

Bandanna Ranch 2022 Spring Newsletter

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! Please ensure we have your contact information so we can communicate with you effectively. brhoa.books@gmail.com

Annual Meeting

The annual membership meeting conducted by the HOA Board is scheduled for Saturday, May 28, 2022 @ 10 am. The meeting location will be the old tennis courts at the junction of Easy Money and Madhatter Way.

MAY 2022

SUN	MON	TUE	WED	THU	FRI	SAT
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31	1	2	3	4

www.GrabCalendar.com

Schedule of Fines

In accordance with State law and our CC&R's/Bylaws, the Board has developed a Schedule of Fines to address violations of our governing documents. The schedule provides for progressive enforcement that includes provisions for written warnings, initial and subsequent fines, owner appeal rights, and injunctive relief. Owners are encouraged to review the schedule specifics on our www.thebandannaranch.com website. Examples of infractions encountered this past year include: speeding, short term/vacation rentals, unapproved building, fire restrictions, and trash/junk vehicle storage.

New Website and Email

- Website: www.thebandannaranch.com
- Email thebandannaranch@gmail.com

A special thanks to Tom Brown, for his past service as our webmaster.

Dumpster Use

Again, thanks for your help with the dumpster misuse we have seen in the past. While we all understand the benefit they provide, we'd like to add a **reminder** that the dumpsters are for household trash only. The disposal of furniture, construction materials, and large packing materials are not allowed. Cardboard boxes need to be broken down.

Looking at our budget, there will be an increase to keep this service. Dumpster expenses rank third behind road maintenance and snow removal costs. As required by our December 1996 Road Maintenance Agreement, the Board is obligated to spend funds for year-round road maintenance that includes snow removal. No such obligation exists for the dumpsters so misuse could result in their removal.

CC&R Focus

Reminder: the official Bandanna Ranch subdivision plat consists of 508 lots and 2 common areas as recorded in the Duchesne County Recorder's office. No lots can be subdivided (Article III Section 3.1 C) or combined (Article I Section 1.20)

The Board has become aware of instances where owners have listed their properties on Airbnb, VRBO, or made similar short-term rental arrangements. Owners are reminded these rentals are strictly prohibited under Article III Section 3.16 of the CC&R's and violations of the standard will be enforced.

The second amended CC&Rs and Bylaws for Bandanna Ranch HOA, which was voted to be put in place last year, was recorded with Duchesne County and became effective on 10/5/21. It is available to view on the website.

Road Maintenance

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

If there are road maintenance issues of concern to you or you have an interest serving on our Road Committee, please contact a committee member or the HOA Board.

As a reminder the bar ditches need to have culverts installed before you can install an approach. We have the bar ditches opened so that water can flow through them and not across the roads. To minimize our road maintenance costs, as always, we expect lot owners who have culverts at their property entrances to keep the culvert ends and inside free of debris. We also encourage owners to collect any accumulated trash along their property road frontage.

Selling Your Lot

When you sell a lot in Bandanna Ranch, it is your responsibility as the seller to:

- Notify the buyer of a \$25 **fee to transfer HOA ownership**. This is a new fee.
- Provide the HOA Accountant with the contact information of the buyer via email to brhoa.books@gmail.com
 - Name, Address, Phone, Email Address

New Construction Reminder

If you plan to **construct/erect a building, fence, or other structures on your property you must submit a written application** for approval to our Architectural Committee before the work begins. This includes any exterior changes you may be planning to an existing structure on your property. Contacting our Architectural Committee will ensure your compliance with the Use Restrictions in the Protective Covenants of Bandanna Ranch. Covenants are detailed at www.thebandannaranch.com.

HOA Board Vacancies

The Board of Trustees has two position openings:

1. **Elkhorn Trustee** – Annette - two-year term. Individual can be voted in for 3 terms for a total of six years.
2. **Chuckwagon/Moose Ridge Trustee** – Shane - two-year term. 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 Meeting.

Speeding

Every year the Board emphasizes this same issue: **SLOW DOWN!!!!** Our speed limit is still **25 mph** on our roadways.

Trespassing

Please remember, the only common areas on the Ranch are our roadways, the dumpster locations and the Rough Hollow green space. The remainder of the Ranch is privately owned lots. Respect your neighbor's property rights and **DON'T TRESPASS**.

Wildfire

We expect another dry spring and summer for 2022 and ask that everyone be mindful and follow the guide lines set forth in the CC&Rs (Article III, Section 3.10). Any changes to **fire restrictions** will be **posted** on the **large signs** at the Ranch entrances, as well as our **website** and **Facebook** page.

We are all responsible for the 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. For free guidance (and perhaps, free defensible space work), you can contact Nathan Robinson, Duchesne District Fire Warden, Utah Dept. of Natural Resources (phone: 435-738-1226, email: nathanrobinson@utah.gov), or Travis Wright, Asst. WUI Coordinator, Utah Dept. of Natural Resources (phone: 385-505-4030, email: tdwright@utah.gov).

HOA Dues

The Board met on March 5, 2022 and voted to increase the dues by \$25 due to the increased property tax, road maintenance, accounting, and dumpster costs. Dues will be **\$250** per lot this year. Dues should be paid within 30 days of receiving your invoice. Thank you to all that pay on time! Dues received after the 30 day billing period will be subject to late fees. Unpaid dues, beginning July 1st, will be sent to collections for payment. You can pay by check, PayPal or Venmo.

- 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 (\$9.22 service charge). For Venmo payments (\$5.00 service charge), please contact Kristen Mar brhoa.books@gmail.com.

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

A special thanks to Bobbie Philabaum. Bobbie served as the accountant for the HOA the past 10 years. Her replacement, Kristen Mar, was selected by the Board and Bobbie made it a smooth transition.

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. Thank you for your time and cooperation.