

# THE RANCHES

AT EAGLE MOUNTAIN  
HOMEOWNERS' ASSOCIATION

NEWSLETTER  
DECEMBER 2009



## ASSOCIATION MESSAGE

### Community Declaration Changes

By now you should have all received a letter informing you that changes are being proposed in the Community Declaration for The Ranches Master Homeowners Association. These changes have been discussed and debated for the last couple of years between the Board of Trustees and Delegates. We are excited to finally be able to bring these changes before the Delegates for a vote. A meeting has been scheduled on December 15th when the proposed changes will be voted upon by the Delegates representing each of you.

Historically, there has been some confusion relating to the administration, structure, and assessments charged for exclusive amenities managed and controlled by the various sub-associations. These proposed changes will help to clarify the relationship between the Master Association and the Sub-Associations; and further define how sub-associations will manage the exclusive amenities and services that are provided to their membership. Please review the document titled, "Second Amended and Restated CC&Rs", and for your convenience we have also posted a "Redlined" version of the Amended Community Declaration with changes highlighted in yellow. Both can be found under the "Documents" section on the community website at [www.rancheshoa.com](http://www.rancheshoa.com). . Following is a summary of some of the changes proposed in the amended declaration.

- Section 2.21 – Establishes the authority to create an "Exclusive Amenity Fund" and defines this type of fund.
- Section 3.6 – Defines Sub-Associations and their purpose.
- Section 3.7 – Defines the relationship between the Sub-Associations and the Master Association.
- Section 8.1 – Simplifies the types of funds that are to be established and how they are to be managed.
- Section 8.8 – Defines how assessments will be calculated for Sub-Associations based upon the services that they provide. Please pay special attention to this section as it will have an impact on the assessment amount for Sub-Associations.
- Section 9.5 – Further defines "Unsightliness" to follow the General Rules that were established in 2005.

This is a summary, not a comprehensive, list of proposed changes. Please review the documents referenced above for a comprehensive view of the proposed changes. If you have any questions please feel free to email them to [manager@rancheshoa.com](mailto:manager@rancheshoa.com) or phone our office during business hours.

**Thank you and have a wonderful holiday season!**



## INSIDE THIS ISSUE

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



## SOLICITOR INFO.

Joe Allred, independent insurance agent, has permission to flyer doors in the Ranches on Dec. 5th, 12th from 8am-5pm.



## VISIT OUR SITE

For more information about the Homeowners' Association and more!

THE  
RANCHES

AT EAGLE MOUNTAIN  
HOMEOWNERS' ASSOCIATION

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



## NEW UPDATES & GENERAL REMINDERS

### Declaration Change

There have been some changes made to our community declaration. Please review the new declaration on our website at [www.rancheshoa.com](http://www.rancheshoa.com). It is listed in the "documents" section. There is a Delegate meeting scheduled on Dec 15th to put the matter to vote. Please contact your Delegate to let them know your opinions on the new changes before the meeting. They will be voting in your behalf. Their information can also be found on our website.

### Assessment Information - Reminders

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 use the drop box for both payments as long as they are clearly marked which Association they belong to and are in separate envelopes. 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 ID codes that are on the bottom of that page since they have changed as of January 2009. You can make a onetime payment with your checking/savings or for a small fee use your Mastercard, Discover or American Express card. 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

#### *Snow Fall:*

Get your shovels ready, the snow is coming. The HOA would like to remind all home owners **that the General Rules (I.C.) states driveways & sidewalks must be kept clean at all times and snow and ice must be removed from sidewalks within 24 hours of snowfall.**

Snowy sidewalks could be very dangerous for anyone who comes in contact with the slippery surface. Sprinkling salt and other chemical deicers on slippery sidewalks may help melt snow and ice. To minimize your use of salt and other chemical deicers this winter, here are a few tips:

- Keep shoveling. Only use deicers to remove the last layer of ice.
- Mix salt with some sand or cat litter to add traction to slippery surfaces.
- Use smaller quantities. Salt is most effective if applied in a thin, even layer.

