

THE RANCHES

AT EAGLE MOUNTAIN
HOMEOWNERS' ASSOCIATION

NEWSLETTER

SEPTEMBER 2009



ASSOCIATION MESSAGE

As many of you know the master association changed management in January of this year and the management staff has been working hard to see improvements in your association. We appreciate the kind words of encouragement and we also appreciate the constructive criticism. We cannot be everywhere and we cannot see everything, so your input and observations are not only encouraged; they are appreciated. Together we can make this a wonderful community, and we are committed to do everything we can to see this goal become a reality.

We sincerely believe The Ranches is becoming a better place to live and we are grateful for all of your efforts to improve your properties. It is wonderful to see property owners accept responsibility for their property and put forth effort to improve the appearance. We have seen many properties change from unsightly areas to clean and presentable yards, and for this we are very appreciative.

Unfortunately, we have a long way to go before we can realize our collective goals for this community. We will not become discouraged nor will we stop working toward improvement. One tool that we have available to encourage homeowners to bring their properties into compliance is fines and fees. These are charges placed on an account arising from a specific non-compliant situation; these situations frequently include, but are not limited to, the following...

- Violation of the Rules – The association has the ability to levy fines against a property that is not in compliance with the rules and guidelines of the association. The amount and frequency of these fines can vary depending on the type of violation and length of time that the property has been out of compliance.
- Late Payment – The association has the ability to levy fines against a homeowner when they are not making their assessment payments in a timely manner. Generally, this is a fine/fee of \$10 for each month a payment is late; and is assessed automatically when a homeowner misses the payment due date. The association Board has been very helpful and established a very lenient payment schedule for assessments – payments are due at the first of the month and not late until the end of the month. Thus, all homeowners have one month to arrange to make payment of their association assessments.

We would far prefer that all properties are in compliance with the rules and guidelines of the community, and we would rather not assess any fines or fees. Frequently we receive requests to waive or eliminate these fines and fees from a specific account, and certainly there are unique circumstances where removal of these fines or fees is the correct action. However, more often the request comes just because the homeowner does not want to pay the charges, even though they have been knowingly and intentionally out of compliance with the rules and guidelines of the community.

If the association were to remove these fines and fees at every request; it would not be fair to the many homeowners who willingly and intentionally live within the rules and guidelines of the community. Thus, we will review the circumstances of each situation carefully, and occasionally we may find it necessary to remove these fines or fees. However, the vast majority of the time the fines and fees will stand and you will be expected to pay these charges along with your association assessments. Again, this all can be avoided by just keeping your property and account in compliance with the rules and guidelines of the community. Further, we sincerely want to thank all of the homeowners who willingly follow the rules and guidelines – you are the key to making this community beautiful.



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VISIT OUR SITE

For more information about the Homeowners' Association and more!

THE
RANCHES
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www.rancheshoa.com



MAILBOXES

For your convenience, we still have mailboxes for sale at our office at a cost of \$40.00. They are the approved color of mailbox for the Ranches (post not included). For more information contact the management office @ 801-789-7900.



NEW UPDATES & GENERAL REMINDERS

North/Southmoor Summer Pool

The pool will be closed as of September 8th, 2009. We would like to thank those of you that bought a summer pass to the North/Southmoor pool for participating. If you bought a summer pass, please bring your key into the management office after the pool has closed to receive your deposit back. The key will not work next year and will have to be reactivated. Thanks for your cooperation.

Pavilion Reminders

Although the pool has closed there is still some beautiful weather ahead. If you are holding any outdoor events and would like to reserve one of our park pavilions here is some information. The pavilion across the street and east of Nolan Park is now being reserved through the city only. If you would like to reserve it, please call the Parks department at 801-789-6680. If you would like to reserve one of the other pavilions in the Ranches please contact our office at 801-789-7900. In order to make a reservation you must fill out a short reservation form and a leave a \$25 refundable deposit.

2010 Budgeting Meeting Announcement

The Ranches HOA budgeting meeting for the 2010 fiscal year will be held at the Prairie Gate office building on Oct 1st, 2009 @ 5:30. The purpose of this meeting is to determine how your HOA dollars are going to be allocated for the 2010 fiscal

year. If you would like to learn more about the HOA budgeting process, or would like to have some input as to how funds will be allocated next year, please plan on attending.

Assessment Information - Reminder

Please remember when making your assessment payment, to include your subdivision and lot number on all payments. That is your account number with the HOA so 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 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. If you are interested in signing up for ACH (automatic withdrawal) with our association's bank, please contact our office for more information. This is a convenient way to pay your assessments and is free of charge.


Enforcement Focus

Our enforcement focus for the Month of September;
Vacant homes, lots –

We first would like to thank you for your patience and understanding as we work to improve many of the vacant lots and homes in our community. We realize that this is a huge problem and we continue to put a lot of effort into locating the owners of these properties, with the hope of getting the grounds cleaned up. We realize that there are several lots and homes that need additional attention. As we continue to find out the necessary information we would appreciate your help in locating these owners and possibly helping us clean them up. If you live near a vacant home or lot and have any information that will help us track down the owner, please contact our office. Also, any kind of weed pulling, or mowing of the weeds would be very helpful and appreciated! It is our number one goal to keep the Ranches a beautiful and safe place to live. So, thank you in advance for your help and support.

Yard of the Month:

Summer is almost 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 day of the month. Winners must be current on their dues and have no active violations.

Congratulations Yard of the Month Winners for August 2009

Candido C. Ramirez Jr.,
7582 N. Bristlecone Rd.

Heather Dourado,
1996 E. Lone Tree Parkway



RANCHES CALENDAR OF EVENTS SEPTEMBER 2009

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



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

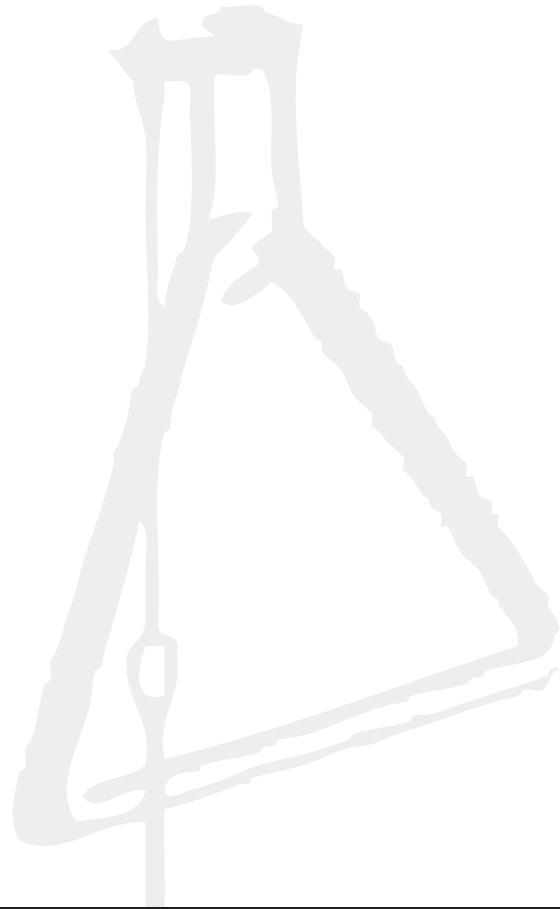
PLANNING/LANDSCAPING - Bill Tinney, Scheduled as needed.
 DRC - Brian Haskell, Every other Wednesday 8:30 a.m.
 FINANCE - Georgina Pitcher, Scheduled as needed.

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

