

# The Bandanna Ranch 2025 Spring Newsletter



## Annual Meeting

The annual membership meeting, conducted by the HOA Board, is scheduled for  
**Saturday, May 24, 2025 @ 10 am.**

The meeting location will be the old tennis courts at the junction of Easy Money and Madhatter Way.

We'd like to extend a special welcome to all the new members in our community and hope you take the opportunity to meet your neighbors and be active participants within our association there are a lot of amazing people in our community get out and meet your neighbors!

**Please ensure we have your contact information so we can communicate with you effectively.**

**A special note:** As decided by A Vote in the annual meeting last year, a special assessment will be added this year to cover the pavement areas, the cost to each owner will be **\$185.00 per lot.**

**Annual Dues will remain at \$275.00. for 2025**

**Reminder Dues should be paid by May 31st.**

## Road Maintenance

We have had several owners contact us concerning the paved areas The board has gotten a bid to do the repairs, and the areas will be repaired as soon as possible. Please make sure you get your dues and special assessment fee paid as soon as possible so that we do not hold up this project.

There will be several road maintenance and improvement projects initiated this summer after the Road Committee completes its road survey in the spring.

## Projects

Last summer we had several safety concern areas that got fixed.

The roads committee will be touring the Ranch ASAP, searching for needed repairs/improvements.

If your lot requires a culvert, it is your responsibility to keep both ends and the inside free of all debris.

## Moon lake pole lights

Moon lake yard lights are no longer allowed on the ranch, if you notice any around you, please contact the board so it can be taken care of. Fines will be sent out if not removed. They violate our CC&Rs and we are working on addressing this issue with the lot owners.

## HOA Dues

**Reminder:** \$275.00, plus special assessment due by **May 31st.** Thank you to all that pay on time! Dues and Fines received after May 31st will be subject to late fees.

- **Check** payments mailed to remit address: Bandanna Ranch, PO Box 876, Riverton, UT 84065.
- **PayPal** payment information is available on our [thebandannaranch.com](http://thebandannaranch.com) website (\$17.15 service charge).
- **Venmo** payments (\$9.05 service charge), contact [thebandannaranch.com](http://thebandannaranch.com) or [brhoa.books@gmail.com](mailto:brhoa.books@gmail.com)

## HOA Board Vacancies

The Board of Trustees has two position openings:

1. Stagecoach Trustee -Steve Hille.
2. Trustee at large – Dale Savage.

Individual can be voted in for 3 terms for a total of six years.

All trustees are volunteers. If you are interested in serving and being involved in the business decisions affecting the Bandanna Ranch HOA, please let your subdivision trustee know or notify the HOA by emailing your nomination to [thebandannaranch@gmail.com](mailto:thebandannaranch@gmail.com).

Positions will be voted on at the Annual Meeting. Following the Annual Meeting, all new and exiting Board Members will meet after annual meeting.

## Your Contact Info

You are responsible to notify the Board when your contact information changes such as your mailing address, email, or phone number. Please send changes via email to [brhoa.books@gmail.com](mailto:brhoa.books@gmail.com).

Please help us help you.

### Weeds

We will continue spraying weeds along our roadways with annual spraying. This program has limited effectiveness without the involvement of members doing the same on their individual lots. If you would like additional information on noxious weed control, you can contact:

- Duchesne County Weed Dept. Phone: (435) 738-2745

### Reinvestment Fee

The Board of Trustees and the Membership voted to approve the amendment, in October 2023, to implement a Reinvestment Fee, which Has been great for the ranch to collect money for extra road improvements and to possible grow our emergency funds In Bandanna Ranch.

### Wildfire

We are all responsible for fire safety on our property and the Ranch. Defensible Space around dwellings is an important part of fire safety and we encourage owners to consider protecting their dwellings by creating defensible space.

We are expecting another dry spring and summer for 2025. With lack of water we've had we'll have a lot of dry grass and brush. We ask that everyone be mindful and follow the guidelines set forth in the (Article III, Section 3.10). Any changes to fire restrictions will be posted on the large signs at the Ranch entrances and intersection of Airport and Bandanna Drive, as well as our website and Facebook page.

For free guidance (and perhaps, free defensible space work), you can contact:

- Duchesne District Fire Warden, Utah Dept. of Natural Resources

### Architectural Committee

The HOA requires a landowner proposal for any modification to our properties...not just structures, but fences, new roads, RV covers, grading for RV pads, etc. Our CC&Rs are not particularly restrictive; especially compared to the CC&Rs typical to most HOAs. The purpose of the proposal is to document and to inform the HOA Board of Trustees of our intentions. Rarely is a proposal denied for non-compliance. Commencement of property modifications without prior HOA approval is in violation of our CC&Rs and potentially subject to fines. The contacts can be found on the website. [thebandannaranch@gmail.com](mailto:thebandannaranch@gmail.com).

### Offensive Activities the board has been notified of:

1. Several infractions encountered this past year include: speeding, loose animals, fire restrictions. The board has levied fines for repeated/unresolved infractions during the year.
2. Please let your children and guests know, the **speed limit is 25 MPH**. Please respect others and stay within the speed limit.
3. **Nuisance.** As noted in the CC&Rs, Article III, section 3.5: *No noxious or offensive activity shall be carried upon any Lot, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood. Examples of such nuisances include excessive noise, littered/trashy lots, and lack of control of pets and livestock. applicable against such result and may be exercised by the Board or any Member.*

### Note to the community!

This year let remember to respect our neighbors and community by not destroying our roads and paying attention to the time of day and keep it quiet at night. speed **limit is 25** inside the Ranch on all roads.

**Thank you for your time and cooperation!**

The Bandanna Ranch

