

T H E

 RANCHES

AT EAGLE MOUNTAIN
 HOMEOWNERS' ASSOCIATION



ASSOCIATION MESSAGE

Spring is a time for Improvement

Spring is now upon us and it is that time of year to begin the work necessary to cleanup and brighten your landscape and homes. A little bit of effort at this time of year will pay dividends of an improved appearance for your home during the summer months ahead. Cleanup work has started on the many common areas throughout The Ranches; you will likely see landscape crews busy clearing weeds, collecting garbage, pruning trees, and prepping the soil for new plants. We encourage each of you to do the same thing with your yards and homes. As we all work together to improve our areas of responsibility we will see a significant improvement in the collective look and feel in The Ranches.

Additionally, the landscape and planning committees have been discussing several projects to improve the look and appearance of The Ranches. In an effort to be prudent and cautious with the money that you pay in association assessments; the Board evaluates very carefully these proposed projects, their relative value to the community, and how the costs will be funded. Hopefully, the funding will be approved and you will begin to see improvements completed in the coming months. Similarly, we encourage you to take a look at your homes and yards; please evaluate what can be done to make improvements and enhancements to the look and appearance of your property. These projects need not be expensive, but as we each make efforts to improve our surroundings we will all reap the benefits of an attractive and inviting community.

Similar to the improvements that can be made to the external elements of our community we urge each of you to work toward improvement in your neighbor interactions. When the opportunity presents itself please compliment you neighbor for the work that they are doing to improve the community, speak kindly to one another, and listen when faced with a disagreement. Frequently, the HOA is asked to step between neighbors who are dealing with a dispute over various property issues. The majority of the time these difficulties are resolved when the parties involved make the decision to listen and work together to find a resolution.

Finally, we ask that you please speak kindly when you contact the management office. We strive to treat everyone who contacts us with respect and understanding. We do recognize that when you contact us, you might be frustrated or disagree with some aspect of the community guidelines. Our goal is to help each homeowner understand the guidelines and then resolve to follow these guidelines. Please remember, we are just doing our best to enforce the guidelines in a manner that is fair and even-handed. We do not single out any individuals for enforcement; we strive to apply all rules and guidelines evenly and without bias. We love working in this community and we are committed to seeing significant improvement over the next few years. We hope that you will see that we are all on the same team, we have the exact same goals, and the primary focus is the improvement of our community.



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RANCHES GOLF CLUB

The Grill is opening April 1, 2010 serving breakfast and lunch from 7am-4pm

-Golfer discount cards available for The Ranches Golf Saver and the Unita Golf Players Club

For more info call; 801-789-8100



VISIT US ONLINE

Please feel free to visit us online at;

www.rancheshoa.com



Board Member Election

Board member election ballots are included in this newsletter. 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 re-election. According to the Governing documents for The Ranches HOA, Board members serve a two year term with no limit on the number of terms you 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 a 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 Delegate or have further questions about their respective responsibilities, please contact the management office at 801-789-7900.

Summer Pool Passes

The Northmoor and Southmoor pool will be opening up on May 1. We are now taking reservations for pool passes that are being offered to the residents of the Ranches. Passes are only available to homeowners that are current on their HOA assessments. Passes will be offered to the first 120 interested and qualified homeowners only. These passes are just for homeowners and occasional guests, sharing of passes is not allowed. Anyone caught sharing passes will lose access with no refund. Visit www.southmoorhomes.com for more information on all the amenities. 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.

There will also be swim lessons offered again this year. Please contact Melissa George 801-541-9060, Katie Celeya 801-

362-3585, for rates and times.

Community Events

As your Homeowners Association, we are trying to come up with fun and exciting events that we can do as a community. We would love to hear about your ideas and what you would like to see happen; while keeping costs reasonably low. Please contact Ericka Donovan about ideas and questions at; Ericka@scmutah.com.

Community Spring Cleanup - Reminder

Spring is right around the corner! We want to help make your spring cleaning easier for you by introducing The Community Spring Cleanup. Starting April 12, 2010 we will be setting up dumpsters at five different locations throughout The Ranches. We are very excited about this project and hope to see you all participating in it with us. Locations are:

- Northeast corner of Heatherwood on the Green
- LoneTree Park parking lot
- In between Sandpiper Rd and Lochdoon Way
- West end of Golden Eagle Road
- West end of O'Fallons Way

Enforcement Focus

Landscaping and Yard Maintenance-

If you have not yet landscaped, it is now the time to begin fulfilling the landscape requirements for your lot. Please review your subdivision CC&R's (www.ranches-hoa.com) for your landscaping requirements. Prior to the start of all landscaping, you are required to submit a landscaping plan and receive an approval by the Design Review Committee. Thank you in advance for helping to make your community a beautiful place to live.

Christmas Lights and Decorations-

Now that the weather has become warmer, melting the snow and ice from the rooftops; we want to remind you to take down your holiday decorations; this includes all lights, ornaments, figurines, and other holiday decorations you may still have in your yard. Thank you.

The Ranches Golf Club

The snow has finally melted and The Ranches Golf Club is now open for the new 2010 season! We are currently offering a variety of specials and promotions that can save golfers BIG money! Come in now and take advantage of our Temperature Special Rate until May 11th. We are excited to offer two new discount cards this year, The Ranches Golf Saver and Uinta Golf Players Card. Enjoy the benefits of being a card holder and get discounted rates at all of our Vanguard courses including Ranches, Thanksgiving Point, Coral Canyon, and Sky Mountain! Looking to buy a season pass for golf or driving range at the Ranches? Our early bird special rates are still good until April 15.

Beginning April 1, The Ranches Grill will be open for business serving breakfast and lunch 7 days a week. Come check out our full menu and try our popular 1/3 pound cheeseburger and fries! We are looking forward to a fun year and very excited to be involved with a great community. Come and enjoy great prices, delicious food, and amazing golf this year at The Ranches Golf Club! For more info call us at 801-789-8100 or visit www.vanguard-golf.com

Chinese Express

The new Chinese Express is now open! Serving lunch specials, dinner, and take out; they even cater for events and parties. Hours are Mon-Sat 11am-10pm.

Eagle Mountain New City Aquatic Center

A bond election for Eagle Mountain residents to vote on a proposal for a city aquatic center will be held on June 22. The aquatic center would feature an outdoor leisure pool and a six to eight-lane lap pool with locker and concession facilities. More specific information on the proposal will be in the April issue of The Eagle's View city newsletter and posted on the city website at www.eaglemountaincity.com All registered voters will also receive a voter information pamphlet closer to the election.



RANCHES CALENDAR OF EVENTS APRIL 2010

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
				1 Monthly Assessments Due	2	3
4 Easter	5	6 City Council 7:00PM	7	8 Board Mtg. 6:00 PM	9	10
11	12	13	14 DRC 8:30AM	15	16	17
18	19	20 City Council 7:00PM	21	22 Board Member Ballots Due	23	24
25	26	27 Annual Delegate Meeting	28 DRC 8:30AM	29	30	



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.

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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

