

# 2011 Bandanna Ranch HOA Spring Newsletter

## GENERAL LANDOWNERS HOA MEETING

SAT May 28<sup>th</sup> – Memorial Day weekend

Where: Tennis Courts on the corner of Easy Money & Mad Hatter

When: Sat May 28<sup>th</sup> 10:00 a.m.

**The Fruitland Fire Fair will be held on the same day at the Fruitland Fire Station.**

### *HOA Management Changes:*

It is time for a changing of the HOA Board of Trustees guard. Our terms have expired and elections will be held for Buckboard, Elkhorn and Stagecoach HOA Board Trustees at this years meeting. The Lynnette is still Chuck Wagon trustee for one more year. The new board will be appointing a new HOA president, vice president, trustee at large, and chair people for the Architectural and Road Committees. If you are interested in serving for any of these positions please let us know by emailing your nominations to [Trustee@bandannaranch.com](mailto:Trustee@bandannaranch.com).

As anticipated, Ford Inc. withdrew their clerical support from Bandanna Ranch HOA in 2011. We have ported the landowner database over and are managing the invoicing and receivables internally. This means that we have a new Fruitland address to send your HOA dues (new address is listed below, on invoice or you can find it on the website).

### *2010-2011 Finances:*

The HOA is out of money this year for two reasons. First, we were unable to collect the outstanding delinquent HOA dues, which amounted to over \$14K. Second, we saw the biggest snow removal expense in the history of Bandanna. Last year we paid \$16K for snow removal. This year we budgeted \$25K for snow removal and as of March 1<sup>st</sup> our bills totaled just above \$26K. The plows have been called out since so we are anticipating more bills coming in.

The HOA Board met on April 2<sup>nd</sup>, 2011 to discuss the budget and management changes. The Board voted to raise the annual HOA dues to \$145.00. (This was done according to the Bylaws Article IV section I.) A 5% late fee will be assessed after 30 days. If you let it go past 60 days then that late fee goes up to 15% and again after 90 days for delinquent dues so get your dues in early and forget about it!

The Board decided that the collection of our HOA dues is too important of a job to be left to volunteers who simply want to be nice and never bother people. We learned this year that if we can't collect our dues we can't pay our bills so we are turning that task over to the professionals and paying for collection services. Dues that are left unpaid after Jan 1, 2012 will be turned over to the legal department. We will place liens and we will foreclose on those leins.

All late fees, collection fees and legal fees will be passed on to the delinquent landowner according to our Protective Covenants, Article III that states

*“The Association shall be entitled to collect from any landowner whose assessments and Dues become delinquent, the reasonable cost of collection, with or without suit, including But nor limited to attorney fees, postage, court costs, title reports, costs of posting notice, publication costs, or any other reasonable cost associated with enforcement of the provisions hereof or incurred in collecting past-due or delinquent dues and assessments.”*

(Bylaws and Covenants are available on the website)

**YARD LIGHTS:** This year the board voted to request a yard light evaluation whenever the architectural committee is called upon to review and stamp building permits. There has been an increasing interest around the ranch and numerous requests to do something about reducing the impact of yard lights. If anybody is interested enough to chair a committee and work on this project, please come to the HOA meeting and we will get the consensus and direction of the landowners on this issue.

**SAFETY NOTE:** We have had collisions on our main roads this year. Fortunately, no one was injured but property damage is costly. The speed limit is still 25 mph but some think even that is not slow enough to be SAFE when the roads are icy, snow packed or muddy. Please slow down and enjoy the Zen like beauty of the ranch and keep your children and guests informed of the HOA rules.

2011 Annual Dues \$145.00

**Bandanna Ranch HOA  
PO Box 270173  
Fruitland, UT 84027**

**The gate combination will change on June 1, 2011  
2112**

If you forget the combination or the new address it is posted on our website

[www.bandannaranch.com](http://www.bandannaranch.com)

The password to access that information is ‘gatecombo’ without the quotes.

*Bobbi, Pat, Kent, Scott & Lynnette*

The family of Vern and Berdie Graham wish to invite Bandanna Ranchers to an Estate Sale and Open House (to honor the memory of their parents) after the HOA meeting on Sat and Sunday 11 – 6. Elkhorn 28 - Herme Blvd.