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June 2016

Dixie Springs Community Newsletter

ACC COMMUNITY MEETING

The Architectural Control Committee (ACC) will be holding its first community meeting on 14 June 2016 and most likely a follow up meeting on 21 June 2016 at 7 pm. The second meeting is needed if 51% of the lot owners are not at the first meeting. The meetings will be held at the Fine Arts Building, 93 South 100 West. Hurricane UT.

This is an important meeting since you will be voting on the members of the ACC. Many people do not know what the ACC does and what the issues are for

this election. I will provide information in this newsletter so you can make an educated vote. If you cannot be at the meeting, you can give your proxy to someone else or to the ACC. A proxy means you are giving someone else permission to vote on your behalf at the meeting—you are not voting. You need to tell that person or the ACC the type of person you want on the board. Since the vote will probably take place at the second meeting, you can tell the proxy who specifically to vote for since they will be known.

WHAT DOES THE ACC DO?

The ACC responsibilities are defined by the CC&Rs. Here are some quotes from the CC&Rs: "No home, addition to a home, accessory, landscaping or other improvement of a Lot shall be constructed, maintained, or accomplished, and no alteration, repainting or refurbishing of the exterior of any home shall be performed, unless complete plans and

specifications therefore have been first submitted to and approved by the Architectural Control Committee."

"Architectural Controls: No building shall be erected, placed, or altered on any Lot until the construction plans and specifications and plans (con't on next page)

WE HAVE A ROCK!

The rock engraved with the names of people that donated to the park is done, and it looks great! The city will be turning it over so the engraving is on the

front instead of the top. Thanks to all of you that contributed and for your patience in getting this done!

WHAT DOES THE ACC DO (CON'T)

showing the location of the structure have been approved by the Architectural Control Committee as to quality of the workmanship and materials, harmony of external design with existing structures, and as to location with respect to topography and finish grade elevation. No fence or wall shall be erected, placed or altered on any Lot nearer to any street than the minimum building setback line unless similarly approved."

"The ACC has the right and the authority to enforce the CC&Rs as set forth in this Section."

"In deciding whether to approve or disapprove plans and specifications submitted to it, the Architectural Control Committee shall use its best judgement to insure that all improvements, construction, landscaping, and alterations on Lots within the property conform to and harmonize with existing surroundings and structures. The Architectural Control Committee may adopt and publish guidelines, procedures, rules and regulations."

"Construction Materials: In order to promote a harmonious community development and protect the character of the neighborhood, the following guidelines are applicable to the property:

(1) Home style, design, alterations, and additions shall be approved by the Architectural Control Committee.

(2) Exterior construction materials shall consist of quality material similar to stucco; other materials may be approved for use by the Architectural Control Committee, and shall be in colors and of materials indigenous to the area. All homes must be constructed of new materials.

(3) Roofing material will be limited to tile or other materials approved by the Architectural Control Committee. No mansard roofs will be allowed. Dome structures of any type will not be allowed."

"The front elevation must contain detailed architecture."

The ACC had to figure out how to "promote a harmonious community" since there are various styles of homes in the community. The ACC felt the best way to do this was to harmonize using color. The ACC created written building standards so all the builders know exactly what is required. The ACC published the standards on the ACC web site at dixiespringsacc.org.

Building standards support property values, and they assist a community to age well.

The ACC has a document on file from a noted Utah architect familiar with Southern Utah that indisputably supports the need for written building standards.

These standards are absolutely necessary to roll out a quality community. Here are quotes from the document:

"It is my opinion that these tools for planning and control add value to the properties for which they govern. Both short-term value and long-term value. Codes, Covenants and Restrictions supplement existing municipality codes and can capture some of the more subjective issues that come up over the years. The architectural controls provide addition mechanisms for use in providing a common thread of design and expectations for a residential community. A prime example of this type of planning in Dixie would be the initial development of Bloomington by Terracor in the 1960's. Bloomington was designed to have various residential areas. These areas included "The Ranches", "The Gardens", "The Golf Course", etc. Each area had various restrictions imposed for the designs of the lots and homes placed on the property. This provided a wonderful opportunity for identity and a feel for each area...while, at the same time, provide common design element threads for the community as a whole."

ACC CHALLENGES

There are some builders that are not getting approval from the ACC before building a home in Dixie Springs. There are also builders that are getting their approval from the ACC and then not building the home as specified in the documents submitted to the ACC. The ACC spends many hours working with builders to help them in any way they can. However, if a builder refuses to work with the ACC, the ACC is forced to take action.

