

THE  
**RANCHES  
REPORT**

**YOUR HOA UPDATE**

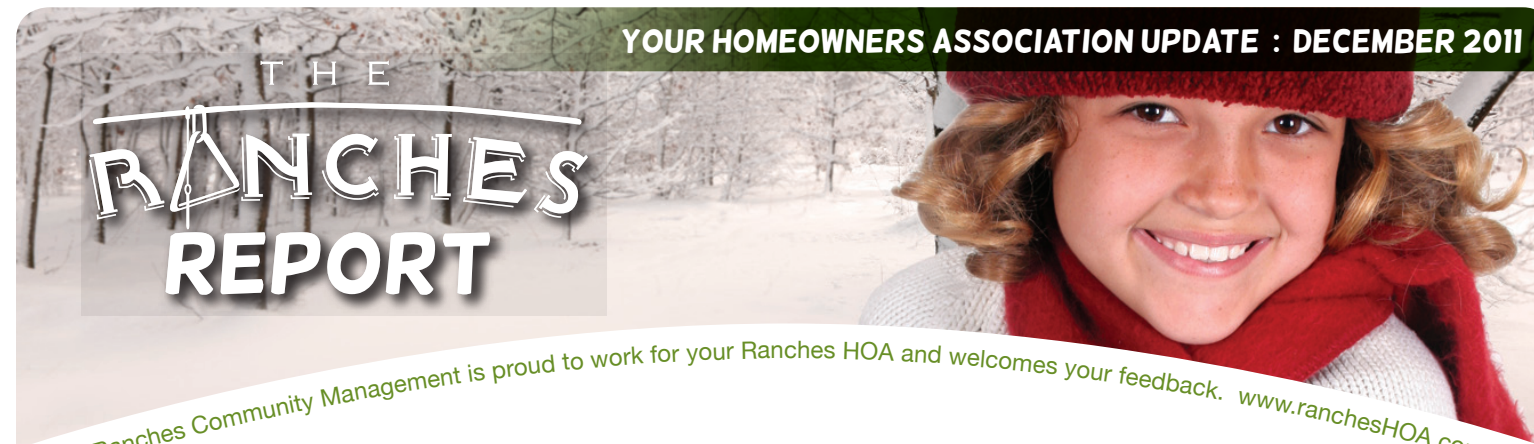
3688 E. Campus Dr., Suite 101  
Eagle Mountain, Utah 84005



RANCHES HOMEOWNERS' ASSOCIATION : DEC 2011

cancer charity race  
"ALICE B. STEARNS  
MEMORIAL 5K WALK/RUN"  
DECEMBER 10TH

Come participate in the "Alice B. Stearns Memorial 5K Walk/Run" on Saturday, December 10th, at 10:00am. All proceeds go to the American Cancer Society. See [www.circleofhopeutah.com](http://www.circleofhopeutah.com) for details or to register. "Hope keeps the flame Alive!"



Ranches Community Management is proud to work for your Ranches HOA and welcomes your feedback. [www.ranchesHOA.com](http://www.ranchesHOA.com)

**year review 2011**

**77** new trees added to common areas & parks.

VIOLATIONS DOWN 26%

**11** yard of the month winners!

**1** new city council member elected.

LOCAL NEIGHBORHOOD CLEAN-UP EFFORTS

SOLD OUT OF \$25 MAILBOXES!

CREDIT CARDS ACCEPTED AT THE HOA OFFICE!

LOCAL ICE CREAM SHOP OPENED!

**11** Local Businesses SPOTLIGHTED in NEWSLETTER

SWIMMING LESSONS OFFERED!

PARK STRIP TREE DEALS

**SR 73** CONSTRUCTION FINALLY DONE!

CHINA EXPRESS GOT GREAT NEW MANAGEMENT!

NEW AUTOMATIC PAYMENT SYSTEM OFFERED—CHOOSE YOUR OWN WITHDRAWAL DATE!

NEW BENCHES AND GARBAGE CANS ADDED TO MANY OF THE PARKS

WASATCH DELI RE-OPENED!

**176** vacant lots were cleared!

new mexican restaurant opened!

**360** spring completion dates set

SUCCESSFUL SPRING DUMPSTER CLEAN-UP PROJECT!

## SPRING EXTENSIONS!

We have sent out nearly 400 spring extensions for landscaping, fencing and park strip trees. Thank you to all who have communicated with us, and are working towards a spring completion!

### STREET PARKING:

PLEASE keep street parking to a minimum, so the snow plows and other vehicles can drive down the streets safely!

