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June 2015

Dixie Springs Community Newsletter

<http://dixiesprings.org>

DIXIE SPRINGS PARK STATUS

The contractor is behind in the work that was supposed to be complete the end of May. The good news is the contractor will be putting in all of the grass. This means we do not need to provide the manpower to lay the sod—yahoo! The contractor will be using seed instead of sod because it is a much larger area and seed is less expensive than sod.

I do not have an updated schedule but it has slipped. I am considering moving as much as possible to the fall when the weather is cooler. However, there may be areas we will

need to do before the grass is seeded since some areas cannot be accessed once the seed is in.

We will still be planning trees, installing irrigation and spreading gravel. We are working with boy scouts that will be managing parts of the project as their Eagle Scout project, so we hope to have some strong young men help us when the time comes.

I hope to have an updated schedule soon. When I get it, I will send out a special email with the details.

NIGHTLY VACATION RENTALS IN DIXIE SPRINGS

As background, the city of Hurricane approved nightly vacation rentals within the city. The requirements the renter has to meet are on the last page of the newsletter. As of early this week, there have been three applications to the city for vacation rental houses in Dixie Springs.

I have been contacted by a number of people with valid concerns. People are concerned about:

People not purchasing in Dixie Springs when they find out there are vacation rentals in the area. This has occurred.

Noise issues. There have been issues with strange ATVs driving fast and late around the neighborhood

Community issues. We are a close knit community and we watch out for each other. This will be difficult with

strangers constantly around.

The best solution is to modify the CC&Rs to not allow nightly rentals by making the minimum rental period a month or more. I will be sending out a survey and see what the community wants. **Please respond even if you are not concerned.** If the community would like the CC&Rs changed, I will send the results of the survey to the developer and ask that he change the CC&Rs. He still has the ability to make that change.

I have also sent our concerns to the city council. They will be meeting soon about this issue and I want to get on the schedule—I will tell you when. However, the CC&R change is the best way to prevent nightly rentals.

DIXIE SPRINGS AND AREA ACTIVITIES

Skeet Shooting

Every Wednesday at 9 am, meet at the Purgatory Clay Sports range for fun shooting skeet. Contact Karl at kjcarlton@yahoo.com if you have any questions.

Hurricane Community Choir

The choir will start again for the Christmas season 2 September, Wednesday night at 7 pm at the Hurricane Community Center. Contact NancyLCrowley@outlook.com for more information.

Pickle Ball

A number of residents go every Tuesday and Thursday at 7 am to play Pickleball. They play at the courts by the High School. Contact Dianna Guinn at ddguinn@msn.com, 801-772-8269.

Ladies Luncheon

The ladies of Dixie Springs meet for lunch on the first Tuesday of each month at noon at the Sand Hollow Golf Course restaurant. Come join us! Watch for the signs for the location and time.

PARK TREE DONATIONS

The following people have donated at least \$100 to the tree fund. Thanks!!!

Nancy Crowley/Rod Martin

David Edgar

Helga and Ed Hernandez

Jeff and Kelly Bowcut

Allen and Lori Johnson

Leo and Gloria Silbernagel

Larry and Sue Callahan

Patrice and Roger Couch

Emili Jones

Adam Jones

Don and Luann Goodpaster

Donn and Barbara Larson

The Sudweeks Grandchildren

Neil and Wendy Christiansen

Rex and Dinah Woods

Sandra and Mike Hardman

Gordon and Rose Card

Kevin and Laree Olson

Jens and Jan Traeholt

KJ Carlton

Richard and Lorraine Gross

Marie and Daniel Sanchez

Tyler Jones

Jan Hergesheimer

Fred Clark

Greg and Jannis Gardner

Martin and Mimosa Cain

Guy and Nancy Russell

Motorcycle Trail Bike Riders

We have started a small group of trail bike riders that go on short trips around the area. Please see this web site for more information: trail90utah.com.

