

THE RANCHES

AT EAGLE MOUNTAIN
HOMEOWNERS' ASSOCIATION

NEWSLETTER

JULY 2009

ASSOCIATION MESSAGE

Summer is here and with it comes yard work, vacations, and fun times. We are excited to see all of the kids out of school and the parks and trails being used on a regular basis. As a community it is good to have these amenities and even better when they are well maintained and available to enjoy. We have been working hard over the last few months to elevate the maintenance of these areas and bring them to a state that is both pleasing and enjoyable. While we still have some distance to go, we are very pleased with the progress that has taken place. The common area amenities are an important component of the lifestyle here in The Ranches, and we welcome any suggestions or observations relating to these areas. We want to see the common areas improve and we want to see them meet all of your expectations.

While open Space amenities are a key component to the lifestyle in The Ranches; by no means are they the only component. The Ranches is a community that has certain guidelines and conditions that can help to make it a community that all can enjoy each and every day. All of these guidelines are designed to provide consistency, improved appearance, and increased appeal for the entire community. We have been charged with enforcing and maintaining these guidelines in an effort to improve our neighborhoods. While some individuals may not like the guidelines that are in place; it does not change that fact that they are in place and must be followed. Our enforcement process is designed to be even handed, fair, and understanding; however, your compliance is the key to significant improvement in your neighborhood. Therefore, we ask that everyone willingly and voluntarily review the guidelines of The Ranches and commit to follow these guidelines. If necessary we mail or deliver notices informing you that your property has slipped out of compliance. These notices are not intended to criticize or pass judgment; they are only intended to inform you that your property is not in compliance and request that you voluntarily bring your property into compliance.

Unfortunately, on occasion some members of our association choose to ignore, defy, or reject these notices. When this happens, the community as a whole suffers; the appeal and consistency of our community is decreased, and our association funds are spent compelling these individuals to come into compliance with the guidelines. While we are disappointed when individuals make this decision; it does not change our resolve or our responsibility to see that every home is in compliance with the community guidelines.

As we all follow the guidelines of the community we will see significant improvement in the appearance, and appeal of The Ranches. It is the responsibility of each member to live by these guidelines and encourage all to do the same. We sincerely desire all to accept and help fulfill this responsibility in their neighborhoods and on their property.

Together we can make this community a better place to live!

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UPDATES

New Delegate:

Kendle Salisbury is the new Delegate for Smith Ranch District #8. We appreciate her willingness to serve and are looking forward to working with her.

Delegates and their contact information can be found on our website;

www.rancheshoa.com

VISIT OUR SITE

For more information about the Homeowners' Association and more!

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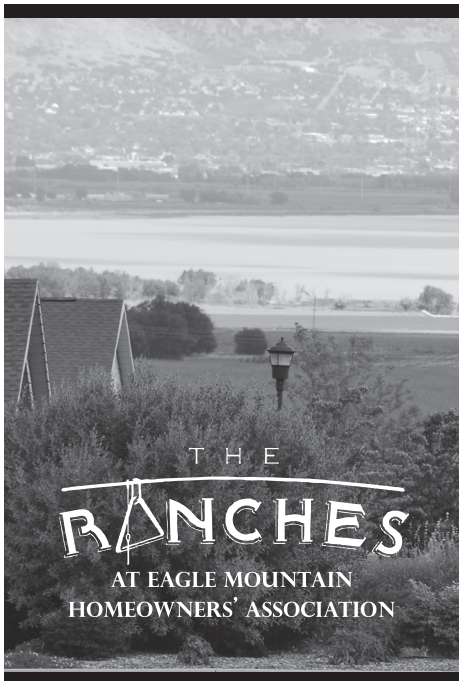
NEW UPDATES & GENERAL REMINDERS

SUMMER POOL PASSES

There are still some summer passes available for the Northmoor/ Southmoor pool. A family pass (for family members living in a single residence and occasional guests) is now available for \$187.50 for the rest of the season and will drop to \$125 after July 15th. There is still a \$20 refundable key deposit. The passes are good until approximately Labor Day depending on weather. Keys are now programmed and ready to pick up when we receive your payment and signed contract. Group and private swimming lessons have started. For pricing and availability for group or private lessons, please call Melissa George at 801-541-9060 or Katie at 801-789-4027, 801-362-3585. To view pictures of the facility visit www.southmoorehomes.com and go to the amenities page.

