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October 2015

Dixie Springs Community Newsletter

<http://dixiesprings.org>

DIXIE SPRINGS PARK—WE ARE ON FOR NEXT WEEK!

We need manpower all of next week for the installation of the irrigation, and planting the trees and bushes.. Let's get this project done as quickly as we can—it will drag on to the following week if there are not enough people out there. The more hands we have, the faster the work will go.

There are enough people for Monday, Tuesday and Wednesday, but we need people for Thursday and especially Friday. Come out when you can—for a half day or all day—but we really need people to come out and help. Note that the start time is 8 am and not 7:30 am as posted in the last newsletter.

Let's make a good showing for our community. The park is really shaping up and is looking good. We can make a big difference by coming out help finish up the work.

Bring raincoats if the weather is forecasting rain. I am hoping if we get rain, it will not be bad enough to stop work on the park.

Friday, 2 Oct 2015

City delivers the trees and the shrubs. We water them that day and each day they are not in the ground.

Monday, 5 Oct to Friday, 9 Oct 2015, 8:00 AM to 5 pm

The Dixie Springs volunteers will work with the City

workers to plant 29 trees and 93 bushes, and install the irrigation. The City will use their equipment to place the trees near the holes. The city will dig the holes for the trees and we will dig the holes for the bushes. The irrigation system goes on top of the ground. We will plant a section, put in the irrigation and move to the next section. We will be working in the area adjacent to the parking lot. We need about 12 people each day.

The week of 12 Oct 2015

We will finish any remaining planting and irrigation.

19 Oct 2015 On

The City will deliver the gravel and place it in mounds as close as possible to where it is needed. We need to spread out the gravel. People can spread out the gravel on their schedule. Everyone will be provided guidelines on how to spread the gravel and the city will come out periodically to review what we are doing. I will send out information on the gravel once the tree and bush work is completed.

Sign In Sheets

The city requires that everyone that works sign in when they start work and sign out when they complete work. There will be a sheet for you to use out there so be sure and look for it and use it.

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 rehearses each Wednesday evenings at 7 pm starting on 9 Sep. 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!

Motorcycle Trail Bike Riders

DIXIE SPRINGS COMMUNITY GARAGE SALE—24 OCT

Due to demand, there will be a garage sale on 24 October 2015 from 7 am to 3 pm. If you participate in the garage sale, you will need to give Deanna Sudweeks \$2.50. The money pays for advertising and signs. She needs the money by 15 Oct. You can drop the money at her house

DIXIE SPRINGS HARVEST FEST

There will be a Dixie Springs Harvest Fest on 10 Oct (Saturday) starting at 5 pm on Martin Street. Bring a soup, bread or dessert to share. Drinks and s'mores will be

DIXIE SPRINGS NIGHTLY RENTALS

The planning and zooming people in Hurricane had a meeting on 23 September and discussed the nightly rental ordinance. Unfortunately, I was not able to attend but I

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/>.

at

Call her at 602-768-2603 if you have any questions.

provided. There will be fun for the entire family!

am watching for the minutes and report on them when they come out, which takes some time.

BUNKO IN DIXIE SPRINGS

If there is anyone interested in playing Bunko once per month, please contact Diana Sudweeks at 602-768-2603. The game will be played at different homes each month.

PARKING VEHICLES, TRAILERS, RVs, ETC IN THE STREET

Please remember that you cannot park a vehicle in the street for more than 48 hours.

Hurricane Ordinance, Title 6, Chapter 1, Section 6.1.3, Parking Regulations, D7, States:

Forty Eight Consecutive Hours; Impound: It shall be an infraction for any person to park or leave standing on any public road, street, alley or city property any motor vehicle for forty eight (48) or more consecutive hours, and any vehicle so parked or left standing may be subject to citation. For purposes of impoundment and removal, the chief of police or his designee may impound and remove any motor vehicle which reasonably appears to have remained unmoved for forty eight (48) or more consecutive hours. The cost of impoundment and removal shall be charged to the owner or any person who claims the impounded motor vehicle. (Ord. 2012-03, 4-19-2012)

If you have a problem with vehicles or trailers parked more than 48 hours on the street, call the Hurricane police department at (435) 635-9663. Give them the street and a description of the vehicle or trailer.

