

# THE RANCHES

AT EAGLE MOUNTAIN  
HOMEOWNERS' ASSOCIATION

## NEWSLETTER

SEPTEMBER 2010

### ASSOCIATION MESSAGE

#### Help us to improve your Community

Fall is on the way and we can already feel the temperatures dropping and see kids heading back to school. This is a prime time to complete those remaining landscape projects, plant some trees, and stain your fence. As we have stated before... this year we have been making a concerted effort to enforce the guidelines and rules of the Association. We believe these efforts are beginning to payoff and we have noticed some marked improvements in every neighborhood. We want to thank all of you who have chosen to bring your property into compliance; it has and will make a significant difference.

Since the beginning of the year we have identified and noticed close to 3,000 individual community guideline infractions. Thus far...over 60% of these have been corrected and resolved with many others getting close to being resolved. Unfortunately, with all of this improvement and compliance we still have a great many that have chosen to both ignore our notices and defiantly not comply. These decisions cause us concern and disappointment as we only want to see improvement and progress. We understand that some homeowners mistakenly believe that, by ignoring the notices, eventually the violation will be forgotten. Please understand that this is not the case and we have significantly improved the violation tracking system and are now utilizing a database program that tracks each violation and generates notices automatically.

Additionally, we understand that some mistakenly believe that if fines are imposed that we will just remove these fines once they finally come into compliance. Please understand that this is not the case and once fines have been imposed they will not be removed. For each individual violation a homeowner is given 3 warnings before fines are assessed. The Association generally does not physically compel an individual to follow the guidelines; we however can make it uncomfortable, difficult, and expensive as each individual chooses not to comply. We sincerely request that all homeowners choose to comply before we are forced to proceed through the violation enforcement process.

We only want to help everyone come into compliance with the community guidelines. We ask simply that you contact us if you receive a violation notice. We understand that every individual has different circumstances and may need some additional consideration as they work to come into compliance. We will gladly work with you to develop a reasonable plan and time schedule for when you can correct a violation. As long as you continue to follow this plan you will not receive fines or additional violation notices. In short we only want to work together to see improvements in your community and neighborhood.

Again, thank you for all of the hard work this year and the improvements are clear and noticeable. If you still have some items that need improvement, please make every effort to complete these projects while we still have good weather.

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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](http://www.theranchesgolfclub.com)



#### Congratulations Yard of the Month Winners for August 2010

Margaret & James Hardie  
27484 N. Castle Rock Rd.

Joe & Andria McCaull  
3565 E. Braxton Drive





## NEW UPDATES & GENERAL REMINDERS

### Fetal Alcohol Awareness

On Sept 9th Eagle Mountain City is helping Terra Daniel (member of the Fetal Alcohol Coalition Board) to sponsor Fetal Alcohol Awareness Day. Please show your support this day by joining them in a "Story Time" with Mrs. Utah (Ashalon Goodrich, resident of The Ranches) at 4:00 p.m. at the Eagle Mountain Library. There will be a fun craft to do following the story. All kids 2 years and older are welcome! Our Mayor, Heather Jackson, will also be there to present a proclamation stating that Eagle Mountain City recognizes Sept. 9 as Fetal Alcohol Awareness Day. Chili's restaurant in American Fork is also sponsoring the day and will donate 10% of their revenue for customers that present a coupon for the night to the Utah Fetal Alcohol Coalition.

### Eagle Scout Project

Josh Tate, a Life Scout from Troop 1122 is doing his Eagle Project for CARE (Central America Relief Effort), a humanitarian group that mobilizes volunteers and humanitarian aid in the United States to benefit populations in impoverished areas of Central America. In March he will travel to Honduras with CARE in order to help distribute collected items, perform humanitarian work and see firsthand how the items donated from our community have helped the people of this third world country. Josh is asking for donations of toothbrushes, toothpaste, floss, eye drops and used eyeglasses, to send to CARE's headquarters in Pennsylvania. If you can help, please drop off items in the donation boxes at the HOA office and at Rockwell High School.

### Northmoor/Southmoor Pool

In order to keep the pool open as long as possible this year, we do not yet have a scheduled closing date. The pool will remain open through Labor Day and then will be closed when weather no longer permits its use. We will notify you by posting on the pool gate when we have an official closing date. If you have bought a summer pass, please return your key to the management office by the first day of October. If you have not returned your key to us by that time you will forfeit your key deposit. Your key will not work next

year, a new one will need to be reissued if you buy a pass again next year.

### 2011 Budgeting Meeting Announcement

The Ranches HOA Budgeting Meeting for the 2011 fiscal year will be held at the Prairie Gate office building on Wednesday, October 6th at 6:00 p.m. The purpose of this meeting is to determine how your HOA dollars are going to be allocated for the 2011 fiscal year. If you would like to learn more about the HOA budgeting process, or would like to have some input as to how funds will be allocated next year, please plan on attending.

### Enforcement

Enforcement Reminder: Tree Pruning  
We have had many people express concern about visibility obstruction caused by some of the park strip trees in our community. Fall and winter are the best time to prune trees. Trees require pruning to remove diseased or storm-damaged branches and also to remove lower branches which can be a safety hazard. As you are doing yard work this fall, please don't forget to prune your Park Strip Trees. Please visit [www.tree-pruning.com](http://www.tree-pruning.com) for details on how to properly prune a tree.

### 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 the 5th of each month. Winners will receive a credit for one month's worth of their Master HOA assessment. Home-owners 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. To make a payment online for your Master HOA dues our website is [www.rancheshoa.com](http://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.

## CHILI'S® IS PROUD TO SPONSOR Fetal Alcohol Awareness Day

### Chili's proudly supports Fetal Alcohol Awareness Day!

With each flyer presented on Fetal Alcohol Awareness Day, Chili's will donate 10% of the sales you bring in to your organization. Let us do the cooking and support Fetal Alcohol Awareness at the same time!

Fetal Alcohol Awareness Day is:  
Thursday, September 9th.

Only at:  
Chili's American Fork  
765 West State Road  
American Fork, UT  
(801) 756-7581

We look forward to seeing you here. Pepper in Some Fun!



PEPPER IN SOME HOPE

One Back Night flyer required with each check to receive credit for the sale. Sale cannot be included in donation amount without flyer. Offer only valid on the date and location stated above. Donations will not be given on sales made prior to or past this date.



# RANCHES CALENDAR OF EVENTS SEPTEMBER 2010

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
			1 Monthly Assessments Due	2	3	4
5	6 Labor Day	7 City Council 7:00PM	8 DRC 8:30AM	9 Board Meeting 6:00 PM Fetal Alcohol Awareness Day	10	11
12	13	14	15	16	17	18
19	20	21 City Council 7:00PM	22 DRC 8:30AM	23	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](http://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](http://www.rancheshoa.com)

**THE RANCHES COMMUNITY MANAGEMENT**

For violation questions contact: [violations@rancheshoa.com](mailto:violations@rancheshoa.com)

For accounting questions contact: Misty York - [misty@scmutah.com](mailto:misty@scmutah.com)

Karen Haskell - [karen@scmutah.com](mailto:karen@scmutah.com)

