

THE RANCHES

AT EAGLE MOUNTAIN
HOMEOWNERS' ASSOCIATION

NEWSLETTER

NOVEMBER 2009



ASSOCIATION MESSAGE

The temperatures continue to cool which means that winter is on its way. This is the time for fall cleanup and you have likely noticed crews working in the open spaces preparing them for the winter weather. The sprinklers have been turned off and the system winterized. At this time we, the Management Company, would like to express our gratitude for the opportunity to work and serve in this community. The Ranches is a fabulous community with many amenities and natural beauties to enjoy. Often we spend time in this newsletter reminding you of all that needs to be done, but we spend little time commending you for the good things that you are doing and improving. We sincerely want to express our appreciation for the efforts of so many; as you work to improve your community and your own properties. These efforts pay dividends of self respect, improved neighborhood appearance, and ultimately improved property values. We understand that these are difficult financial times, which makes your efforts even more impressive. We have noticed improvement in many areas including the following...

- **Landscape Maintenance** – So many of you do a wonderful job maintaining the landscaping that you have installed. While others continue to make improvements to their property and take pride in maintaining their landscaping. We understand that this takes effort and time from your busy schedules. As you work to improve your property it will also improve your entire community. It is only as we work together that we will all be able to enjoy the benefits of a nice well cared for community. In addition to your individual properties, this year has brought improvement to the common areas and we anticipate more improvement during 2010.
- **Following the Guidelines** – We have seen improvement in both attitude and cooperation when it comes to following the guidelines of this wonderful community. Some are recognizing the benefits of conformity, while others just accept the fact that they need to conform. We work hard to help all recognize the benefits of conformity, and are grateful for all of your efforts to comply with the community guidelines. The majority of homeowners willingly and even eagerly live within the guidelines, which helps keep the community both beautiful and aesthetically pleasing. Ultimately, these efforts will result in a more attractive and desirable community; followed by improved overall property values.

Thank you for all of your hard work during this last spring, summer, and fall. We are truly grateful for the opportunity to serve you the members of this Association.



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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

2008 Audit

Our 2008 Audit has been completed. Please review a copy of it online at www.rancheshoa.com. It is listed under the Document section.

2010 Budgeting Meeting

The Ranches Master HOA budget for the 2010 fiscal year was approved on Oct 1st at the annual budget meeting. Please review the budget online at www.rancheshoa.com so that you will know how your HOA fees are calculated and applied in our community. If you have any questions about the budget, please contact the management office at 801-789-7900.

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 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, 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 Janu-

ary 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 November;

Parking Restrictions:

All vehicles must be properly registered and parked on an approved hard surface or concrete, not on landscaped, dirt or gravel areas. Please remember that vehicles are not allowed to park in round-a-bouts, alleys, directly in front of any mailboxes or in areas that would restrict the flow of 2-way traffic. Vehicles cannot be parked on the street for longer than 24 hours, however vehicles used daily can be parked on the street over night.

Trailers, recreational vehicles, boats, and commercial vehicles are restricted from parking on the streets at all times, except when loading or unloading. When not in use they must be kept in a garage, an off-site storage facility or screened from view. 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.


Ready or not here comes 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:

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 5th of Dec. Winners must be current on their dues and have no active violations

Congratulations Yard of the Month Winners for Oct. 2009

Peggy Bigenho
2882 E Ruby Valley Dr

Mario & Leslie Hernandez
6933 Cherokee Street



RANCHES CALENDAR OF EVENTS NOVEMBER 2009

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



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



BOARD AND COMMITTEE INFORMATION

COMMITTEE CHAIRS AND MEETING TIMES

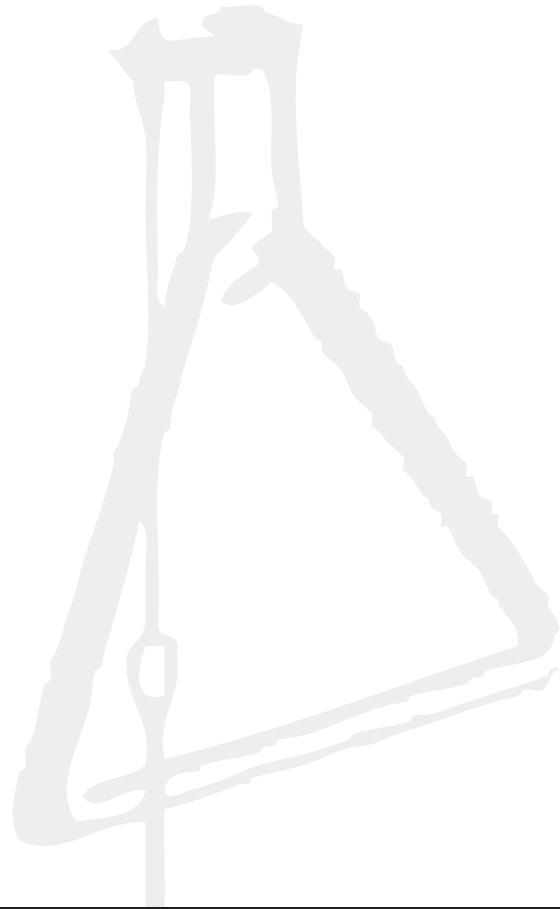
PLANNING/LANDSCAPING - Scheduled as needed.
 DRC - Brian Haskell, Every other Wednesday 8:30 a.m.
 FINANCE - Georgina Pitcher - Scheduled as needed.

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

T H E
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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: Jenny Fullmer - jenny@scmutah.com

For accounting questions contact: Misty York - misty@scmutah.com

