

Q For some reason I can not find the ATV trails in the area. I think it would be great to have maps of the area trails for the current residents like me who don't know where they are, and it would also be great for prospective buyers to see all the possibilities for recreation in the area. Is that something you could do?

A

Due to liability issues there are no trails specific for ATV use on Bandanna Ranch. According to our covenants\*\* Article V, Sections 18 & 19 the operation of ATV's is limited to the individual members lot and the Bandanna public use roadways within the subdivision. (They mention 'or in areas specially designated and marked off for off-road vehicle use', but we cannot get liability insurance if we do designate such areas so there are none.) The covenants also limit the fun to a 25 MPH speed limit on the main roads and 15 MPH in some areas (main intersections and dead end roads such as stagecoach). This rule is not only in place for safety reasons; it is to reduce the cost of maintaining our roads. ATV's spinning brodies (or doughnuts) in the gravel at high speed pushes gravel off to the sides and eventually causes run off damage to the road. Not to mention the cost of another load of gravel to replace it all.

I am told, the county will issue tickets to anyone traveling on an ATV between Bandanna Ranches and Red Creek Reservoir using Red Creek Road below the upper gate because this is a county road and ATV's are not allowed on County roads.

For those of you who would like to rev your ATV engines up past the suggested speed limit, you will need to load up the machines and travel a short distance ( 2-7 miles from the gates) there are limitless dirt roads outside of Bandanna (non-county roads) where you can go as fast and as far as your heart desires.

I don't really want to be labeled 'captain buzz--kill, but damage to property by irresponsible use of ATV's or excessive speed has been a problem in Bandanna for over 17 years. All the past HOA board trustees have tried to create a solution to this problem. Do you have any suggestions? We are kind of new at this job and desperate for ideas.

Bobbi T. Cupps  
President Bandanna Ranch HOA

Q Concerning the Questions and Answers on the web page about ATV trails.

I believe that we should continue to try to change the law so that we can ride the county road from the ranch to the BLM land on the mountain to the north of the ranch. There are many, many places through out Utah that ATVs are allowed on county and city roads. Perhaps a right of way along the road would work if all else fails. This is just a few miles of the county road. The first effort to this end was a very meager try. This would increase our property value and have an excellent place for all of us to ride too. Perhaps we can all sign a petition.

Larry Padlo @ the main gate.

A Thanks for your input. I have been trying to find out more information about the rules about ATV's on the county roads, especially the road in Red Creek. That's a great suggestion to try and get a right of way on that section of road. Bandanna Ranch HOA can not officially endorse any petitions for ATV access on roads outside our gates. ATV access on county roads is not Bandanna Ranch HOA business. I suspect the county has the same problems Bandanna does with ATV's damaging their roads. Someone willing to donate their time and effort needs to come forward to work on the project.

I would also like to address the question you asked about new roads being constructed in Bandanna, specifically a road directly from the airstrip to the main gate. I believe that is

an ugly rumor and will never happen. I know a road was proposed in that gully at one point in the beginning of the Thunder Ridge development but it was turned down. (Perhaps that is where the rumor started.) You are correct in your thinking that a road in that valley would be an environmental and ecological disaster. Not to mention that it is an important migration path for game. The hunt club would go ballistic if we put a road there. Just to be sure, I have asked Thunder Ridge HOA if that is under consideration again. Last time we discussed new roads in Bandanna, Thunder Ridge indicated that they had completed all the new roads for phase I and that Bandanna only needed to maintain these roads (in the winter) up to the lots that have been sold and developed on.

Thank you for taking time to express your concerns and offer some great suggestions for managing Bandanna Ranches. It is people like yourself that make this a cooperative association of homeowners that is fun to work with.

Regards,  
Bobbi T. Cupps  
President Bandanna Ranch HOA

[btcupps@ubtanet.com](mailto:btcupps@ubtanet.com)