



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



NOVEMBER 2008

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

**A Letter from the HOA Board of Directors**

As the Board of Directors, we are writing to bring you all up to date on some mutual concerns within our community. We encourage you to read and consider the following three areas:

1. **Community Center:** Two years ago the Board was tasked by the Delegates to continue to study the feasibility of a Ranches Community Center, with emphasis on obtaining property, financing, and design elements to meet the needs of the members. We proceeded with that assignment, culminating in the calling of a Ranches community meeting. Shortly after the announcement of a community meetings, the City of Eagle Mountain brought fourth it's concept of a city funded center. We applaud Mayor Jackson and eagerly await the city-wide referendum on the matter. As your Board of Directors, we have suspended work in the matter and are offering the city the benefit of any and all information we gathered on our project.

2. **Ranches Entry and Green Belts:** We have long felt that there is a higher degree of interest in the care and maintenance of the en-

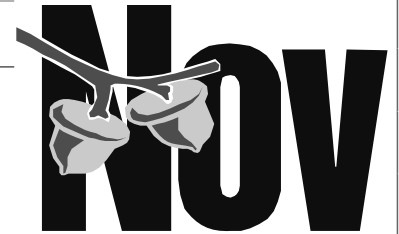
trance and greenbelts at the HOA level than at the city because we are closer to the area. We spent two years negotiating with the city to gain control over the care and maintenance of these areas. In exchange we were given access to the necessary water to care for the grass and shrubs. As you know, water service was interrupted in the heat of the summer. After several weeks with no water, we were rationed two hours in the mid-afternoon to water the entire Ranches green belts and pocket parks. We recognize that there couldn't have been a poorer time to water, but we did our best to save the grass and plant materials. We are under discussion with the city regarding the loss of grass and plants, as well as how to protect our investment in the future.

The twin fountains set the tone for our community. We have dealt with water restrictions, design flaws, broken pipes, cracked and leaking retention basins, property line encroachments, undersized pumps, and computer malfunctions. At last, we expect to have the re-circulating water features up and running. At the same time we ran electrical lines to allow for Christmas lights at the entry.

3. **CC&R Infractions:** The October Newsletter discussed this point at length. We are dedicated to protecting the property values of all who have purchased homes in our covenanted community. Enforcement has been stepped up, particularly as we enter into the fall season. If you, like us, are dissatisfied with the speed that corrections are made, please understand that we must follow due process. Absentee landlords generally take little interest in the upkeep and maintenance of their properties, and we are asserting ourselves in this area.

We encourage you to take an active part in your community. When you see an errant sprinkler, call our office with the location, we act on those calls quickly. If you see an eyesore whether on private or community property, call us. We will advise you of our actions in that area. Offer to serve on the Board or a committee. All who serve The Ranches HOA have the same concerns, interests, and desires to live in a clean, quiet community that we can be proud of, just like you, because - we are you. Sincerely,

*The Ranches HOA Board of Trustees*



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*check out our Website!*  
[www.RanchesHOA.com](http://www.RanchesHOA.com)

**2009 Ranches Master HOA Budget**

The Ranches Master HOA Budget has been approved for the 2009 fiscal year. The following is a summary of the budget as approved by the HOA Board of Directors. Please review the budget so that you may be familiar with how your HOA fees are calculated and to what they are applied. If you have any questions about the budget, please contact the HOA office at (801) 789-5500.

**The Ranches Master HOA  
Profit & Loss Budget Overview  
January Through December 2009**

-General HOA Members: 1,870 units @ \$360 per annum (\$30 per month)  
-Sub-HOA Members: 830 units @ \$180 per annum (\$15 per month)  
-Total Members: 2,700 units

**INCOME**

**HOA INCOME**

1. HOA Income	822,600.00
2. Less 12% Delinquency	(98,800.00)
3. Transfer to Reserves	(84,000.00)
<b>TOTAL HOA INCOME</b>	<b>639,800.00</b>

**OTHER INCOME**

4. Violation Fees*	6,000.00
5. Interest*	6,000.00
6. Lien & Collection Fees*	6,000.00
7. Late Fees*	24,000.00
8. Design Review**	12,000.00
9. Builder Fees*	2,000.00
10. Transfer to Reserves	(44,000.00)
<b>TOTAL OTHER INCOME</b>	<b>0.00</b>
<b>TOTAL INCOME</b>	<b>639,800.00</b>

