

# T H E RANCHES

AT EAGLE MOUNTAIN  
HOMEOWNERS' ASSOCIATION

## NEWSLETTER

OCTOBER 2009

### ASSOCIATION MESSAGE

It's that time again. The leaves are changing, the days are cooler, and the nights are getting longer. Along with the changes in the weather, this fall we have the opportunity to vote in our municipal elections. This opportunity brings with it a great responsibility. As citizens of Eagle Mountain we will shape the direction of our city for years to come based on how we vote this November.

Over the past two years our relationship with the city has dramatically improved. We meet regularly with the Mayor and the City Manager to discuss the issues that are important to the members of The Ranches. Mayor Jackson has shown over the past few years that while she represents all of the citizens of Eagle Mountain, she understands how critical it is to have open communications and a good working relationship with The Ranches HOA. Thus, the Board of Trustees would like to fully endorse Mayor Jackson as a candidate for Mayor of Eagle Mountain.

Additionally, over the past few months the City Council candidates have come to the HOA board meetings to introduce themselves, learn about the issues that impact the HOA, and to answer questions from the Board of Trustees and homeowners. This has been very positive and beneficial. We as a Board believe that it is vital that our City Council be open and receptive to working with the HOA rather than antagonistic towards it.

The Board of Trustees would like to thank these candidates for their efforts and interest in seeking input and understanding with the HOA. Each have pledged their support to the HOA and are genuinely interested in the success of both our HOA and our City. We encourage you all to investigate the platforms and goals of each of these candidates, and make a well informed decision when you vote in November.

**Heather Jackson - Mayor**  
**John Painter - City Council**  
**Nathan Ochsenhirt - City Council**  
**David Lifferth - City Council**

#### **Please visit the following websites for information on these candidates:**

Heather Jackson- [www.heatherjacksonformayor.com](http://www.heatherjacksonformayor.com)  
John Painter - [www.johnpainter4emcitycouncil.blogspot.com](http://www.johnpainter4emcitycouncil.blogspot.com)  
Nathan Ochsenhirt - [www.nathanochsenhirt.com](http://www.nathanochsenhirt.com)  
David Lifferth - [www.davidlifferth.com](http://www.davidlifferth.com)

\*\*\*\*PLEASE VOTE\*\*\*\*

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### VISIT OUR SITE

For more information about the Homeowners' Association and more!

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[www.rancheshoa.com](http://www.rancheshoa.com)

### PUMPKIN PATCH

Community choose and pick pumpkin patch is now open at 2847 East Saddle Rock Road, approximately 200 yards west of Ranches Parkway. Just look for the banner and parking directions. Bring the family, choose and cut the pumpkins of your choice. If you would like, leave a contribution to the Perpetual Education Fund. All monies received will go directly to the fund. Happy Halloween!



## NEW UPDATES & GENERAL REMINDERS

### North/Southmoor Summer Pool

The pool is now closed. 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 by Oct 31st. Your key deposit will be credited to your account upon the return of your key. The key will not work next year and will have to be reactivated. Thanks for your cooperation.

### 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](http://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 is; **Yard Maintenance**

We will be looking for yards that need to be cleaned up before Fall. Fall is the time to help your lawn recover from any summer damage and to prepare for the winter season.

The time you invest in your lawn this fall will earn you lush, healthier grass next spring. Here are a few helpful tips; while not required, they can help to improve your lawn.

#### **1. Aeration**

Aeration and dethatching will loosen up the lawn, promote deep root growth, and reduce soil compaction. This will help grass develop roots deep enough to absorb water more effectively.

#### **2. Fertilizer**

Fall feeding can bring dramatic improvements. Fertilizers help "winterize" the lawn, storing vital nutrients so that underground root development can continue until the ground freezes. It will also promote earlier, thicker growth for next spring.

### **3. Overseeding**

Early fall is the prime time to overseed because the warm soil and moisture promote rapid seed growth and typically fewer weed problems emerge during this time of the year.

If you follow these simple steps and don't neglect much-needed fall lawn care, you'll be amazed at the difference in your lawn next spring. Fall lawn care is your window to a spectacular spring and summer lawn next season.


Thank you in advance for helping to keep the community a beautiful place to live.

### Construction Areas, Vacant Lots/Homes:

We have had complaints about children playing on or around construction sites and vacant lots/homes. To ensure their safety, please warn your children to stay out of these areas.

### Yard of the Month:

Fall is here and this is the last month 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 Sept. 2009**

Nick & Julie Srogus  
3501 Golden Eagle Rd.

Sam Roberts  
9073 N. Mt. Airey Drive



# RANCHES CALENDAR OF EVENTS OCTOBER 2009

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



## 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.



## OFFICE HOURS

**Monday-Friday 9-5 pm**  
**Closed Holidays**

[www.rancheshoa.com](http://www.rancheshoa.com)



## BOARD AND COMMITTEE INFORMATION

### COMMITTEE CHAIRS AND MEETING TIMES

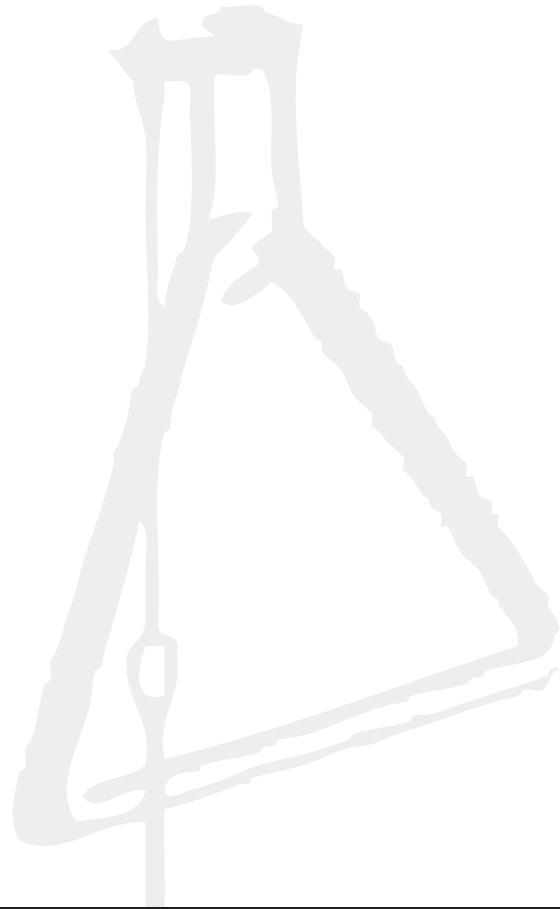
PLANNING/LANDSCAPING - Scheduled as needed.  
 DRC - Brian Haskell, Every other Wednesday 8:30 a.m.  
 FINANCE - Georgina Pitcher, October 1st

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

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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](http://www.rancheshoa.com)

**THE RANCHES COMMUNITY MANAGEMENT**

For violation questions contact: Jenny Fullmer - [jenny@scmutah.com](mailto:jenny@scmutah.com)

For accounting questions contact: Misty York - [misty@scmutah.com](mailto:misty@scmutah.com)