RECOMMENDED VENDORS

This is a 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.

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

I finally found an appliance repair man that I can trust, is super knowledgeable and cheap!! Mark Latham 435 215 5644

If anyone in our Dixie Springs area needs a pool, we had a great experience with Oasis Pools (Matt Snow). He completed it even earlier than he quoted us, was fair on price, was great to work with and he never once came back and changed the price or amount of work that needed to be done. Very happy with him and his crew. His phone number in St. George area is 435-668-3464.

Paul Purser with Cedar Hollow Landscaping. (435) 467-

2862. If anyone is looking for a landscaper I would highly recommend Paul Purser with Cedar Hollow Landscaping. He has a great team and they do a fantastic job. He specializes in water features and is very creative. The quality of his work is superior and completes the job on schedule.

We had our windows cleaned by Pro Window Cleaning. They were running a few minutes behind schedule and called 5 minutes before they were scheduled to be here to let us know they would be 15 minutes late. While I was happy to get the call, I am really impressed how clean our windows are. They have never looked this good. The owner John Stuart is very professional and skilled at what he does. Pro Windows phone number is 435-817-5269.

We have used High Desert Lawn Care for our lawn aeration needs for many years, and they have always done a great job. We would highly recommend them. You can call them at 435-229-8594 to schedule your appointment.

DIXIE SPRINGS CC&RS

July 2015, CCR management, ACC member selection

August 2015, Powers of the ACC

September 2015, Building Restrictions

This is part 3 of a series on our CC&Rs. The text in bold is taken directly from the CC&Rs incorporating the latest changes. I have retyped the documents into Word so there may be typos errors and omissions so always refer back to the original docs

Section 2. Building Restrictions (continued from last month)

(1) General Rules of Law to Apply. Any wall that is built as part of the original construction upon the properties and placed on the dividing line between the Lots shall constitute a party wall, and, to the extent not inconsistent with the provisions of this article, the general rules of law regarding party walls and liability for property damage due to neglect or willful acts or omissions shall apply thereto.

(2) Sharing of Repair and Maintenance. The cost of reasonable repair and maintenance of a party wall shall be shared by the owners who make use of the wall in proportion to such use.

(3) Destruction by Fire or Other Casualty. If a party wall is destroyed or damaged by fire or other casualty, then, to the extent said destruction or damage is not covered by insurance and repaired out of the proceeds of the same, any owner who has used the wall may restore it, and if the other owners thereafter make use of the wall, they shall contribute to the cost of restoration thereof in proportion to such use, without prejudice, however, to the right of any such owners to call for a larger contribution from the others under any rule of law regarding liability for negligent or willful acts or omissions.

(4) Arbitration. In the event of any dispute arising concerning a party wall, or under the provisions of this article, each party shall choose one arbitrator, and such arbitrators shall choose one additional arbitrator within ten (10) days of their selection, and the decision shall be by a majority of all the arbitrators. Should any party refuse to appoint an arbitrator within ten (10) days after written request to do so, the Architectural Control Committee shall select an arbitrator for the refusing party.

(f) Temporary and Other Structures. No structure of a temporary nature; trailer, bus, house, tent, shack,

garage or other outbuilding shall be used at any time as a residence either temporarily or permanently. No old or second hand structures shall be moved onto said Lots. It is the intention hereof that all dwellings and other building be erected within the Project shall be new construction of good quality workmanship and materials.

This last paragraph (f) states that all structures put on the property must be new. The ACC has established the guidance that any shed you put n the structure must be new, so that you adhere to this paragraph.

It is also worth noting that if you purchase property that has a wall on the property line, you are assuming the shared cost of the maintenance of the wall.