

T H E RANCHES

AT EAGLE MOUNTAIN
HOMEOWNERS' ASSOCIATION

NEWSLETTER

JUNE 2009



ASSOCIATION MESSAGE

As the temperatures rise and the children finish school we all begin the summer season. What a wonderful time of year when the sun rises early and sets late; grass turns green, leaves return to trees, and flowers are in bloom. We can look around and behold beauty everywhere; we have time for outdoor events, barbeque parties, and yard work.

This time of year means a great deal of work for the HOA staff as we try to keep the grass green and clear the common areas of weeds and trash. As you no doubt have noticed, we struggled to control some of the weeds in the common areas during the early spring. Dandelions and countless other weeds are trying to take control of our common areas. We are on a very aggressive program for abatement and control of these weeds. We anticipate significant progress over the next few weeks as these weeds begin to die and the grass has a chance to grow and thrive. As you may already know healthy lawn is the best way to control weeds, and we are doing our best to create healthy vibrant lawns. Our staff has been working hard to gain the upper hand on the constant battle with weeds in the common areas.

As we are working to control the weeds in the common areas we ask that each of you do your best to control the weeds in your yards. We have received numerous inquiries from concerned homeowners about the weeds that are growing in their neighbor's yards. In an effort to combat this problem we ask the following:

- *Please make a concerted effort to eradicate the weeds from your yards as their seeds will spread and infest your neighbor's yard.*
- *As a neighbor who understands and has been able to control the weeds in your yard; please share this information with your neighbors. In a kind and considerate manner please teach your neighbor how you have been able to control these weeds.*
- *If you are struggling to control your weeds – Ask your neighbors how they have been able to control their weeds, or contact the Management Office and we can offer suggestions.*

A pleasant community relies upon all members working together for the common good. Cooperation and understanding are the key components to creating a successful and enjoyable neighborhood. We believe that as we work together we will see rapid changes and significant improvement. The HOA has the same responsibilities as each of you and to that end; we encourage suggestions and observations for improvement. We will continue to work on the common areas and we ask that each of you work on your yards and help your neighbors with theirs.

Together we can accomplish amazing things!



INSIDE THIS ISSUE

- 1 ASSOCIATION MESSAGE
- 2 NEW UPDATES & GENERAL REMINDERS
- 3 COMMUNITY CALENDAR/ BOARD & COMMITTEE INFO
- 4 OFFICE INFORMATION



URGENT NEWS

Delegate Needed!

A new delegate is needed for the following subdivision:

District # : Smith Ranch

If you live in this district and would be interested in participating as your area Delegate or would like more information regarding the job duties and/or requirements, please e-mail Misty York at: manager@rancheshoa.com



VISIT OUR SITE

For more information about the Homeowners' Association and more!

T H E
RANCHES
AT EAGLE MOUNTAIN
HOMEOWNERS' ASSOCIATION

www.rancheshoa.com



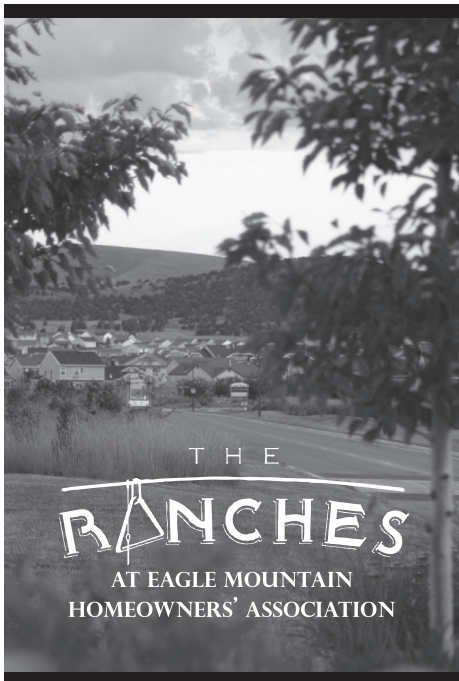
NEW UPDATES & GENERAL REMINDERS

DELEGATE MEETING

Our Annual Delegate Meeting was held on April 30th. Congratulations to Jon Celaya and Jon Barclay who were re-elected as board members at this meeting. Jon Celaya will be serving his third term and Jon Barclay will be serving his second. We appreciate their time and dedication to the Ranches Community and are looking forward to working with them for another term. Thank you Delegates for your service and to everyone that attended.

SUMMER POOL PASSES

The pool is now open! There are still summer passes available. A family pass (for family members living in a single residence and occasional guests) is available for \$250 for the season, plus a \$20 refundable key deposit. The passes are good from May 1st to approximately Labor Day. Keys are now programmed and ready to pick up when we receive your payment and signed contract. Group and private swimming lessons have started. Please call the management office for more information on pricing. To view pictures of the facility visit www.southmoor-homes.com and go to the amenities page.



