

# THE RANCHES

AT EAGLE MOUNTAIN  
HOMEOWNERS' ASSOCIATION

## NEWSLETTER

FEBRUARY 2009

### ASSOCIATION MESSAGE

Starting on January 2nd a new management group has assumed the responsibilities to manage your Association, and we are all very excited to begin our service to the members of this Association. Our new management group is called The Ranches Community Management and is focused on the management of your Association.

We have assembled a great team of professionals who are dedicated to managing The Ranches Association in a manner that will leave you with the feeling that it is truly your Association. We understand and accept the fact that we work for you, the Association members; it is your assessments that, provide the funds to maintain the community and pay our salaries. We wish to sincerely thank you for the opportunity to serve.

Living in a Homeowners' Association can provide many great benefits; and we intend to help you all understand and realize these benefits. Over the next few months we will propose and implement some changes to the way the Association functions; these changes will be done in an effort to improve your community. However, as is appropriate, we will need to have the approval of your Association's Board of Trustees before any of these changes can be made. We encourage all of you to become involved in the association by attending Board meetings, joining one of the committees, and expressing your concerns and suggestions to your delegates. As you do this, you can become educated and knowledgeable on all of the many issues facing your Association. With this knowledge we can reason together and devise the best ways to continually improve your community. We can all make this a wonderful place to live, enjoy the amenities, and come home to the community that we have built together.

Again, thank you for the opportunity to serve and please contact us with any questions or suggestions.

The Ranches Community Management Ph. 801-789-7900 or [manager@rancheshoa.com](mailto:manager@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](mailto:manager@rancheshoa.com)

### YARD OF THE MONTH

The yard of the month contest will resume in the spring. Thank you for your participation and eagerness to keep our city beautiful!



### VISIT OUR NEW WEBSITE

For more information about the Homeowners' Association and more!

THE  
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[www.rancheshoa.com](http://www.rancheshoa.com)



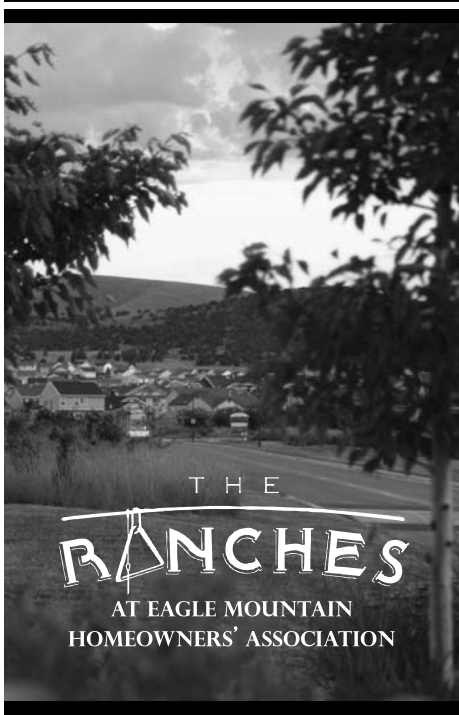
## NEW UPDATES & GENERAL REMINDERS

### WELCOME & CONGRATULATIONS

First we would like to welcome Amy Twitty as the newest member of the Board of Trustees for The Ranches Master Homeowners' Association. Amy has lived in the community for many years and has some wonderful experience, knowledge and ideas to bring to the Board. We would also like to congratulate Georgina Pitcher who accepted an appointment to serve as the Treasurer for the Association. She has already done a great job serving on the Board, been a member of the Finance Committee, and will do a great job watching over the finances of the Association.

### YEARLY INVOICE

Yearly invoices were sent at the beginning of the year. If you did not receive one or have any questions, please give us a call and we would be happy to send you out a new one or discuss your account with you.



### ASSESSMENTS

Over the past several months many accounts have become delinquent. In an effort to protect your Association and encourage homeowners to pay the yearly assessments in advance, The Board of Trustees has voted to change assessments. For members choosing to still pay monthly there will be an increase in your assessments. This increase will be \$1.00 per month for homeowners paying \$30.00 a month to the Master Association; and a \$.50 per month increase for homeowners paying \$15.00 a month to the Association (those belonging to a Sub-association). However, there will be NO increase if you pay your full 2009 assessment before April 1st or sign up to pay your assessments through automatic check withdrawal (ACH) with the Master Association's bank. Visit [www.rancheshoa.com](http://www.rancheshoa.com) for ACH forms. Thank you for your cooperation and understanding as we implement this new change.

