

THE RANCHES

AT EAGLE MOUNTAIN
HOMEOWNERS' ASSOCIATION

NEWSLETTER

AUGUST 2010

ASSOCIATION MESSAGE

Improvements are Underway

The Ranches is a wonderful place to live with beautiful scenery, generous open space with miles of trails, and good neighbors. We would like to do everything we can to make sure that The Ranches stays a wonderful place to live; hoping to actually help improve the community along the way. Your community association's purpose is to help maintain and enhance the direction and appeal of your community. We do this by maintaining the common areas, enforcing guidelines and rules, and making improvements and enhancements to the community when possible. We recognize that we are far from perfect as we strive to improve your community and the experience of living in a community association. We understand that some have not appreciated the notices that have been sent identifying areas that need improvement, nor the fact that the common areas are not perfectly maintained. However, we hope that you can see that we are making progress.

For the last couple of years we have been working with Eagle Mountain City to cooperatively fund various improvements to both Ranches and Pony Express Parkways. As you may have noticed these efforts have paid off and we are underway with various projects. We are currently working on the following...

- Lowering some of the middle landscape mounds to provide better vehicular visibility.
- Adding benches, trash cans, and shade structures along the trails to improve the enjoyment of these wonderful trail systems.
- Strategic removal of some Juniper trees and replacing them with deciduous (higher canopy) trees. This is also in an effort to improve the vehicular visibility, while maintaining an attractive appearance along the parkways.

We wish to sincerely thank the City staff, Mayor Jackson, and the City Council for their willingness to participate and become a partner with the HOA as we improve the safety and aesthetic appeal of our parkways. We are pleased with the work that has been completed and are looking forward to the final completion of all of the above projects.

In addition to these projects the HOA Board of Trustees is now working on a plan to complete a re-design of the entrance feature for The Ranches. Unfortunately, we have experienced several challenges as we have tried to get the water flowing again on these entrance walls. It seems that the repairs necessary to get the water flowing will be extremely costly, and therefore the door is open to evaluate costs necessary to re-design and improve this entire entrance feature. We have been working to prepare plans and designs that will enhance the entrance features while maintaining the overall theme of The Ranches Community. While all of the details of this project are far from complete we hope to see water flowing by next spring and improvements being completed soon following the water repairs.

Thank you for your support, cooperation, and understanding as we work together to improve and enhance this already wonderful community!

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RANCHES GOLF CLUB

Current events: Promo Tuesdays...come every Tues afternoon beginning at 3pm and play 9 holes for \$13!

Upcoming events: Ladies Night Out 2!! Call golf shop for more details. 801-789-8100

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

www.theranchesgolfclub.com



Congratulations Yard of the Month Winners for July 2010

Bret & Christina Linton
2883 E. Round Rock Crt
Jason Russon &
Emily Haycock
7861 N. Tinamous Rd.





NEW UPDATES & GENERAL REMINDERS

Car Break Ins

Recently in our community several cars have been broken into. If you cannot store your vehicle in a securely closed garage, then please remember to lock your car if it is in your driveway or parked on the street. Do not leave any valuables in your car. If a thief cannot see anything valuable by looking in the car windows, they are far less likely to break in to it. If you see anyone suspicious in your neighborhood, please contact the Sheriff's Office.

Pavillion Reservations

The pavilion across the street and east of Nolan Park is being reserved through the City only. If you would like to reserve it, please call the parks department at 801-789-6680. The three other pavilions in The Ranches, located in Porter's Crossing, Eagle's Gate and adjacent to the Northmoor/Southmoor pool can be reserved through our office. In order to make a reservation please come in to our office and fill out a short reservation form and leave a \$25 refundable deposit.

Enforcement

We would really like to thank all of you that have worked so hard to bring your homes into compliance. It has made a huge difference to our beautiful community. For those of you that have received violation notices and have not yet contacted our office, please call us as soon as possible so that we can help you to figure out a plan to correct them.

Here is an enforcement reminder: Garbage cans- Please make sure you are removing your trash cans within 24 hours of pick up. We are noticing a lot of homeowners leaving their trash cans in front of their driveways. When storing your trash can please remember it must be screened from view.

Eagle Mountain Community Theatre

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 Sales

There has been a change in the City's sign ordinance which affects yard and garage sales. Residents may now place yard sale signs along the streets on the day of the sale, if the sale is registered with the City. The signs need to be no larger than 4 square feet in size and must be placed in the park strip on local roads, and between the sidewalk and the fence on major roads. Register by the Wednesday before your sale at eaglemountaincity.org to ensure that your signs are not removed. Remember that signs are never allowed on power poles, lamp posts, fences or trees.

Yard of the Month

We have loved looking at all of the beautiful yards in the Ranches this summer. 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 August 31st. 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.

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.



RANCHES CALENDAR OF EVENTS AUGUST 2010

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1 Monthly Assessments Due	2	3 City Council 7:00PM	4	5	6	7
8	9	10	11 DRC 8:30AM	12 Board Meeting 6:00 PM	13	14
15	16	17 City Council 7:00PM	18	19	20	21
22	23 First Day of School	24	25 DRC 8:30AM	26 Special City Council MTG- Town Hall Forum 7:00PM	27	28
29	30	31				



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 2nd and 4th 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: violations@rancheshoa.com

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

Karen Haskell - karen@scmutah.com

