

THE
**RANCHES
 REPORT**

YOUR HOA UPDATE

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

Happy Holidays!



RANCHES HOMEOWNERS' ASSOCIATION : DEC. 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**.

WHAT ARE MY OPTIONS FOR PAYING MY MASTER HOA DUES?

Currently, you can pay by check or cash in the management office or you can pay online using your checking account information which is free of charge. You can also use your Mastercard, American Express or Discover card with a minimal processing charge. (Reminder: Be sure to put your subdivision and lot number on all checks.)

WHY DOESN'T THE MASTER HOA ACCEPT VISA ONLINE?

The Master HOA processes all of their payments through their Community Associations Bank. In order to process Visa, the HOA would have to carry their own merchant account which can cost the Association quite a bit of money.

WHAT IS BEING DONE TO MAKE PAYING MY MASTER HOA DUES EVEN MORE CONVENIENT?

The management company is working with various banks to try to be able to accept Visa at a very minimal cost. If the Master Association is able to obtain their own merchant account without substantially raising costs, then all credit cards will be accepted in the office as well as online.



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

What would the holidays be without music?! How many times have you had a tune stuck in your head, and you end up humming it all day long? The power of music is evident in so many facets of our lives, and here in The Ranches HOA Community, we are lucky enough to have an amazing resource to find anything we may need regarding music!



IN THE RANCHES, MUSIC STARTS AT THE MUSIC STOP



"The Music Stop" opened its doors a little over a year ago. Owner Nichole Hiatt shares, "I've been involved in music for most of my life, and teaching piano for over 10 years. About two years ago after moving here to the Ranches, I had the desire to begin teaching again. We decided instead of trying to do it out of our home, we would open a music studio and offer not just piano lessons, but multiple music lessons. In addition to a studio, we felt Eagle Mountain needed a local place to purchase music books, guitar accessories, and other music items. We have now been in business for just over a year,

and have received tremendous support from Eagle Mountain and Saratoga Springs. We offer piano, guitar, violin, voice and cello lessons. Our music teachers here are excellent, qualified teachers who work well with all ages of students. We also do band instrument rentals, as well as provide a large variety of popular and method music books and all types of musical accessories. I take the approach that if we don't have it, we'll help you find it!"

To ring in the holidays, "The Music Stop" would like to invite you to take advantage of some exclusive Ranches HOA Community benefits being offered!

Bring this Ranches Newsletter into The Music Stop and you can enjoy the following holiday specials!

- T-SHIRTS WILL BE AWARDED TO THE 1ST 10 PEOPLE WHO COME INTO THE STORE WITH THE NEWSLETTER!
- TAKE OFF \$5 ON ANY PURCHASE OVER \$10!
- GET ONE LESSON FREE WITH REGISTRATION OF ANY NEW STUDENT BEFORE THE END OF THE YEAR!

**The Music Stop
 801.789.5600**

Located on Ranches Parkway just east of Hart Dental.

"WE LOVE PROVIDING OUR COMMUNITY A PLACE WHERE STUDENTS ARE GIVEN THE CHANCE TO DEVELOP WONDERFUL GIFTS AND TALENTS. MUSIC LESSONS ARE SUCH A GREAT WAY TO BUILD CONFIDENCE. WE HAVE A DEEP LOVE AND APPRECIATION FOR MUSIC AND HOPE TO SPREAD THAT IN OUR COMMUNITY."

www.TheMusicStopLLC.com

FYI:

MAILBOXES AVAILABLE FOR \$40

For your convenience, we still have mailboxes for sale at our office at a cost of \$40.00. They are the approved color of mailbox for the Ranches (post not included). For more info contact the management office: 801-789-7900

DID YOU HEAR? WE HAVE NEW DOGGY DEPOTS!

Everyone is excited to have the new rest areas with Doggy Depots along our Ranches trail! It will be nice for everyone (including our pets) to be able to enjoy these nice enhancements to our beautiful community!



Look for the Doggy Depots to be fully stocked with bags as the weather warms!

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.

SNOW FALL

Get your shovels ready, the snow is coming! The HOA would like to remind all home owners that the General Rules (I.C.) states driveways & sidewalks must be kept clean at all times and **snow and ice must be removed from sidewalks within 24 hours of snowfall.** Snowy sidewalks could be very dangerous for anyone who comes in contact with the slippery surface. Sprinkling salt and other chemical deicers on slippery sidewalks may help melt snow and ice.

