

Bandanna Ranch

2023 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.



What's New: Special Assessment

Our emergency fund was used due to excess snow. As required by the Board, a special assessment of **\$150.00** has been implemented to replenish the emergency fund. This assessment is due with your annual HOA dues.

Annual Meeting

The annual membership meeting, conducted by the HOA Board, is scheduled for **Saturday, May 27, 2023 @ 10 am**. The meeting location will be the old tennis courts at the junction of Easy Money and Madhatter Way.

HOA Dues

The Board met on Feb 18th, 2023, and voted for no increase in Dues.

Reminder: \$250.00 **plus** the special assessment of \$150.00 should be paid 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 (\$9.22 service charge).
- For **Venmo** payments (\$5.00 service charge), please contact Kristen Mar brhoa.books@gmail.com.

Offensive Activities the board has been notified of:

1. Several infractions encountered this past year include: speeding, short-term/vacation rentals, unapproved building, fire restrictions, and trash/junk vehicle storage. The board has levied fines for repeated/unresolved infractions during the year.
2. 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. The results of every act or omission whereby any provision of the CC&R's contained in this Declaration is a violation in whole or in part, and hereby declared to be and constitutes a nuisance, and every remedy allowed by law or equity against a nuisance, either public or private, shall be applicable against such result and may be exercised by the Board or any Member.*
3. Please let your children and guests know, the speed limit is 25 MPH. Please respect others and stay within the speed limit.

HOA Board Vacancies

The Board of Trustees has two position openings:

1. Stagecoach Trustee – Steve - two-year term. Individual can be voted in for 3 terms for a total of six years.
2. Trustee at Large – Dale (Doc) - 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.

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

Culverts

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.

Projects

Last summer many road projects and culverts were completed and/or repaired. 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. Clogged culvert pipes can cause washouts across the roads which are costly to repair. Owners can be charged for a portion of the cost if the washout is caused by a clogged culvert.

Road Maintenance

There will be several road maintenance and 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.

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

Wildfire

We expect another dry spring and summer for 2023. With all the water we've had we'll have a lot of dry grass growth. We ask that everyone be mindful and follow the guidelines 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
- Travis Wright, Asst. WUI Coordinator, Utah Dept. of Natural Resources
Phone: 385-505-4030

Thank you for your time and cooperation

[The Bandanna Ranch](#)