Eagle Mountain City would like to ask, when shoveling your walks and drive ways to put the snow on your lawn and not in the road. It will make it easier for the city to plow the streets, and it will also give the kiddos more snow to make their snowmen. **HAPPY HOLIDAYS!**

If you have any concerns or comments we would love to hear them. We appreciate all of your efforts to comply with the regulations and keep our community safe and beautiful.

### Eagle Mountain City Parking Rules for Winter:

With the colder weather here and the snow on its way, we would like to remind the community of Eagle Mountain City's winter parking rules.

1. It is unlawful to park vehicles, trailers, or other property constituting obstructions to traffic on the streets of Eagle Mountain City between the hours of 4:00 a.m. and 4:00 p.m. each day from November 1st to March 15th whenever two or more inches of snow accumulate on streets in the City.
2. Vehicles and other obstructions on the streets and roads of Eagle Mountain City parked in violation are subject to towing and removal by the City to facilitate maneuvering snowplows and snow removal operations.

### Yard of the Month, Holiday Lighting:

Yard of the month is on hold until spring. However, you still have a chance to nominate yourself or any of your neighbors who have been working hard on Christmas lighting and decorations. Winners will receive a credit for one month's worth of their HOA assessments. Please submit your nominations to the Management Company no later than the 8th of Dec. Winners must be current on their dues and have no active violations.





# RANCHES CALENDAR OF EVENTS DECEMBER 2009

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
		<b>1</b> Monthly Assessments Due, City Council 7:00PM	<b>2</b> DRC 8:30AM	<b>3</b>	<b>4</b>	<b>5</b>
<b>6</b>	<b>7</b>	<b>8</b>	<b>9</b>	<b>10</b> Board Mtg. 6:00 PM	<b>11</b> <b>First Day of Hanukkah</b>	<b>12</b>
<b>13</b>	<b>14</b>	<b>15</b> Delegate Mtg.	<b>16</b> DRC 8:30AM	<b>17</b>	<b>18</b>	<b>19</b>
<b>20</b>	<b>21</b> <b>Winter Begins</b>	<b>22</b>	<b>23</b>	<b>24</b> <b>Christmas Eve</b>	<b>25</b> <b>Christmas Day</b>	<b>26</b>
<b>27</b>	<b>28</b>	<b>29</b>	<b>30</b> DRC 8:30AM	<b>31</b> <b>New Years Eve</b>		



## 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

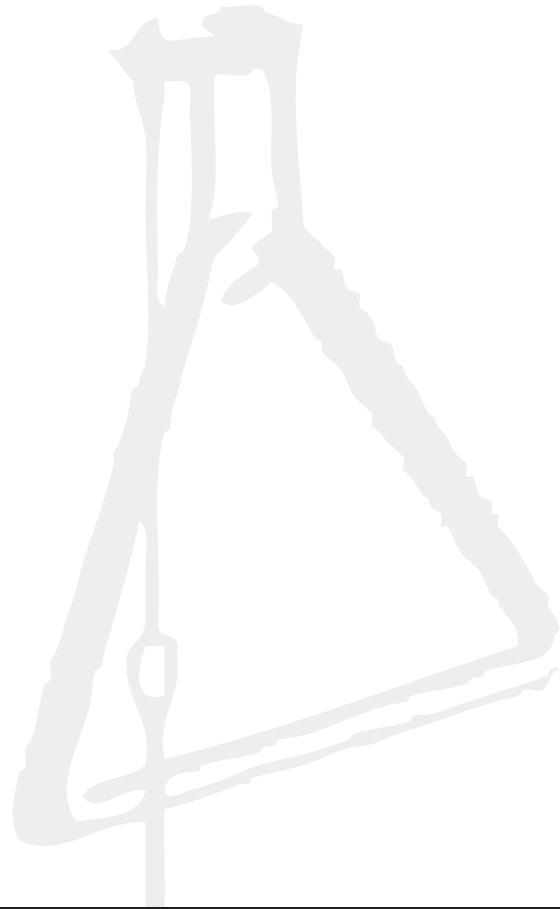
PLANNING/LANDSCAPING - Scheduled as needed.  
 DRC - Brian Haskell, Every other Wednesday 8:30 a.m.  
 FINANCE - Georgina Pitcher - Scheduled as needed.

**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](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)

