

THE RANCHES

AT EAGLE MOUNTAIN
HOMEOWNERS' ASSOCIATION



ASSOCIATION MESSAGE

A Great Summer Ahead

Spring is coming! Sometimes during the winter months we can all become just a little run down and complacent, dealing with the cold weather and our frozen surroundings. However, this is the time to lift your head and begin planning for ways to take advantage of the warmer weather that is just around the corner. Soon we will be able to enjoy more time in the sun, walking or running on the trails, playing in the parks, and breathing the clean air.

Like many of you, we the management staff, have been spending our winter months preparing to take advantage of the warmer weather. During last year we spent most of our time and energy organizing the Association records, establishing specific procedures, and refining our communication with you the Association members. We still have room for improvement; but believe we have made great strides in improving the administration and organization of the Association. Therefore, with this basic organization in place it is time for this Association to take the next step in its evolutionary process.

This next step will be transforming this Association from just a housing project into vibrant and energized neighborhoods. This will not and cannot happen without you, the homeowners, making the decision to become engaged in the cause. While we do not want to spend large amounts of your assessment money on carnivals and games, we would like to see each neighborhood organize and execute fun entertaining events that involve only a relatively small area. Neighborhood barbeques, games, and entertainment are the best way to get to know your neighbors and friends.

We are kicking this off with the Spring Cleanup project which you will see detailed in this month's newsletter. The management staff has discussed this concept with the Board of Trustees and between us have been brainstorming and kicking around many different event ideas. Now we are looking for some input from the homeowners... What kind of events would you like to see sponsored or supported by the Association? Remember, our goal is to spend as little money as possible, while providing an opportunity for everyone to experience The Ranches. We have open space, trails, parks, and recreation abounding; how can we utilize these facilities and promote the lifestyle that each of you enjoy every day? What have you done, or are you doing in your neighborhoods?

We need your input and suggestions, and together I am sure we will be able to bring to life many creative ideas over the coming months. Please contact us with your comments and suggestions; and we look forward to a great summer ahead together!



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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 US ONLINE

Please feel free to visit us online at;

www.rancheshoa.com



Annual member meeting

The Ranches annual member meeting to elect District Delegates will be held Tuesday, March 30, 2010 at 6:00 pm. This meeting will be located at the Ranches office (3688 E. Campus Dr. Suite 101, Eagle Mountain). All members of the Ranches Master HOA are invited to this meeting and encouraged to attend. The primary purpose of this meeting is to have the homeowners select a District Delegate that will represent them on issues requiring a vote throughout the year. The Ranches HOA is currently split into 15 Districts, represented by an elected or appointed Delegate. In order to properly elect a Delegate, each District is required to have a quorum or a majority of eligible voters in attendance or through use of a proxy. Included in this newsletter is your annual meeting packet which has a proxy form to fill out and return in case you will be unable to attend the meeting. **Please fax, e-mail or drop this form off at the management office no later than March 19th, 2010.**

Board Member Election

Board member election ballots will be mailed to each Association member by the first week in April. We need your ballot returned by April 22, 2010 so that it can be counted and reported during the annual Delegates meeting on April 27, 2010. Two Board seats will be open for election this year, and one of the incumbents has decided to run for re-election, while the other is still undecided. According to the governing documents for The Ranches HOA, Board members serve in a two year term with no limit on the number of terms one can serve. They are required to attend monthly meetings, some committee meetings, and other special meetings when necessary. In order to qualify to be a Board member one must be a member of the Association and in good standing. For their services, Board members are granted a waiver of monthly HOA assessments. If being on the Board is too much of a time commitment but you're still interested in getting involved, you may consider being a District Delegate. If you are interested in running for a Board seat or a District Del-

egate or have further questions about their respective responsibilities please contact the management office at 801-789-7900 for more details.

Summer Pool Passes

Northmoor / Southmoor have pool passes available that they are offering to the residents of the Ranches, but are only available to homeowners that are current on their HOA assessments. Passes will be offered to the first 120 interested, qualified homeowners only. These passes are just for homeowners and occasional guests, sharing of passes is not allowed. Anyone caught sharing their pass will automatically lose their access with no refund. The season pass includes a 65ft by 30ft wide lap pool with slide, kiddie pool, picnic pavilion, barbeque grill, full basketball court, tennis court. The cost for the pass is \$250.00 plus a refundable key deposit of \$20.00. You will receive your deposit back at the end of the season when you return your key. If you are a resident of Northmoor or Southmoor and you already have a pool key, please contact the management office so we can verify your key information in our system and activate your key. There will also be swimming lessons offered again this year. Please contact Melissa George, 801-541-9060 or Katie Celaya, 801-362-3585 for rates and times.