ACH AND NEW ONLINE PAYMENT OPTIONS:  
THE NEW SYSTEM WILL START JANUARY 1, 2012  
THE OLD ACH SYSTEM WILL NO LONGER BE USED!!  
PLEASE UPDATE YOUR ACCOUNTS ACCORDINGLY—SEE INFORMATION BELOW

### ATTENTION ACH AND ONLINE PAYMENT CUSTOMERS:

## INTRODUCING THE NEW WAY TO PAY ONLINE!

We are excited to announce a better way to pay online. This new program will allow you to create your own account and manage all your payments with ease. You can make a one-time payment or set up ACH or recurring credit card payments all from your own account. We will be changing over to this system completely by **January 1, 2012** so if you are currently signed up for ACH you must sign up for this new program by the end of the year. Once signed up, please contact us so that we can cancel your current ACH account.

If you don't have access to the internet you may come into our office to fill out the forms and we will sign up your account for you and contact you when it is ready. If you have any questions or need help signing up, please contact our office at 801-789-7900, we will be happy to assist you.

Here are instructions on how to sign up:

1. Simply go to [www.cabanc.com](http://www.cabanc.com) and click the button in the bottom right corner that says "Pay Now". Then click on "Click here to register for Scheduled Payments, One-Time Payment and Transaction History."
2. Fill out the registration form completely and click "Register" (this should bring you to the home page)
3. At the home page, click "Step 2: Manage Property/Properties".

Fill in the form as follows:

- Click on "New Property"
  - For the Type select "Association"
  - Type in your property address
  - Management Company ID: **7511**
  - Association ID: **RM01**
  - Property Account Number: This is going to be your subdivision and lot number. It won't except spaces and characters so if you live in Porter's Crossing #222 you would type "porters222".
  - Click "SAVE" and your property is entered! If you have more than one property follow the directions again to add each additional property.
4. At the home page, click "Step 3: Manage Payment Accounts".
    - Click on "New Account"
    - Select "Bank Account" or "Credit Card" (please note that fees apply to all credit/debit card payments)
    - Fill out the form and click "SAVE". If you have more than one method of payment follow the directions again to add each additional method.
    - Now you are ready to make a payment! You can click on "Make a One-Time Payment" or "Manage Scheduled Payments" to set up for a recurring payment.

**Please note, if you are currently signed up on ACH with us, you must contact us to cancel that account once you have set this one up or you will be charged twice!**

## ANNUAL PUMPKIN PATCH REPORT:

OVER \$4400.00 WAS CONTRIBUTED BY VISITORS TO THE PUMPKIN PATCH - ALL OF WHICH WAS FORWARDED ANONYMOUSLY TO THE PERPETUAL EDUCATION FUND.

MONDAY NIGHTS BROUGHT TRAFFIC JAMS. WE TYPICALLY HAD 15 TO 18 CARS IN OUR PARKING LOT BY THE PATCH WHILE OTHER FAMILIES PARKED ON THE STREET. HUNDREDS OF PICTURES WERE TAKEN BY PARENTS. IN FACT SOME GAGE THE GROWTH OF THEIR CHILDREN NOW BY PICTURES TAKEN EACH YEAR AS THEY COME TO PICK OUT PUMPKINS.

WE HAD TO CLOSE THREE DAYS EARLIER THIS YEAR THAN USUAL BECAUSE WE HAD SIMPLY RUN OUT OF PUMPKINS BOTH HERE AND DOWN IN THE FIELDS IN LYNDON. OUR FAMILY IS GRATEFUL TO ALL WHO CAME AND CONTRIBUTED TO THE SUCCESS OF THE PROJECT. WE LOOK FORWARD TO PLANTING NEXT MAY AND JUNE AND HARVESTING IN OCTOBER 2012.

## RANCHES HOA CONTACT INFORMATION

### HOA BOARD MEMBERS:

Jon Celaya, President  
Josh Schreiner, Vice President  
Teresa Edwards, Secretary  
Kyle Burdette, Treasurer  
John Linton  
Scott Kirkland  
Larry Veblungsnes

### HOA HOURS:

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

### HOA WEBSITE:

[www.RanchesHOA.com](http://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](mailto:violations@rancheshoa.com)

For accounting questions:

Email: [Jessa.Gagnon@scmutah.com](mailto:Jessa.Gagnon@scmutah.com)  
or [Karen.Haskell@scmutah.com](mailto:Karen.Haskell@scmutah.com)

## DATES TO REMEMBER

### DECEMBER 6

City Council Meeting 4:00 pm

### DECEMBER 8

HOA Board Meeting 6:00 pm

### DECEMBER 10

"Alice B. Stearns Memorial  
5k Walk/Run" 10am  
(See [www.circleofhopeutah.com](http://www.circleofhopeutah.com))

### DECEMBER 14

DRC Meeting 8:30 am

### DECEMBER 23

HOA Office Closed

### DECEMBER 25

Christmas Day

### DECEMBER 30

HOA Office Closed

### JANUARY 1

New Year's Day

### JANUARY 2

HOA Office Closed

## CHRISTMAS LIGHTING & DECORATIONS CONTEST!!

Be sure to get your nominations in for best Christmas lighting and holiday decorations! Nominations need to be submitted to the Management Company no later than December 15th. Winners will receive a credit for one month's worth of their assessments! Winners must be current on dues and have no active violations.

