

# The Bandanna Ranch 2024 Spring Newsletter



## Annual Meeting

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

**Saturday, May 25, 2024 @ 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.**

## What's New: Dues will be raised to \$275.00. for 2024

During our board meeting on February 17<sup>th</sup>, we went over road projects for the near future and the board decided unanimously to raise the dues to cover the costs to operate efficiently.  
**Reminder Dues should be paid by May 31st.**

## Road Maintenance

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

We have had several owners contact us concerning the paved areas and will investigate repair possibilities and get some bids.

If there are road maintenance issues of concern to you or you have an interest in serving on our Road Committee, please contact a committee member or the HOA Board. If you have concerned the best way to help is to get involved.

## Projects

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

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.

We have had several complaints of yard lights that are not in compliance with our [CC&Rs](#) and we are working on addressing these issue with the lot owners.

## 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](http://thebandannaranch.com) website (\$15 service charge).
- For **Venmo** payments (\$7.87 service charge), please contact Kristen Mar [brhoa.books@gmail.com](mailto:brhoa.books@gmail.com).

## HOA Board Vacancies

The Board of Trustees has Three position openings:

1. Chuckwagon\Moose Ridge Trustee – Shane - is at the term limit.
2. Elkhorn Trustee – Annette -- is at the term limit.
3. Buckboard Trustee – Brian – has served one 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](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 at Shane Tarbet's house.

## 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 is .25% of the sales price, to be paid by any buyer that purchases a lot 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 2024. 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 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

### Culverts

**Installation and Maintenance of Culverts.** As noted in the [CC&Rs](#), Article III, section 3.9:

**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.

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

1. Several infractions encountered this past year include: speeding, loose animals, excessive livestock on properties, 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!

The Facebook pages are not operated or controlled by the board. The main Bandanna Ranch Facebook page admin does post things for us to keep you all informed.

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

[The Bandanna Ranch](#)

