

THE RANCHES

AT EAGLE MOUNTAIN
HOMEOWNERS' ASSOCIATION

NEWSLETTER

APRIL 2009



ASSOCIATION MESSAGE

As you have no doubt heard, your Association is now being managed by a different management group. We, your new management group, have been spending the last three months trying to organize ourselves, and identify what needs to be done to both manage and improve The Ranches Master HOA. As always we are open to suggestions and recommendations on how we might improve your community Association experience.

As part of our daily routine we answer questions from many of you who choose to call, visit or send e-mail. We appreciate the opportunity to interact with each of you and hopefully help you resolve any concerns or questions relating to your membership in The Ranches Master HOA. As part of this experience we are asked many sincere questions and we try to answer each question clearly, candidly, and accurately. It is our goal to make sure that your experience dealing with the management office is both pleasant and informative.

To this end we would like to answer the question most frequently asked by members of your community Association. This question is...

What does the HOA do for me?

- **Help to make The Ranches a GREAT place to live:** Our primary goal is to help foster cooperation and community spirit. We would like everyone to feel like they have moved into a community that is both enjoyable and pleasant. Obviously, we cannot alter the personalities of neighbors and members of the Association, but we can help educate residents so they can understand the responsibilities and benefits that come from Association membership.
- **Maintain the Open Space and Amenities of the Community:** We have the responsibility to make sure that the open spaces and amenities are maintained and available for the members to enjoy. This includes both ongoing maintenance and also preparation for future repairs and replacement. We want to make sure that we maintain these areas in a manner similar to how you would maintain your own property.
- **Enforce and Administer the Rules, Guidelines, and Bylaws of the Community:** As we consistently and effectively enforce the rules of the Association the community will progressively become more appealing and aesthetically pleasing. Through effective rule enforcement we can all see our property values maximized. It is our goal to even handedly enforce the rules of the Association and help all members see the benefits of voluntary compliance with the rules.
- **Improve the Community:** As part of the ongoing budget and assessments for the Association the Board of Trustees has planned for improvements to the open space and amenities.

If you want to know how your assessments are spent; feel free to review the 2009 Budget posted on our website at www.rancheshoa.com. Again, thank you for the opportunity to serve you and we look forward to talking with you in the future.



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VISIT OUR SITE

For more information about the Homeowners' Association and more!

THE
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www.rancheshoa.com



NEW UPDATES & GENERAL REMINDERS

UTA COMING TO THE RANCHES

We are excited that UTA has announced it is starting bus service for Eagle Mountain. UTA Bus Route 806 will run between Eagle Mountain and Salt Lake City starting April 4th. The buses will run twice every morning and twice in the evening. A one way fare is \$4.50 or you can purchase an unlimited bus pass on the Express bus for \$162 a month. A map of the new route will soon be listed on the UTA website at www.rideuta.com. We have been working with UTA to approve and place the signs so they will fit well in our community. Watch for them to appear soon.

BOARD MEMBER ELECTIONS

Board member election ballots will be mailed out the first week of April. Please review the candidate information and vote for only two candidates. Please return ballots to the office by mail, fax or drop box by April 23rd. If the required amount of ballots are not received, board members will be appointed by the area delegates at the Delegate Meeting to be held on April 30th.

SUMMER POOL PASSES

We are excited to announce that the Northmoor/Southmoor pool is opening on May

1st, 2009! We do still have some season family passes available to purchase. They are \$250 for the season, plus a refundable \$20 key deposit. There will be no sharing of passes. We have received the new pool key software and will have it up and running soon. We will be contacting those who have already reserved a season pass to come in and pay and pick up their key. Also all residents of Northmoor and Southmoor need to contact us with their current key information to make sure it will work on opening day. For more information on all available amenities in Northmoor and Southmoor please visit www.southmoorhomes.com.

ASSESSMENT INCREASE

The Board of Trustee's voted on Jan 12th to increase the HOA assessments. This change has now taken effect as of April 1st. For those of you who have taken advantage of the ACH through our Association's bank or paid your dues in full for the year, you will see a credit on your quarterly statement. If you are paying monthly, please remember that for those who are members of the Master Association, you now need to pay \$31.00. For those who are members of a Sub-Association you will need to pay \$15.50.

QUARTERLY STATEMENTS

We will now be sending out quarterly statements. Your next statement is being mailed out at the beginning of this month. Please review your statement when you receive it and contact the management company if you have any questions or concerns.

DELEGATE INFORMATION

We would like to thank Michael Leatham for serving as the new Delegate for Lone Tree at Circle 5 Ranch. The Board of Trustees appointed him as the Delegate on March 12th, 2009. He served the remainder of the term that ended on March 30th, 2009.



