

THE
RANCHES
REPORT

YOUR HOA UPDATE

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



RANCHES HOMEOWNERS ASSOCIATION : Jan. 2012

Common HOA Questions!

How do I cancel my old ACH account after signing up with the new online Scheduled Payment option?

Who do I call about vehicles parked on the street, in an alley, in front of my mailbox, or blocking the flow of traffic?

Here is where we answer frequently asked questions concerning your Ranches HOA. If you have questions, please call the HOA management company at **801-789-7900**.

Please CALL OUR OFFICE after setting up your payment information with the new system. We will then cancel your ACH account so you won't be charged twice.

801.789.7900 M-F 9:00-5:00

You can call the HOA office at 801-789-7900, and management can send a Notice on your behalf. If you would like a quicker resolution, you can also call the **Eagle Mountain Code Enforcer**, at **801-789-6636**, or email **jthompson@emcity.org**. If it is an emergency, please call the Sheriff Department at 801-851-4100. All residents have been asked to keep street parking to a minimum, so snow plows can keep the streets cleared, and the flow of traffic is not disrupted.



YOU'RE GOING TO LOVE YOUR NEW RANCHES HOA WEBSITE!



www.RanchesHOA.com

Be sure to take a look at the new Ranches HOA website and all it's wonderful options to better assist you with information, forms, updates, community businesses and projects, monthly calendar, and much, much more!



Take some time to get to know your new HOA website and let us know what you think. If you have suggestions on how we can improve the site please let us know by sending an email to: website@rancheshoa.com

NEW ONLINE PAYMENT SYSTEM IS ACTIVE!!

BE SURE TO CANCEL YOUR
OLD ACH PAYMENT
ACCOUNT WHEN YOU SIGN
UP FOR THE NEW SYSTEM!

PLEASE UPDATE YOUR ACCOUNTS
ACCORDINGLY—SEE INFORMATION BELOW

remember to
DO THIS
TO AVOID
BEING
CHARGED
TWICE!



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. This system is now completely active. If you are currently signed up for ACH you must sign up for this new program by the end of January 2012. 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 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!

Homeowner SPOTLIGHTS!



IN 2012 THE HOA NEWSLETTER WILL FOCUS ON THE REASON WHY OUR COMMUNITY IS GREAT—THE HOMEOWNERS!

We will be featuring Homeowner Spotlights. Is there anyone in your neighborhood that is always willing to lend a helping hand? Does someone you know have a story that would inspire the community? Has someone done amazing things with their home? Now is your opportunity to nominate them for all their efforts! Please send all homeowner nominations to spotlights@rancheshoa.com

We look forward to showcasing all the wonderful reasons why the Ranches HOA is truly a GREAT place to live!

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

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: Jessa.Gagnon@scmutah.com
or Karen.Haskell@scmutah.com

DATES TO REMEMBER

January 10

City Council Meetings: 4:00pm Work session; 7:00pm Policy session

January 11

DRC Meeting 8:30 am

January 12

HOA Board Meeting 6:00 pm

January 16

Martin Luther King Jr. Day

January 24

City Council Meetings: 4:00pm Work session; 7:00pm Policy session

January 25

DRC Meeting 8:30 am

HOLIDAY LIGHTS/DECORATIONS CONTEST!!

The following were nominated by their neighbors for their Holiday lights/decorations. Congratulations to the nominees, and to everyone who made the community look bright with holiday cheer!

Jerry & KATHY GILMORE:

3798 Clubhouse Lane

LARRY PULSIPHER:

3769 Clubhouse Lane

MATT & KRISTA ROBINSON:

7778 Windover Circle

QUINCY TOLMAN:

6936 Cherokee Street

CRAIG & BECKY BUTTERFIELD:

3131 Red Hawk Ranch Road

OVERALL WINNER!!

BRIAN CASE:

6946 Cherokee Street

