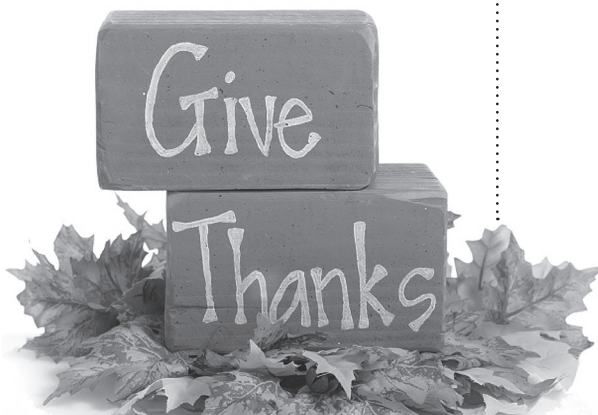


THE
**RANCHES
REPORT**

YOUR HOA UPDATE

3688 E. Campus Dr., Suite 101
Eagle Mountain, Utah 84005



RANCHES HOMEOWNERS' ASSOCIATION : OCT. 2010

COMMON HOA QUESTIONS!

Here are the answers to some frequently asked questions concerning your Ranches HOA. If you have questions, please call the HOA management company at **801-789-7900**.

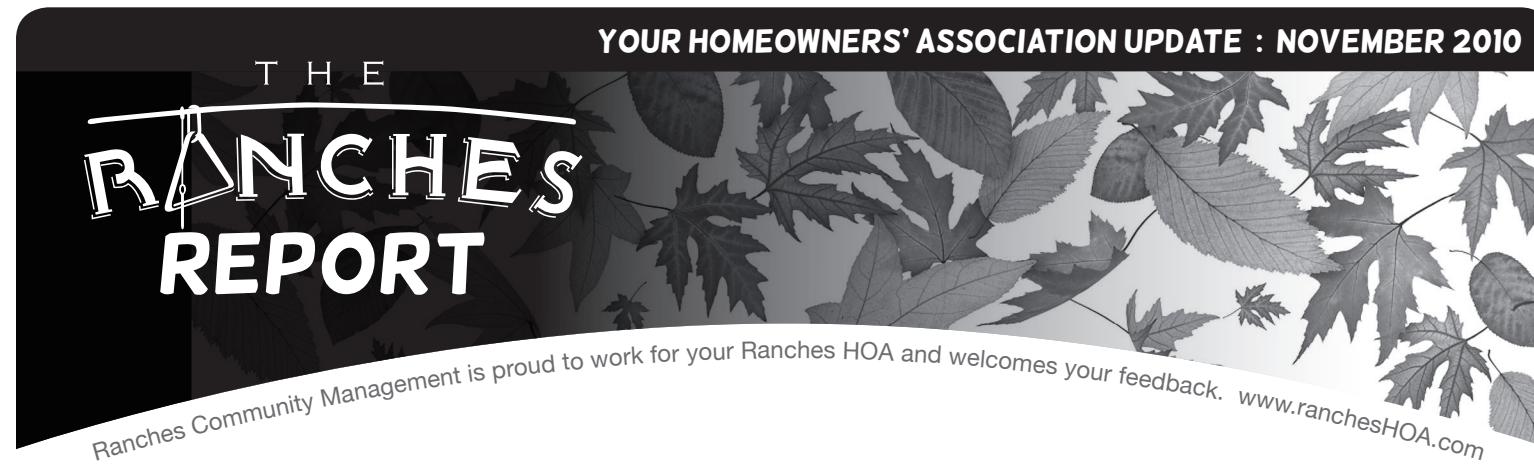
WHERE DO I PLACE MY TRASH CANS?

The guidelines state that trash cans need to be appropriately screened from view, in the garage or behind a fence. Please contact us if you have questions.

HOW CAN I PAY MY HOA DUES?

Your HOA dues are an annual assessment. For your convenience HOA statements are mailed quarterly. There are no monthly billing statements. You can pay your dues in the following ways:

- Pay one time, annually, for the year
- Pay monthly, as long as it is received by the last business day of the month, to avoid a late fee.
- Payments can be made in the HOA office. Checks and cash (exact change only) are the only payment forms we can take.
- To make HOA payments with a credit card, go to RanchesHOA.com, and go to Online Payment Information, which is located in Documents. Master Card, Discover, and American Express are accepted. There is an online fee for credit cards, but not with the e-checking withdrawal option.
- Automatic Payment is available as well. Go to www.RanchesHOA.com and go to Online Payment Information, which is located in Documents.



