

T H E RANCHES

AT EAGLE MOUNTAIN
HOMEOWNERS' ASSOCIATION

NEWSLETTER

JUNE 2010

ASSOCIATION MESSAGE

We All Want to Improve

As you may have heard or experienced, there have been many violation notices sent to the homeowners in our community. You may have received one of these notices relating to something that might be amiss with your property. Sometime in April, we sent literally hundreds of notices to hundreds of households in The Ranches. We did not send these letters to frustrate or anger any of you; we only wanted to inform to improve this great community.

Most of the notices sent were what we have labeled a "Courtesy Notice" and the intention of this was simply to inform you that something was observed that might need to be changed. In this notice we ask that you contact our office to let us know when you might correct the item that was seen or if we need additional information relating to your property and the specific item identified. If you receive a "Courtesy Notice" we are only requesting information and giving you an opportunity to correct something before the official violation process begins.

The Board of Trustees has approved and directed us to follow a very specific process to correct violations that exist in our community. This process consists of a series of 4 notices that progressively define the consequences of non-compliance. The goal is to take every measure to inform those who have violations and give them a reasonable amount of time to correct the violation. However, if they choose to ignore or defiantly violate the community guidelines we will be forced to levy fines and eventually turn the matter over to our legal counsel. Obviously, we prefer it when compliance occurs early in the process; however, some seem to be determined to only comply after they have experienced the full and complete enforcement process. We wish to thank all of you who have received notices, contacted our office, and are correcting any violations that exist. With your help and cooperation, we will all see significant improvements in our community.

Finally, some have questioned why they are now receiving a notice of violation when their violation has existed for quite some time. They want to know why they were not informed sooner and why they need to comply if the violation has existed for an extended period of time. We understand this concern and are doing our best to identify all of the violations that exist in The Ranches. We have been directed, by the Board of Trustees, to consistently enforce all of the guidelines of the community. Therefore, we understand that a violation may have existed for a long time, but it still needs to be corrected so that we can bring the entire community into compliance with the guidelines. We have developed a specific database program that is designed to help us process, monitor, and maintain accurate records of violations. This program will allow us to improve the record keeping and maintain consistency in the enforcement process.

This is a wonderful community and the rules and guidelines are designed to maintain its beauty and appeal. Please help us maintain this appeal by quickly communicating with our office when you have received a notice of any kind. The sooner we can talk and formulate a plan to correct the violation the better it will be for all of us who live in this marvelous community.

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RANCHES GOLF CLUB

Coming Soon to The Ranches Golf Club:

- Family fun at the Ranches
- Couples Night

It's not too late to save money this summer! Pick up a Ranches Golf Saver or Uinta Player Card today!

For more information call 801-789-8100 or visit their website at

www.theranchesgolfclub.com





NEW UPDATES & GENERAL REMINDERS

Summer Pool Passes

Summer is here and the kids are out of school. If you are looking for something fun for them to do...The Northmoor and Southmoor pool is now open! Residents of the Ranches have the opportunity to purchase a summer season pass. Passes will be offered to the first 120 interested and qualified homeowners only. Passes are only available to homeowners that are current on their HOA assessments. 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 of 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. Passes can be purchased in our office during business hours. 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. Thank you. There will also be swim lessons offered again this year. Please contact Melissa George 801-541-9060, or Katie Celeya 801-362-3585, for rates and times.

Assessment Information - Reminder

Please remember when making your assessment payment, to include your subdivision and lot number on all payments. This 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 send them in the mail together or use the drop box

for both payments as long as they are clearly marked which association they belong to. 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 note the ID codes that are on the HOA Dues page, before selecting your payment option. You will be asked to supply these on the next page when making your payment.

Enforcement Reminders

Trash Cans - With all the new trash cans and recycling bins being replaced or added, we are having a hard time keeping them off the roads and drive ways. Please keep in mind that all trash cans need to be kept within an enclosed garage, other enclosed structure or appropriately screened from view. On scheduled trash pick-up days, please remember that your cans need to be taken off the street within hours of being picked up. We would like to thank you for your help in keeping our community clean and beautiful.

Eagle Mountain Community Theatre

Eagle Mountain Community Theatre (EMCT) has cast Into The Woods Jr. and is very excited to announce their first annual Summer Theatre Camp, Act Out!! Join them in exploring theatre though the ages. You'll have fun learning about everything from Ancient Greece, to Shakespeare, to the radical 80's. The camp runs June 14-18 at the Silver Lake amphitheater from 10-Noon for ages 5-15. The cost is just \$65.00 and includes a camp T-shirt! Then later this summer come out to the Silver Lake amphitheater August 12, 13, and 14th for Into The Woods Jr. It's sure to be great fun for

the whole family as it mixes several of your favorite fairy tales into one funny show. They'll also be announcing their fall show for adults to act in soon. Take a look at the blogs at www.emctjr.blogspot.com and www.emct.blogspot.com for more info!

Yard of the Month

The grass is green and the flowers are blooming! We love seeing all of the beautiful yards in our community. If there is a yard in your neighborhood that you love to look at, let us know about it. Please submit your nominations for yard of the month to our office by June 30th. Winners will receive a credit for one month's worth of their HOA assessment. Homeowners must be current on their dues and have no active violations to win.



Congratulations Yard of the Month Winners for May 2010

LaVon & Lawrence Pavlowich,
7773 N. Ranches Parkway

Glenn & Carol Fessler,
3808 Barton Creek Dr.



RANCHES CALENDAR OF EVENTS JUNE 2010

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



BOARD MEMBERS

JON CELAYA, President
 JON BARCLAY, Vice President
 AMY TWITTY, Treasurer
 TERESA EDWARDS, Secretary
 JOHN LINTON
 SCOTT KIRKLAND
 JOSH SCHREINER

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 - 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