ATV

Contact Debbie at dhohens@sbcglobal.net or Mike at mikemunsell65@yahoo.com if you would like to join the community ATV rides.

Weaving

Calling all weavers, spinners and "want to be" weavers and spinners! We meet the first Monday from Oct to May at 5:30 pm at the Washington Branch of the Washington County library system, 220 N 300 E, Washington Utah. We will be having educational sessions, study groups, comradery and fun! If you have any questions, email NancyLCrowley@outlook.com

Motorized RVs

If you have a motorized RV, join the Red Rock Rovers! They are a great group that plans great trips 4 times per year. For more info, go to <http://www.redrockers.org/>.

Rose and Henry Pape

Dane and Cathy Stewart

Nate and Heidi Braack

Patricia and Roger Wilson

Michael and Diana Pales

Peter and Bella D'Engenis

Robert and Robin Carter

Timo and Judy Jones

Abigail Jones

The Leedy Family

Brent and Linda Clark

Mike and Deanna Sudweeks

The Herron Family

The Baker Family

ACC NEWS

CC&R Enforcement

Your Architectural Control Committee (ACC) is continuing to enforce the new CC&Rs. The violations are primarily related to the condition of the landscaping of the property. In general, if it can be seen, it must be landscaped and properly maintained. If the backyard cannot be seen because of a block wall, then the backyard does not have to be landscaped.

Sheds

If you plan to put a shed in your backyard, it must be a new shed. You must get permission from the ACC to put the shed in your backyard and it must be behind a wall.

Solar Power

The ACC supports the use of solar power in Dixie Springs. If you want to put solar panels on your roof, you need to submit your design to the ACC for approval before you start your project. You need to place the panels on the roof so they blend into the roofline

ACC Mailing Address

PO Box 358, Hurricane, UT 84737

Parking Vehicles in the Street

There have been issues with people parking their vehicles

in the street for more than a few days. According to Hurricane ordinances, you cannot park a vehicle on any road for 48 or more consecutive hours. If you have this issue on your street, you need to contact the Hurricane City Police at 435-627-4999.

Rentals

If going to rent your home The rental agreement must be submitted to the ACC for approval. If you are going to rent short term, you need to get a business license from the City of Hurricane, and make sure you meet the other requirements of the City. Remember that you can only have 2 rental houses in Dixie Springs.

Business in Your Home

If you want to operate a business out of your home in Dixie Springs, you must have a business licenses and comply with all of the codes. Before you operate your business out of your house, you need to submit a proposal to the ACC for approval.

Park Rock

The ACC is investigating getting a colored concrete wall with a base for the engraving of the names of the people that donated to the park. More info will be coming.

CLEANING UP AFTER YOUR DOGS

Just a reminder to pick up after your dogs even on the vacant lots. There are lots of homes and lots of dogs and we will have a mess in our community if we all do not clean up after our dogs.. This is obvious an issue with many folks since I have received many emails about this problem. Please be considerate of your friends and neighbors.

RECOMMENDED VENDORS

This is a new section in the newsletter for vendors that are personally recommended by someone in Dixie Springs. We will not take ads or information directly from the vendors.

If you have had good service from a store, contractor or any company, write a paragraph describing your experience with the vendor. Include information about how to contact the vendor.

Hairdresser. There is a hairdresser that has a shop at her house in Dixie Springs. She does a great job Patty Jo Schiffman, 435-757-6641.

Recently I had my large metal gate redone by Gate Solutions, Inc. They did a great and thorough job. I would recommend them to anyone who needs some metal work done. Gate Solutions, Inc., John Merrihew, owner, 1503 E. Midway St., Washington, UT 84780

HURRICANE NIGHTLY VACATION RENTAL RULES

Whole house vacation rentals are now permitted in certain residential zones with a business license.

