

The Bandanna Ranch 2026 Spring Newsletter



Annual Meeting

The annual membership meeting, conducted by the HOA Board, is scheduled for

Saturday, May 23, 2026 @ 10 am.

The meeting location will be 46630 W Bandanna Drive. Bring a chair

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.

Annual Dues will remain at \$275.00. for 2026
Reminder Dues should be paid by May 31st.

HOA Dues

Reminder: \$275.00, 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 should be mailed to the address on your invoice: Bandanna Ranch, HC 63 Box 270201, Fruitland, UT 84027.
- **PayPal** payment information is available on our thebandannaranch.com website (\$17.15 service charge).
- For **Venmo** payments (\$9.05 service charge), please

URGENT

Fruitland water users.

We are in a drought situation.

Please conserve water

Previous issues

Paved area repair, We are allowing the contractor who did the chip seal repair to honor the warranty and fix the road correctly once the temperature outside permits. This was not done to our satisfaction the first time. We will act accordingly depending on completion.

Upcoming

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

Culverts

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

Brush cleanup and mitigation

With the dry winter and outlook for a dry year clearing defensible space is extremely important. Fruitland fire and the DNR will help with defensible space planning. They will also help dispose of brush that we will put in 1 or 2 locations to make it easy for all owners to participate in the cleanup. More info will be available at the meeting and posted on the website and Facebook page

HOA Board Vacancies

The Board of Trustees has three position openings:

1. Elkhorn trustee – Gina Milgate
2. Chuckwagon/Moose Ridge trustee – Greg Record
3. Buckboard trustee – Bryan Martinez

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.

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.

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

Facebook page

Bandanna Ranch (official) Homeowners (HOA) page

This is the only Facebook page that is run or monitored by the Bandanna Ranch HOA

Please join this page for information.

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 the dryest year in history, we have had very little snow this winter. 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.

Offensive Activities the board has been notified of:

1. Many fires during the fire restrictions. The restrictions are put in place every year to protect the homes and properties within the ranch. This year is excessively dry. Please follow the restrictions when in place. **Propane fire pits can be used always.**
2. Please let your children and guests know, the **speed limit is 25 MPH**. Please respect others and stay within the speed limit. Also, please do not allow guests or children to tear up the roads by spinning doughnuts in the roads. This costs the ranch a lot of money every year to fix.
3. **Trespassing, all property is private.** Only common areas are open to all bandanna ranch owners

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](#)

