



Bandanna Ranch 2021 Spring Newsletter

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

We extend a special welcome to the many new members in our community and hope you take the opportunity to meet your neighbors and be active participants within our association!

Annual Meeting – The annual membership meeting conducted by the HOA Board is scheduled for Saturday, May 29, 2021 @ 10 am. The meeting location will be the old tennis courts at the junction of Easy Money and Madhatter Way. In addition to HOA business, our guest speaker will be Nathan Robinson, Duchesne District Fire Warden. We encourage all members to attend! Additional information about the meeting is posted at www.bandannaranch.com and our Facebook page.

ATTENTION: ANNUAL MEETING ATTENDANCE REQUESTED re: Dumpsters – Misuse of dumpsters on the Ranch continues to be a difficult issue for the HOA Board. While we all understand the benefit they provide, we continue to have to deal with instances of off-ranch use (i.e., unauthorized persons bringing in garbage), members and guests not following disposal requirements for household trash only, and the deliberate disposal of furniture, construction materials, and large packing materials (i.e., cardboard boxes not broken down). All of these examples would not appear to be difficult to correct, but our efforts at self-policing have been minimally successful and we've made little progress mitigating the problem since dumpsters were first brought onto the Ranch.

Looking at our budget, 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 as they are provided as a convenience. Their cost/benefit to our entire membership appears to be marginal and their misuse creates the risk of unwanted conflict. For these reasons, the Board has considered discontinuing dumpster use with the alternative being private garbage service paid by those members who want it. **Please.....we want your feedback!!**

Proposed Amended CC&R's and Bylaws – All members in good standing should have received a notice and ballot in the mail about the proposed amendment to our existing CC&R's and Bylaws. The primary purpose of this amendment is to update our 2003 Declaration and bring it in alignment with current Utah laws. If you haven't already done so, we encourage you to review the amendment and associated summary at www.bandannaranch.com, and cast your vote by submitting the self-addressed stamped ballot you received. Ballots must be postmarked no later than May 19, 2021.

Road Maintenance – The winter snowfall of 2020/2021 was relatively mild and our snow removal costs 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 or you have an interest serving on our Road Committee, please contact a committee member 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.

A special thanks to those members who volunteered to help with the tree trimming project along our ranch roadways on April 24, 2021. Its purpose was to trim back trees that interfered with road maintenance equipment and eliminate visibility hazards that existed along the roadways.

New Construction – Just a 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.bandannaranch.com.

Wildfire – Due to the current dry fuel conditions, high winds, and low relative humidity, the Duchesne County Commission ordered the spring burn window closed. Members are prohibited from burning brush on their properties while this order is in effect. In addition, the Board has determined a ban on small recreational fires is necessary until further notice. Any changes to this restriction 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 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. Stagecoach Trustee (two-year term which can be extended an additional two years)
3. Buckboard Trustee (two-year term which can be extended an additional two 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 bandannaranchhoa@gmail.com.

HOA Dues – The Board met on March 20, 2021 and voted to raise the dues \$15. Dues will be \$225 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).

Miscellaneous

- A special thanks to Bobbie Philabaum, Rick (Sneez) Senese, and Les Park for their dedicated service to the HOA Board! Bobbie has served as accountant for the HOA the past 10 years and plans to resign once a replacement is selected by the Board. Sneez and Les have served as trustees and held committee positions for the past four years with their terms ending this month. All three plan to remain active participants with the HOA.
- It seems like every year the Board emphasizes this same issue: **SLOW DOWN!!!!** Our speed limit is still 25 mph on our roadways. Also, 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. Please respect your neighbor's property rights and **DON'T TRESSPASS**.
- The HOA has attempted to control the spread of noxious 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 Rex Broadhead, Duchesne County Weed Dept., phone: (435) 738-2745.

Thank-you for your time and cooperation. Enjoy Bandanna Ranch and we'll see you at the Annual Meeting!

Bandanna Ranch Board of Trustees

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

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

Annette Johnson - Secretary, Elkhorn Trustee (term expires 5/28/22), phone: 435-503-1171, email: mysterym69@yahoo.com

Shane Tarbet - Treasurer, Chuckwagon/Moose Ridge Trustee (term expires 5/28/22), phone: 385-319-2714, email: tarbetsl@msn.com

Jim Phillips – Trustee at Large (term expires 5/29/21), phone: 801-928-4357, email: JP008.dizturbd@gmail.com

Architectural Committee

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

Jim Phillips

Dave Funkhouser

Road Committee

Contact: Annette Johnson – phone: 435-503-1171, email: mysterym69@yahoo.com

Pat Philabaum

Butch Berger

Accounting

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

Webmaster

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