

NEWSLETTER

MARCH 2009

THE RANCHES

AT EAGLE MOUNTAIN
HOMEOWNERS' ASSOCIATION

ASSOCIATION MESSAGE

Thank you for taking the time to read this publication. I would like to take a moment to clarify the assessment increase that recently passed.

As you likely are aware, the assessment for members of the Ranches Homeowners Association will be increased by one dollar per month for those who are members of the master association only, and fifty cents per month for those who are members of a Sub-association. This increase is effective April 1st, 2009. The need for this increase is driven by inflation.

Some members of our community choose to pay annually. Those who have already paid the entire assessment for 2009 will not be asked to send in another assessment payment. Additionally, members who choose to pay the balance of the year at one time, or choose to sign up for auto pay through CA Bank before April 1st, 2009 will not be required to pay the increase for this year only.

The Board of Trustees is aware that the assessment increase is coming mid-year, and that this may be an inconvenient change for many of our members. Please contact myself, the Board of Trustees, or our management if you have any concerns.

Thank you,
Jonathan Celaya
president@rancheshoa.com

Board of Trustees
board@rancheshoa.com

Management
manager@rancheshoa.com
(801) 789-7900

VISIT OUR NEW WEBSITE

For more information about the Homeowners' Association and more!

THE
RANCHES
AT EAGLE MOUNTAIN
HOMEOWNERS' ASSOCIATION

www.rancheshoa.com

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URGENT NEWS

Delegate Still Needed!

A new delegate is still needed for the following subdivision:

District #5: Circle 5

Ranch (Lone Tree Subdivision) If you live in this district and would be interested in participating as your area Delegate or would like more information regarding the job duties and/or requirements, please e-mail Misty York at; manager@rancheshoa.com

The Ranches Community Management is now hiring!

We are looking for a fulltime landscape maintenance and general laborer. Please call our office if you are interested in applying for this position.
801-789-7900



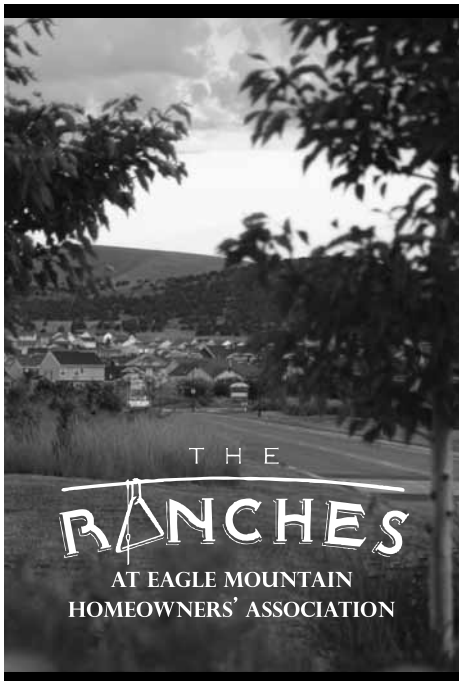
NEW UPDATES & GENERAL REMINDERS

ANNUAL MEMBER MEETING

The Ranches annual member meeting to elect District Delegates will be held Tuesday, March 31, 2009 at 6:00 pm. This meeting will be located at the Pony Express Elementary School (3985 East Smith Ranch Road, Eagle Mountain). All members of the Ranches Master HOA are invited to this meeting and encouraged to attend. The primary purpose of this meeting is to have the homeowners select a District Delegate that will represent them on issues requiring a vote throughout the year. The Ranches HOA is comprised of 15 districts, represented by an elected or appointed Delegate. In order to properly elect a Delegate, each District is required to have a quorum or a majority of eligible voters in attendance or through use of a proxy. Included in this newsletter is your annual meeting packet which has a proxy form to fill out and return in case you will be unable to attend the meeting. Please fax, e-mail or drop this form off at the management office no later than March 19th, 2009.