Dixie Springs CC & R's Requirements:

Leases, as now written plus and including, property owners, groups, or any other interests shall have no more than two (2) rentals of leased properties in the sub-division. The ACC must receive a copy of all rental or lease agreements. Send to PO Box 358 Hurricane UT. 84737 or email to info@dixiespringsacc.org

All landscaping must be completed and maintained before any home can become a rental

CC&R's Section 2 Building Restrictions All Lots shall be used for Single Family residential (cannot live in one section and rent out another section)

The Lessor must be responsible for the Lessees compliance to the CC&Rs.

The Following is from the City of Hurricane web site

3-10-11 SHORT TERM VACATION RENTAL:

(Mandated by the City of Hurricane)

Restrictions imposed by this section are in recognition of the premise that a vacation rental Provides lodging for a transient population that may or may not honor neighborhood mores or Exhibit neighborly consideration to the same extent as permanent residents. A short term rental business license shall only be approved by the planning department if:

The dwelling unit is located in an existing single-family dwelling. Portions of a single family Dwelling may not be used as a short term rental.

B. The owner of a short term rental must provide address labels and stamped envelopes for all other residential property owners within 300' of the rental so the City may provide to those Owners a copy of the regulations for short term rentals and contact information for the rental owner and the responsible party contact number for concerns.

C. A short term rental shall be maintained to the following minimum standards:

1. Structures shall be properly maintained, painted and kept in good repair, and grounds and landscaped areas shall be properly maintained and watered in order that the use in no way detracts from the general appearance of the neighborhood.

2. Required parking areas and access to parking areas shall be maintained and available for use at all times. Parking for this use shall be contained on the site, and shall not be allowed on the Public rights of way. Parking may not impact more than 40% of a front yard.

D. The use of a dwelling as a short term rental shall not change the appearance of the dwelling or property for residential purposes.

E. Outdoor pools, hot tubs or spas shall not be used between the hours of 11 P.M. and 6 A.M.

F. The owner or operator of the short term rental shall ensure that occupants of the short term Rental do not:

I- Create noises that by reason of time, nature, intensity or duration are out

of character with noises customarily heard in the surrounding residential neighborhood.

2- Disturb the peace of surrounding residential property residents.

3- Interfere with the privacy of or trespass onto surrounding residential properties.

4- Allow pets to do anything listed in items 1 through 3 above.

5- Engage in any disorderly or illegal conduct, including illegal consumption of drugs and Alcohol.

G. A sign informing guests of all regulations shown above must be posted in a prominent Location in the house.

H. License holders and owners of short term vacation rental property shall display in a city Approved location on the exterior of the short term rental property an approved sign containing the name and 24 hour per day, 365 day per year telephone number of the responsible party Who will take and resolve complaints regarding operation of the property and the conduct of its Occupants and guests. The sign cannot exceed 12" X 18". This is the only sign other than an address permitted on a short term rental property.

I. Responsible party shall be a resident of Washington County and be able to provide information on current occupants to police, emergency, or city personnel as needed. Responsible party shall respond to complaints and concerns within one hour of any phone call. Failure of the responsible party to respond shall result in a violation and possible fines to the Business license holder and property owner.

J. The requirements of this section shall be in effect throughout the time a vacation rental License is in effect on the property, notwithstanding that such property may be occupied by the Owner or non-paying guests of the owner.

K. An inspection of a vacation rental property for compliance with these regulations will be performed at the time of business license review. Additional inspections may be performed with 24 hour notice to the license holder if deemed necessary by City.

L. Violation of any section of this section regulating vacation rental properties shall constitute a Separate violation for each day it occurs or continues. Operation of a vacation rental property without a current Hurricane City business license is considered a violation and each day of Operation shall be considered a separate offense. Evidence of operation shall not require Verification of the presence of guests but may be determined by the existence of Advertisements of any kind offering the property for short term vacation rental.

M. The owner and operator of a permitted vacation rental property found in violation of this Section shall be issued written citations containing a description of the nature of the violation and the amount of fine levied in accordance with the fee schedule for an infraction, but never less than \$250. 300.00 per day for no business license)

N. The business license for a short term rental may be revoked if three citations are issued within any 12 month period.