Community Spring Cleanup

Community Spring Cleanup is an event that we are inviting the entire community to share in with us. Beginning April 12, 2010 we will be dropping dumpsters off at 5 different locations:

- 1) Northeast corner of Heatherwood on the Green.
- 2) LoneTree Park parking lot.
- 3) In between Sandpiper Rd and Lochdoon Way.
- 4) West end of Golden Eagle Road.
- 5) West end of O'Fallons Way

As spring is right around the corner, we are offering an easy and quick way to get rid of all the trash or unwanted junk that you may have accumulated in your yard or

house this winter. So the project to clean out your garage or basement, tidy the yard, or even empty out your junk drawer just got a little easier; instead of driving to the dump, just drive down the street and we'll get rid of it for you. We are very excited about this project and hope to see you all participating in it with us; if you have any questions or concerns, please feel free to contact us.

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.

New Office Building Almost Completed

Many of you may have noticed the new building in the Prairie Gate Professional Plaza. This new building is the future home of Family First Dentistry and Fusions Hair Studio. Family First Dentistry and Spa is excited to announce their Grand-Reopening in late March 2010. There will be an open house with lots of giveaways to celebrate!

Family First Dentistry and Spa has been providing dental care in Eagle Mountain since January 2001. They offer general dentistry as well as cosmetic dentistry and orthodontics. Fusions Hair Studio is a full service salon and spa. Services include haircuts & color, facials, manicures & pedicures, waxing & threading, massage, tanning and much more.

If you have any questions about the open house, or if you would like to schedule an appointment, please call (801) 789-4414.



RANCHES CALENDAR OF EVENTS MARCH 2010

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	1 Monthly Assessments Due	2 City Council 7:00PM	3	4	5	6
7	8	9	10 DRC 8:30AM	11 Board Mtg. 6:00 PM	12	13
14 Daylight Savings Begins	15	16 City Council 7:00PM	17 St. Patrick's Day	18	19 Proxy Forms Due	20 Spring Begins
21	22	23	24 DRC 8:30AM	25	26	27
28	29	30	31			



BOARD MEMBERS

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

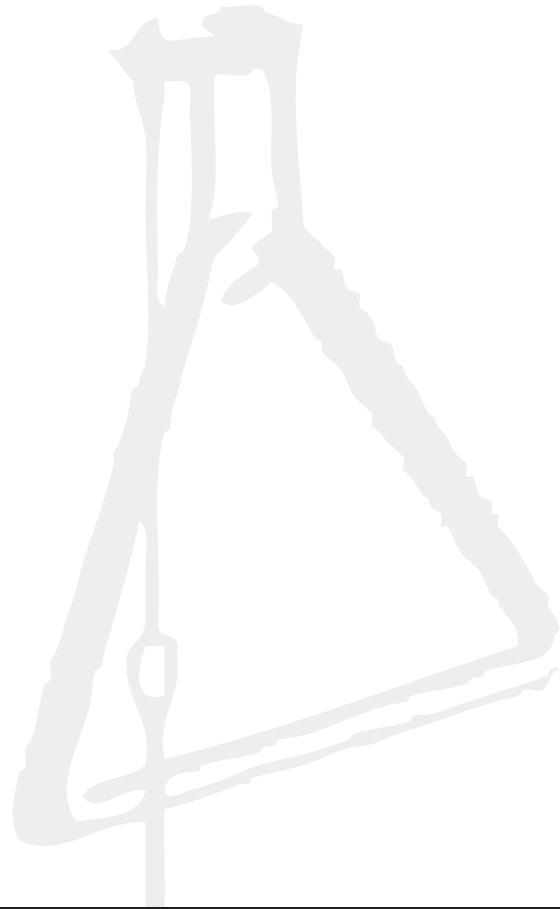
PLANNING/LANDSCAPING - Scheduled as needed.
 DRC - Brian Haskell, Every other Wednesday 8:30 a.m.
 FINANCE - Georgina Pitcher - Scheduled as needed.

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

T H E
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