**EXPENSES**

**COMMITTEE EXPENSES**

11. Planning/Community Functions	1,200.00	\$0.04	\$0.02
12. Meeting Expenses	600.00	\$0.02	\$0.01
13. Welcome Committee	600.00	\$0.02	\$0.01
<b>TOTAL COMMITTEE EXPENSES</b>	<b>2,400.00</b>	<b>\$0.09</b>	<b>\$0.04</b>

**ADMINISTRATIVE EXPENSES**

14. Office Lease	13,900.00	\$0.51	\$0.25
15. Donations	1,200.00	\$0.04	\$0.02
16. Bad Debt	4,800.00	\$0.18	\$0.09
17. Education & Seminars	1,200.00	\$0.04	\$0.02
18. Collection Fees	10,000.00	\$0.36	\$0.18
19. Legal Fees	10,000.00	\$0.36	\$0.018
20. Accounting Fees	13,500.00	\$0.48	\$0.25
21. Management Fee	202,500.00	\$7.39	\$3.69
22. Insurance	6,000.00	\$0.22	\$0.11
23. Licenses & Permits	700.00	\$0.03	\$0.01
<b>TOTAL ADMINISTRATIVE EXPENSES</b>	<b>263,800.00</b>	<b>\$9.62</b>	<b>\$4.81</b>

**The Ranches Master HOA  
Profit & Loss Budget Overview  
January Through December 2009**

<b>CONTRACT LABOR</b>			
24. Design Review Fees	12,000.00	(**offset from other income)	
<b>TOTAL CONTRACT LABOR</b>	12,000.00		
<b>MAINTENANCE</b>			
25. Pest Control	3,600.00	\$0.13	\$0.13
26. Painting	1,200.00	\$0.04	\$0.04
27. Snow Removal	15,000.00	\$0.55	\$0.55
28. Landscape Maintenance	260,000.00	\$9.48	\$9.48
<b>TOTAL MAINTENANCE</b>	279,800.00	\$10.20	\$10.20
<b>REPAIRS</b>			
29. Fencing	3,600.00	\$0.13	\$0.07
30. Electrical	1,800.00	\$0.07	\$0.03
31. Trails	1,200.00	\$0.04	\$0.02
32. Playground Equipment	1,200.00	\$0.04	\$0.02
33. Landscape	20,000.00	\$0.73	\$0.36
34. Signs	2,000.00	\$0.07	\$0.04
<b>TOTAL REPAIRS</b>	29,800.00	\$1.09	\$0.54
<b>SUPPLIES</b>			
35. Printing & Postage	35,000.00	\$1.28	\$0.64
36. Office Supplies	4,000.00	\$0.15	\$0.07
<b>TOTAL SUPPLIES</b>	39,000.00	\$1.42	\$0.71
<b>UTILITIES</b>			
37. Water	25,000.00	\$0.91	\$0.46
<b>TOTAL UTILITIES</b>	25,000.00	\$0.91	\$0.46
<b>TOTAL EXPENSES</b>	639,800.00		
<b>NET INCOME</b>	<b>0.00</b>		
<b>TOTAL MONTHLY PER UNIT EXPENSES</b>		30.00	15.00
<b>RESERVE</b>			
38. General Reserve Income	84,000.00		
39. Improvement Reserve Income	44,000.00		
<b>TOTAL RESERVE INCOME</b>	<b>128,000.00</b>		
<b>RESERVE EXPENSES</b>			
40. Fence Staining	30,000.00		
41. Tree Replacement	20,000.00		
42. Other Possible 2009 Project(s)	50,000.00		
<b>TOTAL RESERVE EXPENSES</b>	100,000.00		
<b>NET INCOME TO RESERVES</b>	<b>28,000.00</b>		

### December Yard of the Month!

The December Yard of the Month winner will be chosen based upon light display and holiday décor. Please call the office or e-mail Cody at [Cody@qmsutah.com](mailto:Cody@qmsutah.com) with your nominations by December 10th! Be creative, have fun, and happy holiday decorating!

### New HOA Website

In recent weeks you may have noticed the HOA website getting a facelift. We are updating our website both to give homeowners better access to information, but also to begin to utilize the web to better communicate with our members. This new effort is being done entirely by volunteers from our community.

