



Common HOA Questions

How much money does the HOA make from Food Truck Tuesday?

The answer to this question is None. The HOA **does not endorse, is not affiliated with,** and receives absolutely **no benefit** from the program.



IN OUR COMMUNITY



FOOD TRUCK TUESDAYS

A variety of tasty options rolls into the Ranches each week

BY HALEY TOLZMANN, MANAGER OF FOOD TRUCK UNDERGROUND

"The Food Truck Underground began in July of 2014 with the simple idea that gathering Food Trucks and Street vendors together would create a super fun atmosphere. The idea grew from there and soon we were attracting local entertainers and musicians. In just a few short months, the Food Truck Underground events became the 'Place to be.' Now our smallest events attract over 1,000 visitors on a slow day."

Eagle Mountain Round Up
 Every Tuesday Night 5pm - 9pm
 In the Ranches across from Maverik



"Each Tuesday we invite 10 different food trucks for a variety of delicious cuisine to the community of Eagle Mountain."





Contests!

You don't need a prize hog to win our contest -- just visit the HOA website! Go to www.rancheshoa.com for your chance to participate!

Thanks to all who have submitted entries and to the local businesses for offering their support by donating prizes!

Q&A

Q: Why do I get a notice for my trash cans being left out but the HOA allows my neighbor to keep their entire yard trashy?

A: All guidelines are equally important and are all treated the same. The truth is, just because your neighbor leaves their yard trashy, doesn't mean they are being "allowed" to do so. The HOA does everything possible within the guidelines to compel a homeowner to comply with the guidelines. They will receive notices, fines and then attorney involvement. Compliance is the goal and we appreciate all the homeowners who willingly follow the guidelines and help to make our community a beautiful place to live.

Yard of the Month

June Winners!

Justin Peck
2996 East Tinamous Road

Gary & Renae Salisbury
3381 East Kennekuk Lane

Start submitting your Yard of the Month nominations for July!

Submit your nominations today! Now is your chance to nominate yourself or any of your neighbors who have been working hard to make our neighborhoods look beautiful. Submit your nomination to the management company or via the HOA website at www.rancheshoa.com click on "Yard of the Month Nomination." Winners must be in good standing.

As the saying goes, "No man is an island" and it is ever more so here in The Ranches where, sometimes, only a fence separates one and one's dog from the neighbors. Thus, being a considerate dog owner can contribute much to pleasant neighborly relations and a good living environment.

Pet Owners



It is common for dogs to use their walks as a toilet break, and when this happens, owners should have a plastic bag ready to clean up. Dog owners are required by law to clean-up after their pets.

Having a pet is a personal choice, but when it becomes a nuisance it can involve a lot of other people. Be a considerate pet owner and everyone will be happy, including your pet!

It is illegal to dump in vacant lots. Please report illegal dumping to the sheriff's dept. 801-794-3970

VACANT LOT MAINTENANCE

Owners of vacant lots within the Ranches HOA are required to mow/clear their lots with the following Criteria:

- 1) Must mow/ clear weeds down to less than 12 inches a minimum of once a year.
- 2) Must mow/clear weeds down 10ft from all property lines, as well as the park strip area.
- 3) Must remove/clear any trash or debris from their lots.

Vacant lot owners are assessed notices and fines for being non-compliant during the summer growth season.

HOA CONTACT INFO

3688 E. Campus Dr., Suite 101
Eagle Mountain, Utah 84005
Tel: 801.789.7900 Fax: 801.789.7877
HOA website: www.RanchesHOA.com

HOA BOARD OFFICERS:

Josh Schreiner: President
Adam Olsen: Vice President
Brady Pitcher: Secretary/Treasurer

HOA BOARD OF TRUSTEES:

Josh Schreiner
Brady Pitcher
Adam Olsen
John Linton
Jon Celaya
Jon Barclay
Tyson Dewsnup

HOA HOURS:

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

RANCHES COMMUNITY MANAGEMENT

Accounting questions:

Email: accounting@rancheshoa.com

Landscaping/Fencing plan submissions:

Email: clientservices@rancheshoa.com

Design Review Committee requests:

Email: DRC@rancheshoa.com

Violation questions:

Email: violations@rancheshoa.com

Irrigation and Landscaping questions:

Email: maintenance@rancheshoa.com

DATES TO REMEMBER

JULY 1

Monthly Assessments Due

JULY 4

Happy Independence Day!
HOA office closed

JULY 7

City Council Meeting at 7pm

JULY 8

DRC Meeting 8am —
as per agenda items

JULY 9

HOA Board Meeting 6pm

JULY 21

City Council Meeting at 7pm

JULY 22

DRC Meeting 8am —
as per agenda items

JULY 24

Happy Pioneer Day!
HOA office closed

For details on any calendar event, check out the calendar within the online system!

Fireworks Reminder

Utah State law allows legal fireworks to be shot 3 days prior and 3 days after the July 4th and 24th holidays. Be sure to follow all city rules, regulations and/or restrictions regarding fireworks and their use.

Visit www.eaglemountaincity.org for more information on this code or any other city code.