Eagle Mountain City would like to ask, when shoveling your walks and drive ways to put the snow on your lawn and not in the road. It will make it easier for the city to plow the streets. HAPPY HOLIDAYS!

FENCING AND LANDSCAPING

The Ranches HOA Guidelines on Fencing and Landscaping are in the process of being rewritten to be more clear and precise on the issues of compliance. We hope to have these available to you on our RanchesHOA.com website at the beginning of 2011.

RANCHES GOLF SEASON PASSES

Season Passes for 2011 are on sale for special early bird rates until Jan. 31st 2011. Call 801.789.8100

MILITARY CREDITS

Military Discounts have been discontinued in the Ranches Master Homeowners Association. While the Board of Trustees does greatly appreciate the service; it is no longer economically feasible for the association to offer these discounts. If you are currently receiving a military discount, you will still continue to receive a discount until Dec. 31, 2010. However, starting on Jan. 1, 2011, all military discounts will end. We are sorry for any inconvenience that this may cause and we appreciate your service to the country and your participation in the association.

FREE COMMUNITY EDUCATION CLASS!

"Understanding Short Sales, Foreclosures and Loan Mods"

Do you need accurate and timely information regarding distressed properties in today's market? Do you want to know how a short sale might affect your credit? What happens if you still owe money after your home is sold? Do you qualify for a loan modification and a lower payment? What about HAFA and other federal "bail out" programs? Are there other options available? If these questions are on your mind, then this free community education class is for you. Sponsored in part by Eagle Mountain City, with Rich Davis, Utah County Manager for Bank of America Home Loans and Scot Hazard, President of The Real Estate Group as presenters. This class promises to be clear and informative, providing attendees with solid information to make educated decisions.

► **Join us Thursday, January 13, 2011 at 7pm at the Eagle Mountain City Council chambers** for a one hour class with time for Q&A afterwards. Capacity is limited, and attendance is expected to be high, so be sure to arrive early. Informacion disponible en espanol.

CHRISTMAS LIGHTING AND DECORATION CONTEST

Nominate yourself or any of your neighbors who have been working hard on Christmas lighting and decorations.

Winners will get a Wasatch Deli gift certificate! Winners must be current on their dues with no active violations.

Submit your nominations by calling 801.789.7900 before Dec 15th.



HOLIDAY RECIPES!

GREAT FOR GIFTS!

Microwave Peanut Brittle

1 cup granulated sugar
1 cup raw Spanish peanuts
1/8 teaspoon salt
1/2 cup light Karo syrup
2 tablespoons butter
1 teaspoon baking soda
1 teaspoon vanilla

Line cookie sheet or jelly-roll pan with foil. Set aside. In microwave-safe bowl, stir together sugar, peanuts, salt and syrup. Place in microwave and cook on high for 3 minutes. Stir well. Cook on high 3 minutes more.

Stir in butter. Cook on high for 2 minutes. Add baking soda and vanilla, stirring well.

Pour on lined cookie sheet. Tilt cookie sheet so brittle will spread. Let cool and shatter into pieces.

(Can also use cashews, almonds and shredded coconut)

YUMMY TREAT!

Candy Cane Shortbread

2 cups all purpose flour
1/2 cup sugar
Pinch of salt
16 tablespoons cold, unsalted butter (cut into chunks)
1 tsp vanilla
8 crushed candy canes

Combine all dry ingredients together in a bowl. With a pastry cutter, cut butter into the dry ingredients until it is even and in small crumb pieces. Stir the vanilla and the crushed candy cane in and mix the dough, shape it with your hands until it comes together and forms a ball that is still slightly moist. Place dough on lightly floured surface. Roll out to desired thickness. Cut with cookie cutter. Place shapes onto cookie sheets and chill for 30-45 min.

Preheat oven to 325 degrees. Bake for 18-20 minutes or until golden around edges. Allow to cool.

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

DECEMBER 1
Monthly Assessments Due

DECEMBER 7
City Council Meeting 7:00pm

DECEMBER 8
DRC Meeting 8:30 am

DECEMBER 9
HOA Board meeting 6:00 pm

DECEMBER 15
Nominations Due for
"Christmas Light and
Decoration Contest"

DECEMBER 21
First Day of Winter

DECEMBER 23-25
HOA Office Closed

DECEMBER 25
Christmas Day

DECEMBER 30-31
HOA Office Closed

DECEMBER 31
New Year's Eve

JANUARY 1
New Year's Day

Get Festive!

