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Welcome Neighbor!

The Blue Branch Ranch Board of Directors would like to extend a warm welcome to you on becoming the newest property owner in Blue Branch Ranch. We are a community governed by the Blue Branch Ranch Property Owner’s Association, as outlined in our Bylaws and Covenants. You should have received a copy of these documents, as well as our Architectural Review Committee (ARC) Guidelines at closing. If you did not, please contact the Board of Directors Secretary and copies will be provided to you.

The Board of Directors consists of elected POA member volunteers, who meet quarterly and manage the everyday business of the POA. The quarterly Board of Directors meetings are “open meetings” which allow property owners to attend. In October/November, annual assessment notices are sent to property owners. Annual assessments for the upcoming year are due by December 31st. There is also an annual POA meeting, typically held in February, where all POA members are encouraged to attend. This is a great opportunity to meet neighbors, voice concerns, share recommendations and get up to date information about what is happening in BBR.

For your convenience, we have included the contact information for some of the contractors who provide various services to BBR residents. The waste disposal company is under an exclusive contract with BBR, and all residents are required to use them. When you contact them, inform them you are a BBR resident to ensure you receive our discounted group rate. On the third page, you will find a form, which will allow us to ensure we have accurate information for you in our neighborhood directory. We have a designated location for the storage of trailers/campers on common property, if you do not wish to store them in your workshop or garage. If you are interested in requesting a parking spot in the storage area, please indicate that on the form. Please complete this form and return it to the Board of Directors via the email address provided. The number for the Architectural Review Committee President has also been included, in the event you are building a new home or are looking to make property improvements or additions to an existing home.

We encourage all POA members to review our governing documents so that you are knowledgeable and familiar with the information they contain. Thank you for assisting us with this and again, welcome to Blue Branch Ranch. If you have any questions, please do not hesitate to contact us.

Regards,

Blue Branch Ranch

Board of Directors

Ray Horn, President (817) 845-9125

Warren Ferguson, Secretary (817) 437-7628

Tom Driscoll, Treasurer (817) 471-0514

Board of Directors Email – [Bluebranchranch@gmail.com](mailto:Bluebranchranch@gmail.com)

Frank Lima, ARC President (817) 219-4928

ARC Email - [Arc4BBRPOA@gmail.com](mailto:Arc4BBRPOA@gmail.com)

Blue Branch Ranch Property Owners Association

P.O. Box #91

Granbury, Texas 76048

Service Providers

Frontier Waste Disposal (254) 897-9100

Diamond C, to get your front entry gate remotes. (817) 910-9100

Tri-County Electric Co-Op Inc., only service provider. (817) 817-7010

Internet Providers: Nextlink and T-Mobile

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New Member Information

Property Owner(s) Full Name(s): Spouse:

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Mailing Address:

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Phone Number(s), indicate home or cell: Spouse:

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Email Address or Addresses: Spouse:

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Requested Entry Gate PIN Code (4-digits):

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Do you wish to request a parking spot for the property storage area? Circle one.

Yes No