As a part of this, the Ranches Board of Trustees has authorized the creation of a web committee. This group of people will work to leverage web technologies to increase the amount of information available to homeowners, as well as broaden the ways homeowners can become involved in making our community a better place.

We need your help. Do you have technology skills, or simply want to help? If so, you are who we are looking for. The new web design is intended only as a jumping off point for this new initiative. With your support we can improve what we have, create new tools, and find new ways to encourage homeowner participation.

Our HOA is run by the homeowners and strives to serve the members by creating a beautiful community and maintaining property values. By working together we can continue to make our community a better place to live.

If you are interested in becoming involved with the Web Committee please email Jon Barclay at [jonbarclay@gmail.com](mailto:jonbarclay@gmail.com).

### New Delegate for District #8

The Smith Ranch District within The Ranches Master HOA has chosen a new Delegate. Brennan Wood has accepted the position. If you need to contact Brennan for any reason you may reach him by e-mail at: [bwood@barnesbank.com](mailto:bwood@barnesbank.com). Thank you Brennan for your anticipated service to your district.

### New Delegate for District #12

The Highlands District within The Ranches Master HOA has chosen a new Delegate. Roger Shirin has accepted the position. If you need to contact Roger for any reason you may reach him by e-mail at [ras721@yahoo.com](mailto:ras721@yahoo.com). Thank you Roger for your anticipated service.

### Delegate Still Needed!

A new delegate is still needed for the following subdivision:

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

If you live in this district and would be interested in participating as your area Delegate or if you would like more information regarding the job duties and/or requirements, please send an e-mail to Cary Brackett at [Cary@qmsUtah.com](mailto:Cary@qmsUtah.com).

### General Rules Reminders:

- ◇ **Garbage Cans:** Please make sure you are removing your garbage cans from the streets in a timely fashion after the garbage has been collected. Leaving them on the streets is not only unsightly, it is also a driving and a visual hazard for anyone driving down the road. Also, garbage cans are to be kept out of sight from the main road. Please make sure when storing your garbage can that it is either in the garage, behind a fence, or screened from view. Thank you!
- ◇ **Signs:** Signs of any kind are required to have approval from both the HOA and Eagle Mountain City. If you display a sign without proper authorization it may be confiscated by either party. Please be aware, this does include (but is not limited to) yard/garage sale signs, moving signs, and solicitation signs of any kind.
- ◇ **Leaves:** It is getting colder and leaves are falling everywhere. Please remember to keep raking those leaves in order to keep The Ranches a neat and attractive place to live.
- ◇ **Snow Fall:** Ready or not, here comes the cold & snow! With freezing temperatures, snowfall is becoming more of a reality! As the snow begins to

fall, please remember to keep your sidewalks clear. Snowy sidewalks are very dangerous for anyone who comes in contact with the slippery surface. So, please make sure you are removing this hazard in a timely fashion.

### ◇ **Parking Restrictions:**

All vehicles must be properly registered and parked on an approved hard surface or concrete, not on landscaped, dirt covered, or rock covered areas. They must be kept clean, presentable, and in working order. If any of the above criteria is not met, the vehicle must be stored in a garage, behind a fence, or at an off-site storage facility.

Please remember that vehicles may only be parked on city streets for up to 24 hours. Vehicles may not be parked in round-a-bouts, alley ways, directly in front of mailboxes, or in any manner that would restrict the flow of 2-way traffic.

Trailers, RV's, boats, and commercial vehicles are not allowed to be parked on the streets or within view of the streets at any time except when loading or unloading. When not being loaded or unloaded, they must be kept in a garage, behind a fence, or in an off-site storage facility.

Any vehicle found in violation may be towed at the owner's expense.

### Thank you to the Men & Women of the Armed Forces!

As Veteran's Day approaches, the HOA would like to take a moment and thank all of the men and women who have served with the United States Armed Services and to all those who continue to serve. The sacrifices you have made and the dedication you have put forth to keeping this country safe and free is appreciated more than words can express. Thank you for all that you have done and continue to do to serve the United States of America. May God bless you & keep you safe!



TOP TEN LIST OF THINGS  
THE RANCHES HOA IS THANKFUL FOR!

