of all homeowners within our community. If you have any questions or concerns regarding the governing documents or violations, please contact the management office at (801) 789-5500. Thank you for your efforts in following our community guidelines.



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check out our website
www.RanchesHOA.com

THANK YOU!!!

The Ranches HOA would like to say *THANK YOU* to Mike Caron for all his hard work and dedication to the HOA board. We appreciate the *4-1/2* years of time, dedication and support that Mike has given The Ranches community and wish him the best with all his future endeavors!

New Board Member!

The HOA would like to welcome *Georgina Pitcher* as the new Ranches HOA Board Member.

Thank you, Georgina for your commitment to The Ranches by taking on this new endeavor. If anyone needs to contact Georgina for what ever reason, you may reach her by e-mail at pitchfam@msn.com.

Another THANK YOU!!!

The Ranches HOA would like to thank Joe McCaul for his service as the Delegate for District #12: Highlands. Joe served as Delegate for 2 years and did a wonderful job. Thank you Joe for your dedication to the Highlands district.

New Delegates Needed!

Due to relocating members, three delegates are now needed for the following subdivisions:

District #5: Circle 5 Ranch
(Lone Tree Subdivision)

District #8: Smith Ranch

(Rush Valley, Liberty Farms, Jacob's Well, Saddleback, Three Crossings, Porter's Crossing, & O'Fallon's Bluff subdivisions)

District #12: Highlands

(Highlands subdivision)

If you live in one of these districts and would be interested in participating as your area delegate or if you would like more information regarding the job duties and requirements, please contact Cary at Cary@qmsUtah.com.

Payment Reminders

- ◇ Please make sure you are putting your subdivision and lot number on all payments.
- ◇ HOA fees are due on the first (1) of every month. After 30 days without payment, your Ranches HOA account will become "delinquent" and a \$10 fine will be assessed each month that you are behind. (Please be aware, some sub-associations have different delinquency dates and fine amounts for late payments.)
- ◇ The management company only sends one invoice a year, at the beginning of every year. After that point, statements are sent after your account becomes delinquent.

- ◇ If you belong to a sub-association, please make sure you are making separate payments for your sub-HOA account and the Ranches Master HOA account.

General Reminders:

- ◇ **Leaves are falling!** Don't forget to rake your leaves. This is part of the yard maintenance requirements for homes in The Ranches.
- ◇ **Information changing?** Please contact the office with any new personal information such as address, telephone number, or new tenant information.
- ◇ **Signs!** Signs of any kind require approval from both the HOA and Eagle Mountain City. If you display a sign without proper authorization it may be confiscated and you may receive a fine from either the HOA or the city.
- ◇ **We have water!** The city has lifted the watering restrictions from the HOA and we have returned to our regular watering schedule. With this, we should see the parkways begin to green up a little bit more. If you see any broken sprinkler heads or any other landscaping problems, please contact the HOA office and let us know.

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

Halloween Safety Tips

With the Halloween season approaching, the HOA would like to remind everyone of some safety tips to ensure this season is a safe and enjoyable one.

- Always wear reflective clothing and carry a flash light while Trick-or-Treating, even in dusk hours. This will ensure passing cars can see you better.
- Ensure children's costumes are fire proof and eye holes are large enough to allow good peripheral vision.
- Make sure children stay far enough away from Jack-O-Lanterns lit with actual candles. This will help prevent our little witches and warlocks from setting their clothing on fire.
- Make sure the tips of any costume accessories (pitchfork, fairy princess wand, butcher knife, etc...) are blunt. That way if your little goblin or ghoul does fall, they won't hurt themselves.
- Be careful during pumpkin carving festivities to ensure your little ones (or big ones) don't cut themselves with the knife or pumpkin saw.
- Feeding children before Trick-or-Treat festivities will help hinder their want for too many Halloween treats and getting sick from all the sugar.
- Remind your children not to talk to strangers.
- Always look both ways for cars before crossing the streets.
- Only visit the houses of people you know and trust.
- Parents, check your children's candy for any un-sweet treats prior to letting your little one's "dig in." We'd hate for them to much on something unsafe.
- Never let young children trick or treat alone. This world is just not as safe as it was when we were kids.
- Please remember, chocolate is very harmful and sometimes even deadly if ingested by house hold pets. Don't forget to keep the treats out of reach from our furry friends.
- It's a good idea to keep the Jack-O-Lanterns away from pets. If excited dogs or cats get to close, they could easily set their fur on fire.
- Be careful when dressing your pet in a fun costume. Unless your pet is used to being dressed up, it may cause high amounts of stress. If you do dress them up, watch for unusual behavior to ensure you are not over-doing it for your four-legged friend.
- It may be a good idea to keep your pets in a room away from the front door. Frequent doorbell ringing and lots of strange people often causes increase stress for pets causing them to act out or possible hurt themselves or other people.

For more Halloween Safety Tips, you may visit the website: www.halloween-safety.com or any other Halloween safety sponsored website. May we all look forward to a safe and spooky season! Happy Halloween!



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

Robert & Marla Taylor

Liberty Farms #37, 7752 N. Rose St.

Craig & Becky Butterfield

Crittenden Corner #7, 3131 Redhawk Ranch

Kathy Anderson

Kiowa Valley #135, 3968 E Hopi Rd.

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.

**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!

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

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.

Full Name: _____

Subdivision: _____ Lot #: _____

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

Gloria Ottesen, Eagle's Gate #129

Douglas Brett Pincock, Kennekuk #10

Matthew A Bake, Willow Springs #L-06

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

OCTOBER 2008



Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1 HOA PAYMENTS DUE Planning @ 5:30 pm	2	3	4
5	6	7 EMC Meeting @ 7:00	8 DRC @ 8:30 am	9 Ranches HOA @ 6:00	10	11
12	13 	14	15	16	17	18
19	20	21 EMC Meeting @ 7:00	22 DRC @ 8:30 am	23	24	25
26	27	28	29	30	31 Halloween 	

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

BOARD MEMBERS

JON CELAYA, PRESIDENT
 BRIAN HASKELL, TREASURER
 JOHN LINTON
 JON BARCLAY
 RYAN KENT
 TERESA EDWARDS
 GEORGINA PITCHER

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

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.

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Delcina White, Community Manager - Delcina@QMSUtah.com

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