### SUMMER POOL PASS

Northmoor and Southmoor would like to offer pool passes to the residents of The Ranches. This offer is only available to residents that are current on their HOA assessments. Passes will be offered to the first 120 homeowners only. The season pass will be \$250 plus a refundable key deposit of \$20. You will receive the deposit at the end of the season when you return your key to The Ranches Community Management. Contact the office for more information.

### ENFORCEMENT FOCUS

In an effort to work together to improve our community, we as a management company, would like to call your attention to our enforcement focus each month. This does not mean

other violations will be overlooked, but only that we intend to focus on this particular violation throughout the month. Our goal is to work together as a community to correct violations and bring all homes into compliance. February's Enforcement Focus will be...

**Snow and ice removal on a timely basis...** According to the Association rules snow and ice must be removed from the sidewalks within 24 hours of each snowfall. Non-compliance can create a hazard for our children and other pedestrians. Many kids are walking to school and are forced to walk in the streets when walks are not cleared. We as a community need to make sure we have them clean & clear to keep our kids safe at all times.

### **Removal of our cars from the streets during the winter months...**

Eagle Mountain City has the responsibility to clear the roads in most of our community. This becomes extremely difficult when vehicles are left parked on the sides of the streets. Often the plows cannot even pass though your subdivision streets because of cars parked along the street. Please help us all by removing your cars from the streets and allowing the plows to do their job. You can visit the Eagle Mountain City website at [www.emcity.org](http://www.emcity.org) to find the plowing schedule and regulations for parking on the streets.



### NEW OFFICE HOURS

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

<b>Monday-Thursday</b>	<b>9-5 pm</b>
<b>Friday</b>	<b>9-2 pm</b>
<b>Saturday</b>	<b>9-1 pm</b>

[www.rancheshoa.com](http://www.rancheshoa.com)



# RANCHES CALENDAR OF EVENTS FEBRUARY 2009

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1	2	3 Eagle Mountain City Council 7:00PM	4	5	6	7
8	9	10	11 DRC 8:30AM	12 The Ranches Board Meeting 6:00PM	13	14 Valentine's Day
15	16	17 Eagle Mountain City Council 7:00PM	18	19	20	21
22	23	24	25 DRC 8:30AM	26	27	28



## 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.



## BOARD AND COMMITTEE INFORMATION

### COMMITTEE CHAIRS AND MEETING TIMES

PLANNING/LANDSCAPING - Bill Tinney, 1st Wednesday 5:30 p.m.  
 DRC - Brian Haskell, Every other Wednesday 8:30 a.m.  
 FINANCE - Georgina Pitcher, Scheduled as needed.

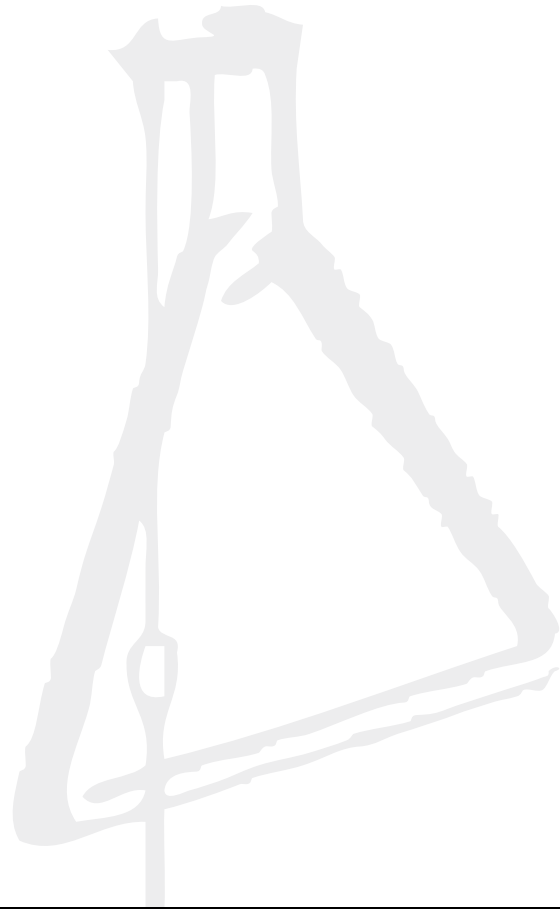
**EVERYONE IS WELCOME TO ATTEND!** Meetings are held at the Prairie Gate Office, please call for more information.

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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](http://www.rancheshoa.com)

**THE RANCHES COMMUNITY MANAGEMENT**

For violation questions contact: Katie Jessop - [katie@scmutah.com](mailto:katie@scmutah.com)  
For accounting questions contact: Misty York - [misty@scmutah.com](mailto:misty@scmutah.com)  
Or: Sarah Pickett - [sarah@scmutah.com](mailto:sarah@scmutah.com)

