



## Bandanna Ranch 2020 Spring Newsletter

From the Bandanna Ranch HOA Board of Trustees - Greetings to our fellow members!

During these challenging times, we hope all of you, your families, and friends are healthy and safe. Due to the current COVID-19 pandemic and Governor Herbert's "Stay Safe, Stay Home" directive, the annual Homeowner's Association Meeting normally held the Saturday of Memorial Day weekend will be postponed. If possible, it will be rescheduled. Please continue to routinely visit our [bandannaranch.com](http://bandannaranch.com) website and Bandanna Ranch Facebook page for the posting of a new meeting date. In addition, the date will be posted at the Ranch entrance gates at least two weeks before the meeting is to occur. As in past years, the meeting location will be the tennis courts on Easy Money.

**Road Maintenance** - The winter snowfall of 2019/2020 was relatively mild compared to the previous year's and our snow removal costs for the season were manageable. We anticipate 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, please contact committee members or the HOA Board. 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.

**New Construction** - Please remember if you plan to construct/erect a building, fence, or other structure 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 on our [bandannaranch.com](http://bandannaranch.com) website.

**Wildfire** - As we witnessed during the Dollar Ridge Fire in July 2018, the greatest risk to our Ranch properties is wildfire. 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](mailto:nathanrobinson@utah.gov)), or Travis Wright, Asst. WUI Coordinator, Utah Dept. of Natural Resources (phone: 385-505-4030, email: [tdwright@utah.gov](mailto:tdwright@utah.gov)).

We recommend campfires on the Ranch be in the form of small recreational fires in improved fire pits. These fires should be limited to natural materials (no garbage), constantly attended until fully extinguished, and a method of extinguishment (i.e., running water) should be readily available. An example of an improved fire pit design is available at our [bandannaranch.com](http://bandannaranch.com) website. During times of extreme fire danger, additional fire restrictions may become necessary. Those restrictions will be posted on the large signs at our entrance gates, as well as our website and Facebook page.

Burning of brush has resulted in dangerous fires on the Ranch in the past. **Burning of brush without a permit is allowed only from November through May and is subject to Duchesne County approval:** contact Duchesne County Dispatch (435-738-2424, 435-722-4558) for approval *prior* to burning.

**Dumpsters** - Dumpster use has been mostly appropriate. Let's keep up the good work and remember that only household trash should be placed in dumpsters (i.e., no furniture, appliances, building materials, etc.). Please report inappropriate use to the Board.

**HOA Management Vacancies** – The Board of Trustees has three position openings:

1. Trustee at Large (one-year term which can be extended for an additional year)
2. Chuckwagon Trustee (two-year term which can be extended an additional two years)
3. Elkhorn Trustee (two-year term which can be extended an additional two years)

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 **bandannaranchhoa@gmail.com**.

**HOA Dues** – The Board met on April 18, 2020 and voted not to raise the dues. Dues will remain \$210 per lot this year. Dues should be paid within 30 days of receiving your invoice. A special thanks to all that pay on time! Dues received after the 30 day billing period will be subject to late fees. Unpaid dues will be sent to collections for payment. You can pay by check or PayPal. 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 at our **bandannaranch.com** website. If you need to make payment arrangements, please contact Bobbie Philabaum (phone: 801-518-2981, email: bltcpa@live.com).

Thank-you for your time and cooperation. Enjoy Bandanna Ranch and be safe!

Bandanna Ranch HOA Board of Trustees

**Trustees**

Vicki Savage - President, Trustee at Large (term expires 5/23/20), phone: 801-710-7525, email: Vicki4747@hotmail.com

Les Park - Vice President, Stagecoach Trustee (term expires 5/29/21), phone: 385-787-9929, email: gotaitch69@yahoo.com

Gina Millgate - Secretary, Elkhorn Trustee (term expires 5/23/20), phone: 801-608-2099, email: utahglory.gina@gmail.com

Rick (Sneez) Senese - Treasurer, Buckboard Trustee (term expires 5/29/21), phone: 801-550-8305, email: r.senese@comcast.net

Dave Funkhouser - Chuckwagon/Moose Ridge Trustee (term expires 5/23/20), phone: 801-550-7220, email: krf286@msn.com

**Architectural Committee**

Vicki Savage – phone: 801-710-7525, email: vicki4747@hotmail.com

Dale Savage - phone: 801-791-8494, email: vicki4747@hotmail.com

Dwayne Glover – phone: 801-989-4058, email: maxxsmoke@gmail.com

Carter Childers – phone: 801-633-3700, email: childerscp@gmail.com

**Road Committee**

Les Park – phone: 385-787-9929, email: gotaitch69@yahoo.com

Pat Philabaum – phone: 801-580-3915, email: pat-ace@hotmail.com

Butch Berger – phone: 435-548-2720

**Accounting**

Bobbie Philabaum - phone: 801-518-2981, email: bltcpa@live.com

**Webmaster**

Tom Brown – phone: 435-709-1934, email: bandannaranchhoa@gmail.com