BOARD MEMBER ELECTION

The Board member election is conducted by mail-in-ballot. These ballots will be mailed to each association member by the first week in April. We need your ballot returned by April 23, 2009 so that it can be counted and reported at the annual Delegates meeting on April 30, 2009. Two Board seats will be open for election this year, and the two incumbents have chosen to run for re-election. According to the governing documents for The Ranches HOA Board members serve a two year term with no



limit on the number of terms one can serve. They are required to attend monthly meetings, some committee meetings, and other special meetings when necessary. In order to qualify to be a Board member one must be a member of the Association and in good standing. For their services, Board members are granted a waiver of monthly HOA assessments. If being on the Board is too much of a time commitment but you're still interested in getting involved, you may consider being a District Delegate. If you are interested in running for a Board seat or a District Delegate or have further questions about their respective responsibilities please contact the management office at 801-789-7900 for more details.

SUMMER POOL PASSES

Northmoor and Southmoor still have pool passes available that they are offering to the residents of the Ranches. Homeowners must be current on their HOA assessments. Passes will be offered to the first 120 interested and qualified homeowners only. These passes are just for homeowners and occasional guests, sharing of passes is not allowed. The season pass includes a 65ft by 30ft wide lap pool with slide, kiddie pool, picnic pavilion, barbecue grill, full basketball court, tennis court. Other activities include a walking trail and a Community Park. Visit www.southmoorhomes.com for more information on all the amenities. The cost for the pass is \$250.00 plus a refundable key deposit of \$20.00. You will receive your deposit back at the end of the season when you return your key. If you are a resident of Northmoor or Southmoor and you already have a pool key, please contact the management office so we can verify your key information in our system. Thank you.

ENFORCEMENT FOCUS

Our goal as a management company is to work together as a community to get all violations corrected corrected so that all homes are in compliance. We will not overlook other violations but will be focusing mostly on certain violations for each month. Our enforcement focus for the month of March will be...

Trailers... No unsightly articles are permitted to remain on any lot or on the streets and drives within The Ranches but must be kept at all times in a garage, an off-site storage facility or appropriately screened from view. Unsightly articles include but are not limited to: trailers, mobile homes, recreation vehicles, graders, trucks (other than pickups used solely for private and non-business use of residents of the lot), boats, campers, wagons, buses, sleighs,

motorcycles, motor scooters, snowmobiles, snow removal equipment, garden and maintenance equipment, and all commercial farming, and business vehicles, except when in actual use. Family vehicles, which are kept in good repair and driven regularly, may be parked in the driveway. Recreational vehicles (this includes trucks with campers) may be parked in the driveway for 24 hours while being loaded or unloaded. Any additional time must be cleared with the management company.

Maintenance of lots... As the weather warms up, we ask that homeowners start preparing their yards for spring. Owners are required to maintain all visible areas of their lot. This area is to be irrigated as necessary, cut and maintained to reflect a weed-free attractive appearance. Back yards without fencing are required to be landscaped in accordance with the subdivisions requirements. Most subdivisions require sod, but some provide a choice of native vegetation, grass, gardens, etc., to be tended and mowed, etc., to keep area free of weeds, trash and debris. It is also a good idea to start getting your fences fixed and ready for stain. Please keep in mind that the best temperature to stain is 50-90 degrees F. You will not want to stain when there is dew or frost.

In order to promote a harmonious community and provide a peaceful and quiet environment for all homeowners and residents, we encourage all to take pride in their surroundings and maintain their property at a level that will not detract from the rest of the neighborhood. If you see a violation we encourage you to either talk to your neighbor, or help your neighbor to comply. When this is not possible, feel free to contact the management office and report any violations. We will keep all violation reports confidential and move with due haste to help your neighbors bring their properties into compliance. Thank you in advance for your compliance and your efforts to keep your neighborhood beautiful.

ACTIVE DUTY AND DEPLOYED MILITARY

If you are on active duty or deployed, please make sure we have your current orders on file so we may properly credit your account. We will be issuing credits on a monthly basis, a year at a time. Even if your orders are indefinite or for many years, you will still need to provide new orders before the beginning of each year. Deployed homeowners will receive full credit on their monthly master HOA assessments and active duty homeowners will receive half off their monthly master HOA assessments as a "thank you" for your services.



