

THE RANCHES

AT EAGLE MOUNTAIN
HOMEOWNERS' ASSOCIATION

NEWSLETTER

AUGUST 2009



ASSOCIATION MESSAGE

We would like to thank all of you who so willingly accept the rules and guidelines of this community. You choose to maintain your property and conduct yourselves within the bounds of these rules and guidelines. Your compliance makes the community look better and promotes harmony and positive feelings between neighbors. Over the last several months we have asked you all too willingly and voluntarily comply with these rules and guidelines, and thank you for the efforts that you have made.

Unfortunately, there are still some who choose to continue to live outside of these rules and guidelines and we ask again, please bring your property into compliance. When you choose to violate the rules and guidelines you are placing an unfair burden upon your neighbors. We, the management company, are forced to proceed through our enforcement process to invite you to come into compliance. This process costs money and that money is being paid by each and every member of the association, so please remember that when you cost the association money you are actually costing yourself money.

Most of you want to see the community improve and want to live in a clean and aesthetically pleasing neighborhood. Unfortunately, it is just a few of you who make this very difficult for the others; and we receive regular complaints from your neighbors. Thus, we ask you to specifically be aware of the following; as they seem to be the most frequent complaints we have received recently.

- Maintain your landscaping – When you do not control the weeds in your yard it has a detrimental impact on your neighbors. The weeds spread and make it more difficult for your neighbors to keep their yards clear of weeds. In addition, when some yards are infested with weeds it lowers the overall appearance of the neighborhood.
- Do not park your vehicles on the Street – Please avoid parking on the streets. This only creates traffic congestion, blind spots for children, and difficulty maneuvering through the neighborhoods.
- Do not dump your debris on vacant land or lots – When you do this it creates a mess that someone else will be required to clean.
- Contain your pets – Please keep your pets on a leash, when not contained on your lot. Some individuals have an aversion to animals and when you allow your pets to roam free; it has an undesirable effect on these neighbors. Additionally, please cleanup after your pets when you take them for walks around your neighborhood; no one enjoys cleaning up after other people or their pets.

We are asking that you be good neighbors and concern yourself with the welfare and beauty of your neighborhood. It will be a better place when you focus outside of yourself and think how your actions are impacting your neighbors. However, if you continue to live outside of the rules and guidelines; it is our duty to make every effort to bring you into compliance. We start with a friendly reminder and proceed through a series of notices that will culminate in fines and legal action. This process is designed to be fair and even handed, but also to become increasingly more uncomfortable for anyone who chooses not to comply with the rules and guidelines of the community.

Again, we appreciate the efforts of so many of you and we hope to see improvement from the others as the summer progresses. As always, please contact our office if you have any questions regarding the rules and guidelines of the community.



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VISIT OUR SITE

For more information about the Homeowners' Association and more!

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www.rancheshoa.com



NEW UPDATES & GENERAL REMINDERS

North/Southmoor Summer Pool Rule Reminders

For those of you who have bought a summer pass to the North/Southmoor Pool or are a resident, we have a few pool rule reminders. First, all children under the age of 14 must be accompanied and supervised by an adult (not someone over the age of 14) at all times. There are no alcoholic beverages and no smoking allowed within the fenced area of the pool. Hours are from 9:00 am to 10:00 pm. The pool is under surveillance and if you are in the pool area before or after these times then you are trespassing. Gates must be kept closed, and please do not open the pool gate to let in unauthorized guests or unsupervised children. Thank you for your cooperation and have fun swimming!

ASSESSMENT INFORMATION

Reminder - Quarterly statements were mailed out the first week of July. Please call our office if you have any questions or concerns. 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 words HOA Dues. 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 August; **Incomplete Landscaping** –

The time to landscape is coming to a close. For those of you who have not yet completed your landscaping, it's a good idea to get started. Keep in mind that the fine for incomplete landscaping is \$1,000.00. 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 from the Design Review Committee.

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



YARD OF THE MONTH

Summer is more than half way over! You still have a 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

**YARD OF
THE MONTH**

BEAUTIFICATION AWARD

**Congratulations Yard of the
Month Winners for July 2009**

Craig & Becky Butterfield,
3131 Red Hawk Ranch Rd.

And Bob & Leann Dalton,
7468 N. Castle Rock Rd.



RANCHES CALENDAR OF EVENTS AUGUST 2009

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



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

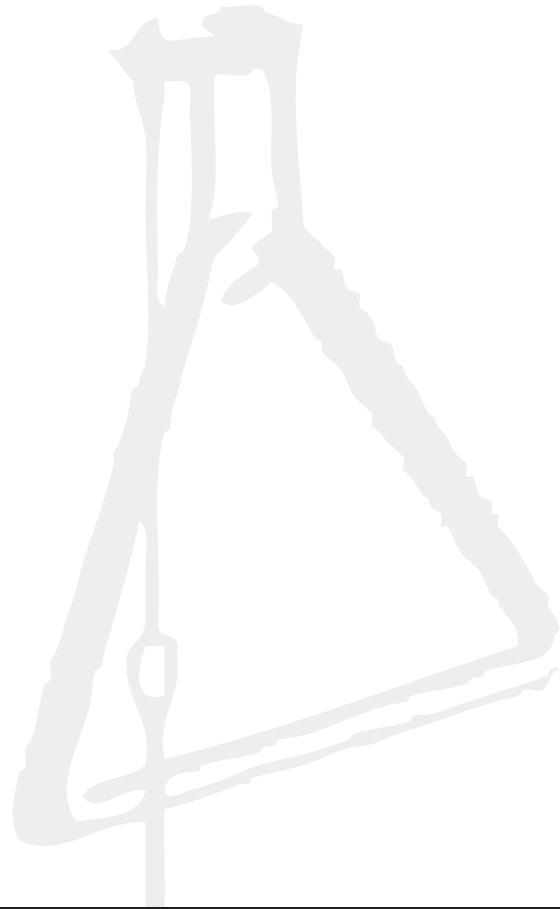
PLANNING/LANDSCAPING - Bill Tinney, Scheduled as needed.
 DRC - Brian Haskell, Every other Wednesday 8:30 a.m.
 FINANCE - Georgina Pitcher, Scheduled as needed.

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

T H E
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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