ASSESSMENT INFORMATION

When making your assessment payment, please remember to include your subdivision and lot number on all payments. It ensures your payment will be properly applied to your account. If you are also making a sub association payment, please remember that they need to be paid with separate checks since they are two separate entities. It is okay to send them in the mail together or use the drop box for both payments as long as they are clearly marked which association they belong to. If you are making a payment online for your Master HOA dues our website is, www.rancheshoa.com, click on the HOA Dues page. Please make sure you use the ID codes that are on the bottom of that page since they have changed as of January 2009.

ENFORCEMENT FOCUS

Our enforcement focus for the Month of June;

Keep in mind that while this is our focus, other violations are not overlooked. We hope that you, and your neighbors will adhere to these and all other community guidelines here at The Ranches.

Yard Maintenance;

As a courtesy to your neighbors, and to keep harmony in your community, please maintain all visible areas of your lot, irrigate it as necessary, cut and maintain to reflect a weed-free attractive appearance.

- We each can maintain our landscaping in a manner that is attractive and appealing to our neighbors.
- We each can make sure that we do not dump unsightly articles, garbage, or debris on vacant lots or vacant land.

The dumping of trash on empty lots, and open space is illegal - whether or not there is a "NO DUMPING" sign. If you see someone dumping illegally, please notify our office. Please note that we cannot remove trash from private property.



Street Parking;

Vehicles within The Ranches HOA are allowed to park on the streets with the following restrictions:

- Vehicles must be properly registered.
- Vehicles are not allowed to park in round-a-bouts, alleys, directly in front of any mailbox or in areas that would restrict the flow of 2-way traffic.
- Vehicles shall not be parked in the street for longer than 24 hours.
- Vehicles cannot be parked on or over park strips.
- Vehicles used daily and parked on the street overnight is acceptable.

Thank you in advance for helping to make your community a beautiful place to live.

YARD OF THE MONTH

Summer is here! Now is your chance to nominate yourself or any of your neighbors who have been working hard to make our neighborhoods look beautiful, for the "Yard of the Month". Winners will receive a credit for one month's worth of their HOA assessment. Please submit your nominations to the Management Company no later than the 5th of each month. Winners must be current on their dues and have no active violations.



RANCHES CALENDAR OF EVENTS JUNE 2009

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	1 Monthly Assessments Due	2 City Council 7:00PM	3 DRC 8:30AM	4	5	6
7	8	9	10	11 Board Mtg. 6:00PM	12	13
14	15	16 City Council 7:00PM	17 DRC 8:30AM	18	19	20
21 Father's Day!! Summer Begins	22	23	24	25	26	27
28	29	30				



BOARD MEMBERS

JON CELAYA, President
 JON BARCLAY, Vice President
 GEORGINA PITCHER, Treasurer
 JOHN LINTON
 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

Closed Holidays

www.rancheshoa.com



BOARD AND COMMITTEE INFORMATION

COMMITTEE CHAIRS AND MEETING TIMES

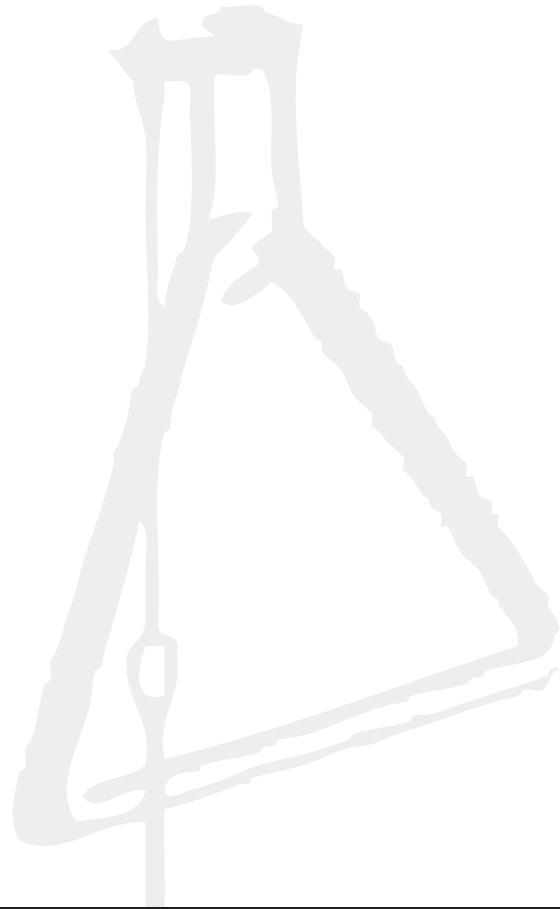
PLANNING/LANDSCAPING - Bill Tinney, Scheduled as needed.
 DRC - Brian Haskell, Every other Wednesday 8:30 a.m.
 FINANCE - Georgina Pitcher, Scheduled as needed.

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

T H E
RANCHES

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

