

THE RANCHES

AT EAGLE MOUNTAIN
HOMEOWNERS' ASSOCIATION

NEWSLETTER

FEBRUARY 2010



ASSOCIATION MESSAGE

Looking Forward

We have spent the last year working to organize and improve this wonderful association. We feel that there has been much progress made, however, we still have much progress that needs to be made and many hurdles to overcome. We will continue to forge ahead and face each of these hurdles, making progress and overcoming them as quickly and efficiently as possible. The Ranches Community has great potential and we can all look forward with anticipation and excitement as we participate in the fulfillment of this potential.

We will never be able to fulfill this potential if we only focus on the basic needs of the association; we must do more than just manage the open space, finances, enforcement, and administration. These basic needs are critical and must be managed well before we can take the next progressive steps. However, the community has more potential than just being a well managed and efficient community. We want to foster a true sense of community and cooperation throughout all of The Ranches, and watch as these changes blossom, grow, and produce the fruit of a vibrant and unified community.

This transformation can begin by first recognizing that we all have the same goals and desires. We all want to be part of a community and not just a housing project. We want to come home to a community that has nice landscaping, well maintained yards, friendly neighbors, and an understanding management office. In order to reach this goal we will all need to do our part to fulfill our role in the community...

- We each can be considerate of our neighbors and not keep unsightly and run down articles in plain view, but screen them from view behind a fence or in a garage.
- We each can make sure that we install and maintain our landscaping as we agreed to do when we purchased our homes and accepted the CC&Rs.
- We can help our neighbors, who are having difficulty with landscape installation or maintenance; by volunteering to provide labor and assistance.
- We each can make sure that we do not dump unsightly articles, garbage, or debris on vacant lots or vacant land.
- We can look for opportunities to serve our neighbors and the community by volunteering to organize activities, work to help others, and be genuinely concerned about the welfare of our neighborhood.

We, the management company, are committed to seeing this community thrive and blossom. However, we need the cooperation and commitment from all of those involved, if we are to realize this goal. As we gain a handle on the organization and management of the association, we will be able to elevate our vision and help to implement programs and activities that will foster this sense of community and involvement. Please help us, by elevating your vision and opening your hearts to your neighbors and friends.

We are looking forward with optimism, hope, and enthusiasm; while understanding that nothing good can happen without hard work and commitment.



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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**.



NEW UPDATES & GENERAL REMINDERS

Annual member meeting

The Ranches annual member meeting to elect District Delegates will be held the end of March. Watch for more information and your annual meeting packet in next month's newsletter.

Board Member Election

Board member elections are almost here. There are two Board seats open for election this year. Ballots will be mailed out to each Association member the first week in April. The District Delegates will vote on the open seats at their first Delegate meeting following the Annual meeting. If you are interested in running for a Board seat or a District Delegate, please contact the management office for more information.

Declaration Amendment Reminder

As a result of the approval of the new community declaration, there was a change in the assessment amounts for all sub-associations that started on January 1, 2010. All sub-associations will continue to receive a discount off of the regular Master Association Assessments of \$31.00. However, the discount amount has changed as of January 2010 and will 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.

2010 Invoices

You should have already received your annual invoice for the 2010 year. It is not a reflection of your balance, but an invoice for your 2010 annual assessment that is required to be sent out each year. Please contact our office if you did not receive one.

Assessment Information - Reminders

Please remember when paying your HOA dues, 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 separately, 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 "HOA Dues". Please be sure you are using the ID codes that are on the bottom of the page prior to entering your information. You'll receive a pending confirmation number and once it has processed then a final confirmation number will be sent to you. If you don't 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.

Violation Fine Update:

Beginning April 1, 2010 we will no longer be waiving violation fines put onto an account. As the Ranches, Master Association, our goal is not to impose fines, but to work with you to make sure that your violation is brought into compliance prior to the fining process. If you have any questions or concerns, please feel free to contact us.

General Rule Reminders:

Due to a large number of phone calls, we thought it might be helpful to provide a

couple of general rule reminders.

Dogs- All dogs on any lot will be fenced, sheltered, and cared for. All dogs need to be on a hand held leash when not on the owner's lot, and any pet waste needs to be picked up after and disposed of properly. Any dog is also not to be a danger to others, or make unreasonable amounts of noise, odor, or become a nuisance. Pet owners are fully responsible for any personal injuries and/or property damage caused by their pet(s).

Trash cans- All trash needs to be kept in a covered, noiseless container that is kept within an enclosed garage or structure, or screened from the view of others; except on scheduled trash pickup days. Cans are then to be promptly removed off the streets and returned to proper areas. For a complete list of the general rules please visit our website at www.rancheshoa.com.

New Businesses

The Ranches Homeowners' Association would like to welcome two new businesses to our community.

Dragons & Fairy Tales books and games- Offers books, games, and toys for all ages; all toys are 30% off and if you buy 2 books you get the third ½ off. They also have an activity calendar full of storytelling, author signings, and other events. For more information call 801-789-5014. Store hours, 10-6 Mon, 10-7 Tues - Sat.

Music Stop- Where you can find instruments, rentals, books, and accessories. They also offer music lessons for various levels. Store hours, 1-7 Mon-Fri, 10-5 Sat. For more information or questions call 801-789-5600.

Please help us welcome them to the community and support them whenever possible.



RANCHES CALENDAR OF EVENTS FEBRUARY 2010

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



BOARD MEMBERS

JON CELAYA, President
 JON BARCLAY, Vice President
 GEORGINA PITCHER, Treasurer
 JOHN LINTON
 SCOTT KIRKLAND
 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

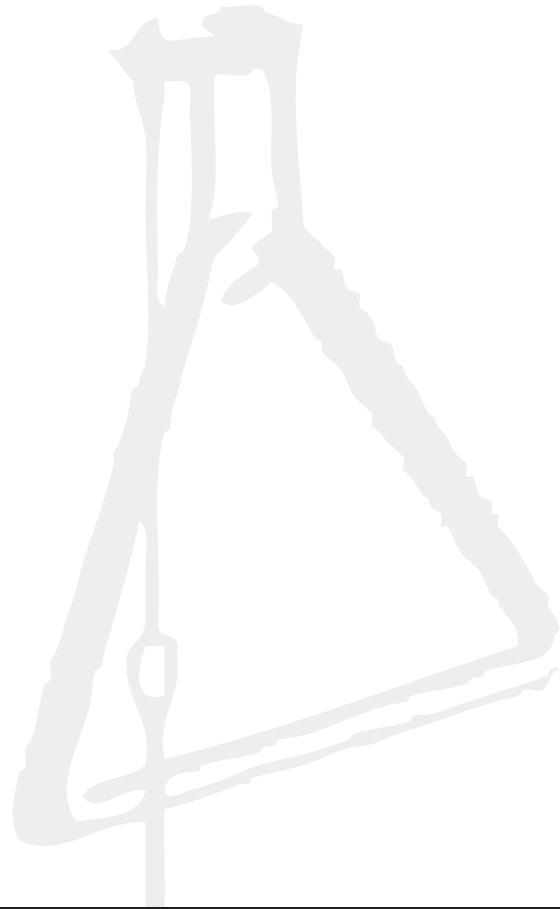
PLANNING/LANDSCAPING - Scheduled as needed.
 DRC - Brian Haskell, Every other Wednesday 8:30 a.m.
 FINANCE - Georgina Pitcher - Scheduled as needed.

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

T H E
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

THE RANCHES COMMUNITY MANAGEMENT

For violation questions contact: Jenny Fullmer - jenny@scmutah.com

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

Ericka Donovan - ericka@scmutah.com

