

THE RANCHES

AT EAGLE MOUNTAIN
HOMEOWNERS' ASSOCIATION

NEWSLETTER

JANUARY 2010



ASSOCIATION MESSAGE

Year in Review

We are very grateful for the opportunity to serve this community during 2009 and additionally we are pleased that the Board of Trustees has elected to renew our management contract. Therefore, we will still be your management company during 2010, and want to thank each of you for this opportunity. We pledge our commitment to do our very best to help this community grow, prosper, and improve. Further, we want to make sure that, as homeowners, you are treated with respect, kindness, and a friendly attitude. We welcome any feedback and suggestions for improvement.

The last year has been a time of transition and learning for all of us here at The Ranches Community Management. We sincerely appreciate the many residents who so willingly and consistently pay their assessments on time and comply with the community guidelines. I do not think any of us spend enough time thanking the countless many who understand the benefits of conformity and cheerfully accept the requirements and covenants that exist here in The Ranches. Please allow us to humbly say, "Thank You, and we appreciate your attitude and actions."

In an effort to evaluate the Association's progress, we provide the following summary of the accomplishments during 2009.

- We were able to improve the fiscal management of the association, and completed the first independent audit since 2006; using a new CPA firm to insure an unbiased evaluation. A copy of this audit is posted on the community website www.rancheshoa.com.
- The Association was able to meet its reserve funding goals for the year, while still completing several community improvement projects.
- We have worked hard and improved the organization of the HOA in many areas, and now have a smoother running and better organized association. However, there is still room for improvement and we are committed to this improvement during 2010.
- We were able to see marked improvement in landscape maintenance and hope to see additional improvements during 2010.
- Following more than two years of discussion and drafts; with the help of the Delegates, we were able to approve a comprehensive amendment to the Community Declaration. A brief description of this amendment was published in last month's newsletter and you are welcome to review this document on the community website at www.rancheshoa.com.

We are very eager and excited about the improvements that we anticipate during 2010. The approved 2010 budget has been posted on the community website; this budget anticipates excellent progress toward meeting our reserve funding goals. We are projecting that by the end of 2010 the Association will have funded approximately 80% of its reserve needs and be prepared to handle the anticipated expenditures for replacement or repairs of community improvements.

We wish you all a happy and rewarding new year, and look forward to serving you for years to come.



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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.



VISIT OUR SITE

For more information about the Homeowners' Association and more!

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www.rancheshoa.com



NEW UPDATES & GENERAL REMINDERS

Declaration Amendment

The Delegate Meeting held on December 15th was a success, and the Amended Declaration was approved. As a result of this approval there will need to be a change in the assessment amount for all sub-associations starting January 1, 2010. All sub-associations will continue to receive a discount off of the regular Master Association Assessments. However, the discount amount will change starting January 2010 and be calculated as follows: sub-associations that maintain landscaping will receive a 30% discount (\$21.50 - 2010 assessment); and sub-associations that manage both landscaping and enforcement will receive a 45% discount (\$17.00 - 2010 assessment).

If you would like to review the new Community Declaration it is on our website at www.rancheshoa.com.

Deployed and Active Duty Military Homeowners

If you are receiving a military credit then please remember to bring your orders into our office by the beginning of January. Credits are given monthly but reviewed each January for the upcoming year. 2010 Assessments

We would like to inform you that the discounts for advance payments or ACH payments will discontinue, as scheduled, starting January 1, 2010. If you have any questions you may contact the management office. Thank you.

2010 Invoices

You may have already noticed that the annual invoices have been mailed out for the 2010 year. It is not a reflection of your balance, just an invoice that is required to be sent out each year (A statement has also been sent for your convenience). Your HOA dues are an annual assessment but we allow you to pay monthly, quarterly or bi-annually as long as you pay in advance. You will not receive monthly invoices but we do send out quarterly statements to let you know where you are at with your HOA account.

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, click on the words HOA Dues. Please make sure you are using the ID codes that are on the bottom of the page before you enter your information in. You will receive a pending confirmation number and once it has processed then a final confirmation number will be sent to you. If you do not receive a second confirmation your payment has not processed. Contact the management company to find out the reason it didn't process. 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

Our enforcement focus for the Month of January is; Snow Clearing and the Removal of Holiday Decorations:

We ask that all holiday decorations and lights be removed within two weeks of the holiday or by approximately January 15th. 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.

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 more snow on its way, we would like to remind the community of our 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.

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. Thank you! maneuvering snowplows and snow removal operations.

Yard of the Month

Yard of the month is on hold until spring. We would like to thank all of you that participated and that help in making the community a beautiful place to live.



RANCHES CALENDAR OF EVENTS JANUARY 2010

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



BOARD MEMBERS

JON CELAYA, President
 JON BARCLAY, Vice President
 GEORGINA PITCHER, Treasurer
 JOHN LINTON
 RYAN KENT
 TERESA EDWARDS

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

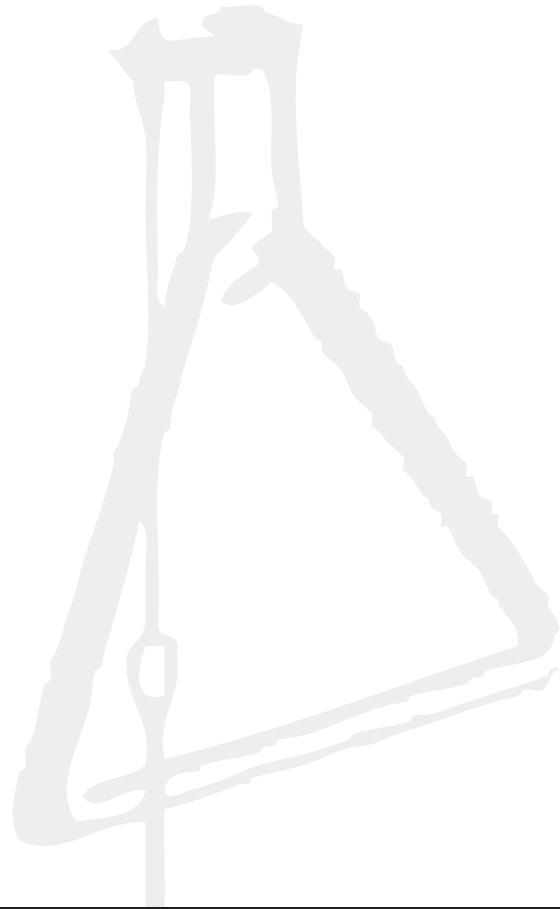
PLANNING/LANDSCAPING - Scheduled as needed.
 DRC - Brian Haskell, Every other Wednesday 8:30 a.m.
 FINANCE - Georgina Pitcher - Scheduled as needed.

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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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