As the Thanksgiving holiday approaches, The Ranches HOA would like to reflect on all the things for which we are truly grateful. Below is the top ten things on our list:

- #10. **HOMEOWNERS WHO PICK UP AFTER THEIR PETS!** No one likes finding little pet messes on their lawn, in common areas, or on the trails. Homeowners who pick up after their pets are very much appreciated!
- #9. **A PROTECTED INVESTMENT!** The HOA works hard to preserve the look and feel of The Ranches community while protecting the investments everyone has made in their home. Keeping home values up in this mortgage crunch time is very much appreciated.
- #8. **WONDERFUL HIKING AND BIKING TRAIL WAYS!** Our trails are great ways to get some exercise and enjoy the beautiful outdoors right in our own back yards.
- #7. **GREAT PLAYGROUNDS AND PARK AREAS!** It is wonderful having so many places so close by where you can take younger children to play that are fun and safe.
- #6. **YARD OF THE MONTH WINNERS!** Thanks for keeping your yards looking absolutely beautiful!
- #5. **EARLY BIRD WINNERS!** Thank you for paying your HOA fees on time or early!
- #4. **WATER! AND LOTS OF IT!** Plenty of water is definitely helpful when it comes to keeping our parkways and park areas looking great!
- #3. **ALL THE MANY VOLUNTEERS!** Many people volunteer their time to the HOA, participating as sub-HOA board members, delegates, or on committees, and by doing personal projects that improve the neighborhoods. Their time and willingness to go out of their way to serve the homeowners within The Ranches community is very much appreciated!
- #2. **EAGLE MOUNTAIN CITY!** Eagle Mountain City is working hard to continue to improve life not only for The Ranches but for the entire city of Eagle Mountain. They are currently working on building a skate park and are beginning development for a community center. Thank you Eagle Mountain City, for everything you do!

*AND THE NUMBER ONE THING THE RANCHES HOA IS GRATEFUL FOR . . .*

- #1. **THE RANCHES HOA BOARD OF TRUSTEES!** The Ranches HOA Board of Trustees is a group of incredibly dedicated homeowners who work really hard to keep the best interest of the community in the forefront of all their decisions. They spend countless hours deliberating over all kinds of issues that effect the homeowners within The Ranches and they do a great job!

**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](mailto:Cary@QMSUtah.com)



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

**William & Leslie Kennedy**

*7795 N Tinamous Rd., Rockwell Village #25*

**Mike Horsely**

*9029 N Club House Ln., Highlands on the Green #304*

**Richard Lockhart**

*4011 E Comanche St., Kiowa Valley #536*

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 assessments 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!

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.

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

Full Name: \_\_\_\_\_

Subdivision: \_\_\_\_\_ Lot #: \_\_\_\_\_

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

*Phillip Catherall, Lone Tree #47*

*Robert & Lori Burnett, Kiowa Valley #157*

*Kaylyn Tate, Cold Springs #202*

**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 assessments, have no violations and can only win once in a 12 month period.

Full Name: \_\_\_\_\_

Subdivision: \_\_\_\_\_

Lot #: \_\_\_\_\_ Month: \_\_\_\_\_



# THE RANCHES CALENDAR OF EVENTS

## NOVEMBER 2008



Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1  HOA Assessments are Due
2 Daylight Savings Ends 	3	4 Election Day  EM City Council Meeting @ 7 pm	5 DRC Meeting @ 8:30 am Planning Mtg. @ 5:30 pm	6	7	8
9	10	11  Veteran's Day	12	13 Ranches HOA Meeting @ 6 pm	14 	15
16	17 	18 Eagle Mountain City Council Meeting @ 7 pm	19 DRC Meeting @ 8:30 am	20	21	22 
23	24	25	26	27 	28 	29
30						

**Have an event you would like posted? Please send to [Lisa@QMSUtah.com](mailto: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 TRUSTEES 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.



**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

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**General Office Information:**

3688 E. Campus Drive, Suite #101  
Eagle Mountain, UT 84005  
PH: 801-789-5500 | F: 801-789-5501

**Office Hours:**

Monday-Thursday 9:00 AM -6:00 PM  
Friday 9:00 AM -5:00PM  
Closed ALL Holidays

Visit us online at: [www.RanchesHOA.com](http://www.RanchesHOA.com)

Managed by: Quality Management Services, Inc.

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