



## 2026 Spring Letter to Owners

BDR Property Owners,

Spring has officially sprung! (Or at least, the calendar says so—Mother Nature might still be napping.) As we thaw from a winter that could best be described as 'meh,' your BDRPOA Board and our fearless volunteers have been busy planting seeds for an eventful, hopefully low-speed, season ahead. Don't forget to check the [www.bulldomingoranch.org](http://www.bulldomingoranch.org) website for all the blooming updates.

### News

- The 'Great Gate Debate'—or, as we like to call it, 'As the Gates Turn'—has finally reached its season finale. After extensive community input, surveys, and enough discussion to make even the most patient cattle restless, the Board has determined that gates are not the silver bullet for our safety concerns. With less than 20% of property owners in favor and a whopping 72% saying 'let's not gate our problems,' the Board is officially closing the gate on... well, gates. This means no budget increases for gate-related drama, and you can rest easy: emergency services won't need a secret handshake to get in. The Board thanks everyone for their feedback and patience. We hope this puts the issue to pasture—permanently.
- In the wake of the Great Gate Debate, the Board has pivoted to address what truly gets our community's wheels spinning (sometimes a little too fast): **SPEEDING**. Forget Fast & Furious—this is Fast & Furiously Annoyed Neighbors. After reviewing surveys, property owner comments, and hearing about a tragic incident involving a beloved pet, it's clear that speeding is our number one safety nemesis. Not only does it endanger people and pets, but it also turns our roads into washboard central.

So, what's the Board's solution? Not ninja spike strips, not speed bumps that launch your coffee into orbit, but speed dips—nature's way of saying, "Slow down, partner!" After a painstaking review (and maybe a few slow test drives), speed dips emerged as the hero we never knew we needed. They'll help calm traffic, spare your shocks, and keep the roads safe for everyone. Plus, they're reversible—unlike that questionable haircut you got in 1992. If you run a business out of your home that uses non-resident drivers – please ask them to slow down and follow the speed limit. For all the nerdy details, check out the March 2026 minutes from the last property owner's meeting on our website.

### Treasurer's Report

- The Treasurer's Report covers the 2025/26 budget year through February 28, 2026, or 58% of the current budget year. The association has collected approximately 96% of all revenue and has spent 22% of the budgeted expenses. These expenses consist of operating expenses, including insurance, attorney and accounting fees, and road maintenance and improvements for the 25/26 year. With spring weather, we expect to see higher expenses for road work and fence repairs.
- Planning for the 26/27 budget year will begin in April. The association has seen fee increases from the law firm and a rise in its income taxes. The board will do everything it can to assess funding across line items to minimize the impact on the annual dues. In May, the board will vote on the updated budget. In June, the annual budget ballot will be mailed to the community (and possible board seat ballots if more people are running than seats available). Then, in July, if the community votes to support the proposed budget, the budget and board seats will be ratified at the annual meeting. In August you will see your dues statement.

### Road Report

- David Tolar reported that the snowplows have been more like snow tourists this year, thanks to our lackluster winter. But with less snow comes more speed—and more washboards! Our road graders are busy battling the bumps created by all the Mario Andretti wannabes in the neighborhood. If you see a washboard that could double as a xylophone, let David know—before he gets another email about "unusual percussion instruments on the roads."

## Community

- Huge thanks to all the property owners who've contributed to the community—whether you've picked up trash, mitigated fires, fixed mailboxes, wrangled weeds, served on committees, or bravely faced the Facebook comment section. Extra kudos to those who help report the real speed demons and keep our roads safe for humans, pets, livestock, and the occasional startled rabbit. Remember: The Bull Domingo Facebook page is NOT official, but it's the place for weather drama, road repair work, and the occasional debate over who's driving fastest (spoiler: it's always the same people). For the official scoop and event info, check out [www.bulldomingoranch.org](http://www.bulldomingoranch.org).

### *Fire Council Committee*

BDR Fire Ambassadors Carol Schoun, Jay Temple, and volunteer committee member Deanna Shipley provided an update on upcoming community events. (Don't worry, none of the events involve racing fire trucks down Oak Grove—speed limits still apply!)

- Fire Mitigation Chipping Event on April 22, 2026 (9am – 1pm).
- Open House Fire Awareness on Saturday, May 2nd (11am – 3 pm).

Carol's long-term goal is to develop BDR into a fire-adaptive community, a designation that should help reduce property owners' insurance premiums.

### *Community Trash Day*

Volunteer Kim Tattle provided details for the event noting a dumpster will be provided in North BDR at the intersection of Oak Grove Circle and Prospect. She'll also have recycling bins for aluminum and glass. No household trash—and please, no speeding tickets in the bin, as tempting as it may be.

- Community Trash Day scheduled for March 28, 2026 (8am – 3pm)

## Board Opportunities

- Board Seat Nominations – Ever dreamed of wielding true power, like controlling the fate of our speed dips? Here's your chance! If you want to help steer the BDR community (and keep us under 30mph), run for a Board seat. Just send a short bio, your past experiences, and your best idea for slowing down speedsters to [bdrpoa@yahoo.com](mailto:bdrpoa@yahoo.com). A photo is optional—bonus points if you can make us laugh. Submissions are open through May 15th. If there's more interest than seats, we'll hold a vote (don't worry, it's not a race).

## Closing

As we shift gears into spring, remember: in BDR, the only thing we want moving fast is the raising of hands to volunteer. Thank you for your enthusiasm, your feedback, and to those who obey the speed limit. Here's to a season of safe roads, happy neighbors, and maybe—just maybe—fewer washboard complaints than last year. Keep the humor, keep the community spirit, and keep it under 30 (please). See you on the safer roads!

Respectfully submitted,

Karen Genneken – President BDRPOA and,

Your Current BDRPOA Board Members