RANCHES CALENDAR OF EVENTS MARCH 2009

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1 Monthly Assessments Due	2	3 Eagle Mountain City Council 7:00PM	4	5	6	7
8 Daylight Savings Time Begins	9	10	11 DRC 8:30AM	12 The Ranches Board Meeting 6:00PM	13	14
15	16	17 St. Patrick's Day City Council 7:00PM	18	19 Proxy Forms Due	20 Spring Begins	21
22	23	24	25 DRC 8:30AM	26	27	28
29	30	31 Annual Member Meeting 6:00 pm				



BOARD MEMBERS

JON CELAYA, President
 GEORGINA PITCHER, Treasurer
 JOHN LINTON
 JON BARCLAY
 RYAN KENT
 TERESA EDWARDS
 AMY TWITTY

Board of Trustees meetings are held on the second Thursday of the month at 6:00 at the Prairie Gate Office: 3688 E Campus Drive Suite 101. Meetings are open to the public.



NEW OFFICE HOURS

In order to accomodate you better, we are now open:

Monday-Thursday 9-5 pm
Friday 9-2 pm
Saturday 9-1 pm

www.rancheshoa.com



BOARD AND COMMITTEE INFORMATION

COMMITTEE CHAIRS AND MEETING TIMES

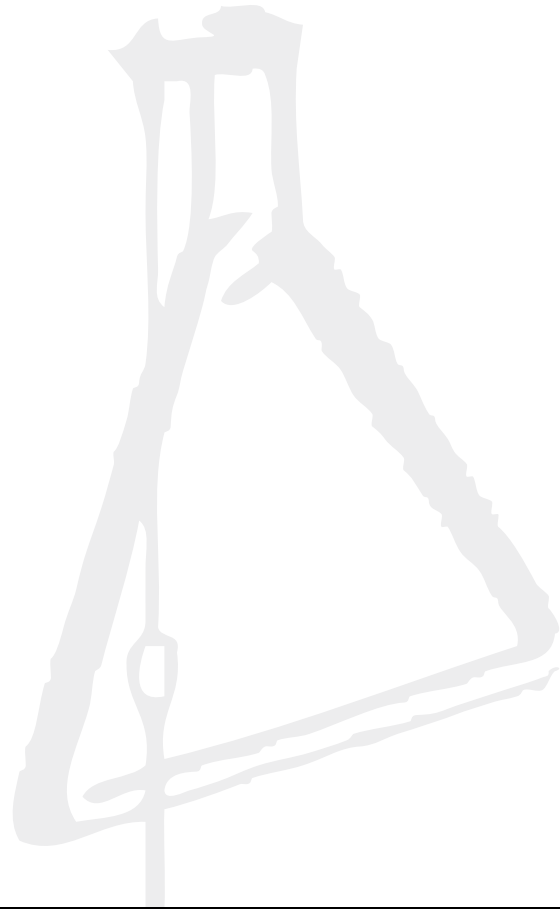
PLANNING/LANDSCAPING - Bill Tinney, Scheduled as needed.
 DRC - Brian Haskell, Every other Wednesday 8:30 a.m.
 FINANCE - Georgina Pitcher, Scheduled as needed.

EVERYONE IS WELCOME TO ATTEND! Meetings are held at the Prairie Gate Office, please call for more information.

T H E
RANCHES

AT EAGLE MOUNTAIN
HOMEOWNERS' ASSOCIATION

3688 E Campus Drive Suite #101
Eagle Mountain, UT 84005



IMPORTANT HOMEOWNERS INFORMATION - PLEASE READ



GENERAL OFFICE INFORMATION

3688 E Campus Drive Suite #101
Eagle Mountain, UT 84005
Ph 801-789-7900 | Fax 801-789-7877

OFFICE HOURS:

Monday – Thursday 9-5
Friday 9-2
Saturday 9-1
[Closed Holidays]

Visit us at: www.rancheshoa.com

THE RANCHES COMMUNITY MANAGEMENT

For violation questions contact: Katie Jessop - katie@scmutah.com
For accounting questions contact: Misty York - misty@scmutah.com