YOUR HOMEOWNERS' ASSOCIATION UPDATE : NOVEMBER 2010

THE
**RANCHES
REPORT**

Ranches Community Management is proud to work for your Ranches HOA and welcomes your feedback. www.ranchesHOA.com

For over two years Wasatch Deli owners Julie and Omar Aragon have provided our Ranches community with a tasty, fresh alternative to fast food.



ENJOY FRESH TASTE AND FRIENDLY SERVICE AT WASATCH DELI

With delicious sandwiches, amazing salads, gourmet soups, hamburgers and gyros, Wasatch Deli's offers a wide range of fresh, quality meals with a personal touch.

"We buy only quality meats and veggies—our turkey has no nitrates, and we use healthy spinach and romaine lettuce instead of the plain variety. Everything is fresh, nothing is pre-made." It's this attention to detail that makes for some of the most amazing food!

"People love the unique variety and quality of our sandwiches. Favorites include our Chili Verde Pork Sandwich, the Veggilicious Sandwich, and our top-selling Turkey Avocado."

As winter sets in, there is no better way to fight a cold or stay warm than with delicious soup in a bread bowl. Your taste buds will love digging into their signature Loaded Bake Potato Soup, along with other favorites Tomato Basil, Chicken Tortilla, and Roasted Red Pepper with Smoked Gouda soup on those extra chilly days. (While this article was being written, a lovely Loaded Baked Potato soup bowl was being devoured!)

KIDS EAT FOR \$1.00
W/ PURCHASE OF FULL SANDWICH.
CHOICE OF HOT DOG OR QUESADILLA AND YUMMY JUICE POUCH!

ANYTIME COUPON
BUY ONE MENU ITEM AND GET A 2ND ITEM FOR HALF PRICE!
Discount w/coupon on menu item of lesser value. Offer expires 12/20/2010. Wasatch Deli

TUESDAY ONLY COUPON
FREE SANDWICH!
WITH PURCHASE OF ONE SANDWICH AND TWO FOUNTAIN DRINKS.
Discount w/coupon on sandwich of lesser value. Offer expires 12/20/2010. Wasatch Deli

WASATCH DELI CO.

CHECK OUT WASATCH DELI AND ENJOY SOME GREAT TASTING FOOD! THERE ARE NEW VALUE MEALS FOR \$2.99 AND COMBO MEALS FOR JUST \$5.

OPEN 11 AM-9 PM... AND IF YOU'RE A BREAKFAST LOVER, NO WORRIES, AMAZING BREAKFAST SANDWICHES ARE SERVED ALL DAY!

CONGRATULATIONS!

YARD OF THE MONTH WINNERS FOR OCTOBER 2010:

- Frank Hunsaker
8098 N Simpson Spring Rd
- Stanley & Jessie Griffith
3699 E. St. Andrews Dr.

NEW CONTEST! BEST CHRISTMAS LIGHTS AND DECORATION

Winners to receive a Gift Certificate to Wasatch Deli (Details on next page)

COMMUNITY PUMPKIN PATCH RAISED OVER \$3,000 FOR CHARITY!

We'd like to thank those who provided, participated and enjoyed the Community Pumpkin Patch this year! Over \$3000 was donated to the Perpetual Education Fund! The owners of the pumpkin patch said, "We've never reached this amount before! Over 2000 pumpkins were taken home by the community." The family also wishes to thank all that came to this event, and helped make it the success it was. Hope everyone enjoyed a Happy Halloween!

YOUTH MAKING A DIFFERENCE IN YOUR COMMUNITY!

A special thanks to youth in the Highlands subdivision! This youth group cleared out weeds and other debris around vacant homes in their subdivision. We all appreciate this service to the Ranches HOA Community.

COMMUNITY IMPROVEMENT

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.

2011 BUDGETING MEETING

The Ranches Master HOA budget for the 2011 fiscal year was approved on Oct 6th at the monthly Board meeting. Please review the budget online at www.rancheshoa.com so that you will know how your HOA fees are calculated and applied in your community. **Please be advised that for the next fiscal year, there will be no military discounts given.** If you have questions about the budget, please call 801-789-7900.

CHRISTMAS LIGHTING AND DECORATION CONTEST



Yard of the month is on hold until spring. However, you still have a chance to nominate yourself or any of your neighbors who have been working hard on Christmas lighting and decorations. Winners will receive Gift Certificates to Wasatch Deli! Please submit your nominations to the Management Company no later than the Dec. 5th. Winners must be current on their dues with no active violations.

PARKING REMINDER

All vehicles must be properly registered and parked on an approved hard surface or concrete, not on landscaped, dirt or gravel areas.

Vehicles are not allowed to park in round-a-bouts, alleys, directly in front of any mailboxes or in areas that would restrict the flow of two-way traffic. Vehicles cannot be parked on the street for longer than 24 hours, however vehicles used daily can be parked on the street overnight.