ASSESSMENT INFORMATION

Please remember when making your assessment payment, to include your subdivision and lot number on all payments. This 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 new 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 July; **Recreational Vehicles**

RV's Boats, & Recreational Vehicles:

Along with the warmer weather comes the want to pull out our RV's, Boats, and other recreational vehicles. We realize you may have them out for a day or two, and we'll try to keep this in mind as we do our drive through of the community. But as a courtesy to your neighbors and all others using the streets, we ask that you kindly keep your recreational vehicles off the streets as much as possible. It creates a safety hazard for drivers, pedestrians, and especially children. Trailers, RV's, boats, commercial or other similar type vehicles are restricted from parking on the streets at all times except when loading or unloading.

Street Tree Replacement

In response to concerns expressed by Association Members, the Board of Trustees has approved the following trees for replacement of park strip trees.

Instead of	Replace with
Celebration Maple	- Cleavland Flowering Pear
Armstrong Maple	- Capital Flowering Pear
Red Flame Fairview Maple	- Common Hackberry
Lanceleaf Cottonwood	- Turkish Filbert
Autumn Blaze Maple	- Common Hackberry
Norway Maple	- Village Green Zelkova
Sweetgum	- Frontier Elm

A list of the approved park strip trees per street can be found on our website. www.rancheshoa.com 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.

THE RANCHES

YARD OF THE MONTH

BEAUTIFICATION AWARD

Congratulations Yard of the Month Winners for June 2009

Carol L. Umphenour,
7872 Ruby Valley Dr.

Glenn & Carol Fessler,
3808 Barton Creek Dr.



RANCHES CALENDAR OF EVENTS JULY 2009

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
			1 DRC 8:30AM Monthly Assess- ments Due	2	3	4 Independance Day !!
5	6	7 City Council 7:00PM	8	9 Board Mtg. 6:00PM	10	11
12	13	14	15 DRC 8:30AM	16	17	18
19	20	21 City Council 7:00PM	22	23	24 Pioneer Day!!	25
26	27	28	29 DRC 8:30AM	30	31	



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

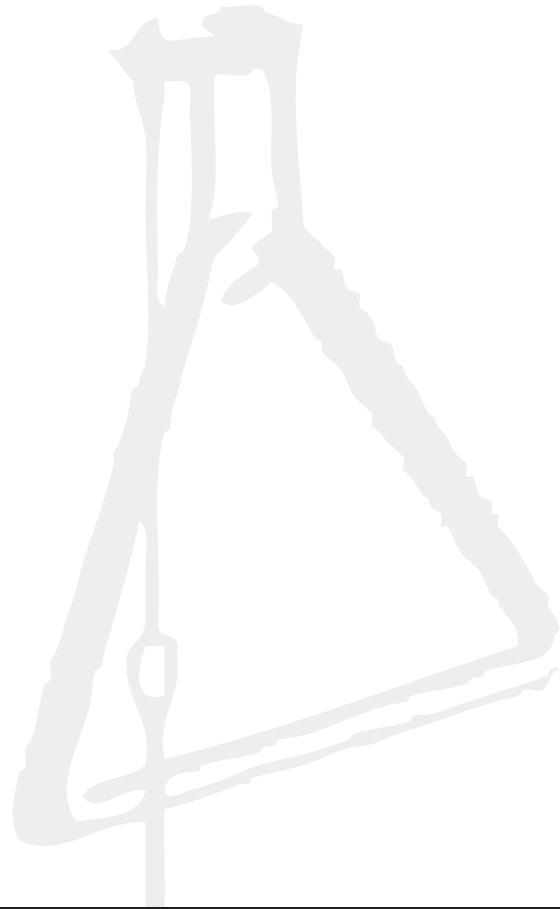
PLANNING/LANDSCAPING - Bill Tinney, Scheduled as needed.
 DRC - Brian Haskell, Every other Wednesday 8:30 a.m.
 FINANCE - Georgina Pitcher, Scheduled as needed.

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