ENFORCEMENT FOCUS

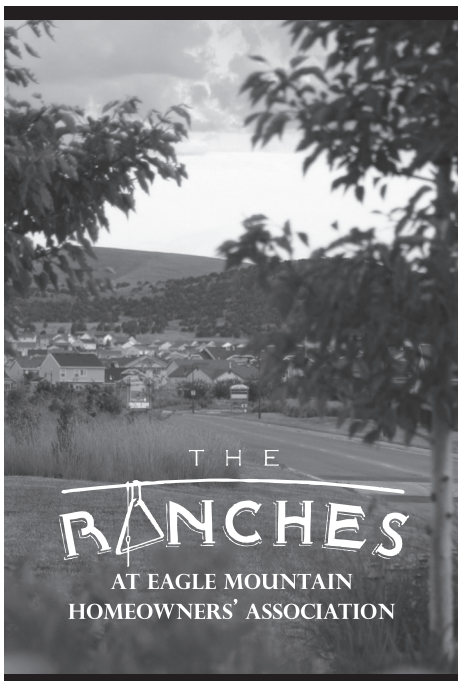
Our enforcement focus for the Month of April;

Landscaping and Yard Maintenance – If you have not yet landscaped, it is now time to begin fulfilling the landscape requirements for your lot.

Please review your subdivision CC&R's (www.rancheshoa.com) for your landscaping requirements. All front and rear yard areas shall be landscaped in accordance with your subdivision requirements. Prior to the start of all landscaping, you are required to submit landscaping plans and receive an approval by the Design Review Committee.

All lots shall be kept free from weeds, trash, debris, and plants infected with noxious insects or plant diseases which are likely to spread to another property.

Feel free to contact the management office to report any issues or concerns you may have. Thank you in advance for helping to make your community a beautiful place to live.





RANCHES CALENDAR OF EVENTS APRIL 2009

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
			1 Monthly Assessments Due	2	3	4 UTA bus service begins
5	6	7 City Council 7:00PM	8 DRC 8:30AM	9 The Ranches Board Meeting 6:00PM	10	11
12 Happy Easter!!	13	14	15	16	17	18
19	20	21 City Council 7:00PM	22 DRC 8:30AM	23 Board Member Ballot's Due	24	25
26	27	28	29	30 Delegate Meeting 6:00PM		



BOARD MEMBERS

JON CELAYA, President
 GEORGINA PITCHER, Treasurer
 JOHN LINTON
 JON BARCLAY
 RYAN KENT
 TERESA EDWARDS
 AMY TWITTY

Board of Trustees meetings are held on the second Thursday of the month at 6:00 at the Prairie Gate Office: 3688 E Campus Drive Suite 101. Meetings are open to the public.



NEW OFFICE HOURS

In order to accomodate you better, we are now open:

Monday-Friday 9-5 pm

www.rancheshoa.com



BOARD AND COMMITTEE INFORMATION

COMMITTEE CHAIRS AND MEETING TIMES

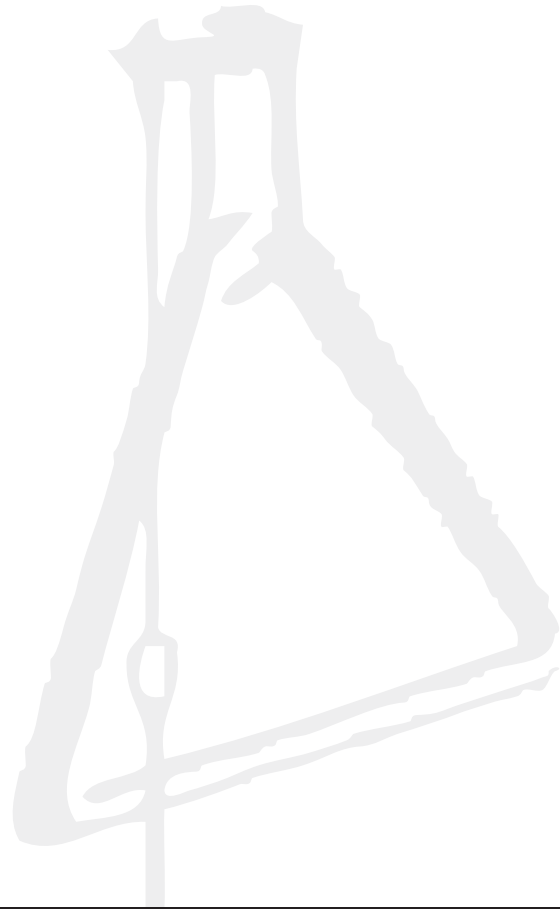
PLANNING/LANDSCAPING - Bill Tinney, Scheduled as needed.
 DRC - Brian Haskell, Every other Wednesday 8:30 a.m.
 FINANCE - Georgina Pitcher, Scheduled as needed.

EVERYONE IS WELCOME TO ATTEND! Meetings are held at the Prairie Gate Office, please call for more information.

T H E
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AT EAGLE MOUNTAIN
HOMEOWNERS' ASSOCIATION

3688 E Campus Drive Suite #101
Eagle Mountain, UT 84005



IMPORTANT HOMEOWNERS INFORMATION - PLEASE READ



GENERAL OFFICE INFORMATION

3688 E Campus Drive Suite #101
Eagle Mountain, UT 84005
Ph 801-789-7900 | Fax 801-789-7877

OFFICE HOURS:

Monday – Friday 9-5
[Closed Holidays]

Visit us at: www.rancheshoa.com

THE RANCHES COMMUNITY MANAGEMENT

For violation questions contact: Katie Jessop - katie@scmutah.com
For accounting questions contact: Misty York - misty@scmutah.com