WITH WINTER SETTING IN, PLEASE REMEMBER TO KEEP STREET PARKING TO A MINIMUM. THIS ALLOWS FOR BETTER SNOW REMOVAL ON YOUR STREET MAKING IT SAFER FOR EVERYONE.

Trailers, recreational vehicles, boats, and commercial vehicles are restricted from parking on the streets at all times, except when loading or unloading. When not in use they must be kept in a garage, an off-site storage facility or screened from view. For Eagle Mountain City parking restrictions, visit their website at www.eaglemountaincity.com.

PAYMENT REMINDER

Please remember when making your assessment payment, to **include your subdivision and lot number on all payments, and make sure this information is written on all checks.** On all checks please **make sure to make the check out to the Ranches Master HOA.** This will ensure your payment is 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. Mail them together, or use the drop box for both payments as long as they are clearly marked with which association they belong to. Please keep in mind that the only Sub-Associations we can accept payments for are; Cold Springs HOA, Heatherwood on the Green HOA, and Mt. Airey Village HOA all other subs are managed outside of our building. Therefore, we cannot guarantee their delivery. 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.

THE SEASON OF GIVING THANKS:

HELP ONE OF THE RANCHES LOCAL CHARITIES: THE CURE STARTS NOW FOUNDATION

Tiffany and Zac Huish of our Ranches Community, are the Chapter Directors for Utah. This cause is very close to their hearts, as their daughter, Sadie, fought a valiant and brave battle with brain cancer.

"We began the Utah chapter of the Cure Starts Now in honor of our daughter Sadie, who passed away on June 25, 2009 after a 16 month battle with a DIPG. She was only 6 years old. We had no idea this disease existed until she was diagnosed. We signed on to help this foundation in hopes of raising funds and much awareness and to ensure no other family has to go through this heart-ache. We are grateful to have gotten to know other families going through similar circumstances, and are indeed thankful for the support we have felt. No one is alone in this. We are excited to work with so many in a unified effort for one cause... a cure."

There are several ways you can help. One of them is called "Caps for the Cure."

CAPS FOR THE CURE IS A FUN AND EASY WAY TO RAISE MUCH NEEDED FUNDS AND AWARENESS FOR PEDIATRIC BRAIN CANCER RESEARCH. WE ARE ASKING SCHOOLS ACROSS THE COUNTRY TO HELP US IN THIS BATTLE BY ALLOWING THEIR STUDENTS TO WEAR A HAT FOR THE DAY



TO SHOW THEIR SUPPORT FOR PEDIATRIC BRAIN CANCER RESEARCH. IN EXCHANGE FOR THEIR ABILITY TO WEAR A HAT FOR THE DAY, STUDENTS WILL DONATE \$1.00 TO THE CURE STARTS NOW. EXCITED ABOUT HELPING CHILDREN WITH BRAIN CANCER AND WANT TO DO MORE? MANY SCHOOLS HAVE OFFERED TO MAKE THE EVENT BIGGER.

[HTTP://CHAPTERS.THECURESTARTSNOW.ORG/UTAH](http://CHAPTERS.THECURESTARTSNOW.ORG/UTAH)

RANCHES HOA CONTACT INFORMATION

HOA BOARD MEMBERS:

- Jon Celaya, President
- Jon Barclay, Vice President
- Amy Twitty, Treasurer
- Teresa Edwards, Secretary
- John Linton
- Scott Kirkland
- Josh Schreiner

HOA HOURS:

Monday – Friday 9:00am–5:00pm
Closed Holidays

HOA WEBSITE:

www.RanchesHOA.com

3688 E. CAMPUS DR., SUITE 101
EAGLE MOUNTAIN, UTAH 84005

TEL: 801.789.7900
FAX: 801.789.7877

RANCHES COMMUNITY MANAGEMENT

For violation questions?

Email: violations@rancheshoa.com

For accounting questions?

Email: Misty York misty@scmutah.com

or Karen Haskell karen@scmutah.com

DATES TO REMEMBER

NOVEMBER 1
Monthly Assessments Due

NOVEMBER 2
Election Day

NOVEMBER 7
Daylight Savings Ends

NOVEMBER 10
DRC Meeting 8:30 am

NOVEMBER 11
Veterans Day

Board Meeting 7:00 pm

NOVEMBER 16
City Council Meeting 7:00 pm

NOVEMBER 24
DRC Meeting 8:30 am

NOVEMBER 25
Thanksgiving Day!

THANKSGIVING IS A TIME TO SHOW OUR GRATITUDE FOR ALL THAT WE HAVE. HELPING THOSE IN NEED IS A GREAT PLACE TO START. FOR MORE INFO VISIT THE WEBSITE BELOW:

HAPPY THANKSGIVING!