The action is a notification process followed by fines on the lot if the issues are not corrected. The notification and fine process is defined in the CC&Rs. Since the notification process is a lengthy one, the homeowner and not the builder may be the one to get the fine if they own the lot at that time. The ACC works to support the homeowner in any way they can. The builder is supposed to notify the home owner if they have received notifications that they are in violation of the CC&Rs but this is not happening.

The other issue is there have been many lies being told about the ACC and personal attacks have been made against members of the ACC. Here are the truths.

I have been a member of the ACC for about 6 months. I was asked to help them with the accounting and the web site. I have been on a number of boards and this ACC is a great board. If there were people on the board that were trying to exert power or not do everything fairly, I would not be on the board. The ACC is a group of great folks. They are your neighbors. They only have one reason they are on the board—they want to do their absolute best for the community. It is really terrible that a small group of people have demonized the ACC and made personal attacks on the members. The ACC would be thrilled to get polite feedback and have open and rational discussions.

The ACC is NOT an HOA, it has never been one and has NEVER wanted to be one.

If you are unfamiliar with the ACC and/or its members it is likely because you are not a builder and you are

complying with the provisions of the CC&Rs, since those are the activities of the ACC.

The ACC is NOT secretive. The ACC maintains a public web site where all of the standards, processes, documents, and contact information is kept. There is an email address that goes directly to all of the ACC members. You cannot be more open than a public web site. (dixiespringsacc.org).

Everyone who owns property in Dixie Springs purchased it “subject to” the CC&Rs. In other words you were only sold the property with the condition that you would agree to and comply with the CC&Rs. The actions the ACC takes are directed by the CC&Rs.

The Building Standards reflect the CC&Rs. The current written standards provide for a wider variety of architectural styles and an expanded color palate than has been approved in the past. The guidelines for the building standards are found in multiple sections of the CC&Rs. All of the applicable sections need to be adhered to when creating building standards.

The ACC is having the building standards reviewed by the appropriate professional(s) in order to get feedback that the ACC will use to refine the standards. It is very important to the ACC to do a good job with the building standards.

Building standards support property values, and they assist a community to age well. The standards apply to homes currently being built and exterior remodeling of existing homes.

Color standards efficiently causes homes to blend (harmonize) which is required by the CC&Rs. The color standards extend to all aspects of the exterior of the structure and out buildings. For example, grey roofs are allowed if the tiles are mixed with some warm colored tiles (brown, tan, clay etc.)

ACC BOARD

So you want to run for the ACC board? The ACC has the fiduciary duty to use its best efforts to uphold the CC&Rs as they are written; and to act in accordance with the bylaws of the corporation, Dixie Springs Architectural Control Committee, Inc.

The ACC reviews plans for homes that are proposed to be built in Dixie Springs. To ensure fairness and transparency the ACC has the responsibility to publish the building standards that stem from the CC&Rs. The CC&Rs have additionally charged the ACC with the task of enforcing the standards and the provisions of the CC&Rs.

The ACC has various responsibilities. The ACC tasks include the management of all financial transactions, meetings, working with builders and home owners, publishing standards, maintaining the web site, reviewing plans and home updates, developing clear instructions and forms, and managing CC&R violations. The ACC also gets questions from people thinking of moving here.

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There has been discussion about what the standards should specify and whether there should be written standards at all. Some believe that anyone should be able to build anything they want to in Dixie Springs. There are also some that believe the ACC should not enforce the CC&Rs on items such as maintaining front lawns and believe that should be left to the individual home owners.

The people that will run for the board should explain what their position is on building standards, actions the ACC should take when the CC&Rs are violated

and what role the ACC should play in enforcing CC&Rs. This information will help you decide who you want on the board.

Most people in the community assume the ACC is out there working hard in the background to keep their community a nice one. This election will be determine the direction the ACC will take and if the ACC will be effective in building a “harmonious” community as defined in the CC&Rs, if there are building standards, what they will specify, or if the building in the community will be largely uncontrolled. It will also determine if the ACC will enforce the general CC&Rs or is home owners will be forced to take on that onerous task.

No matter who gets on the ACC board, the most important thing is that the community comes together. We want to maintain a great community and not tear everyone apart over disagreements about roof and garage door colors. These are very small issues in the big scheme of the community. We should all respect each other. Each of us has walked different paths in their lives, and life experiences teaches each person different things. We need to respect each opinion and listen to each other. I think if we come together as a community, we can accomplish anything. If people continue to tear the ACC and its members apart, they are going to ruin the community.

I need to emphasize how hard the ACC has worked and how the best interests of the community are always foremost in their minds. I have been on a number of boards and I have great respect for the current members of the ACC. We can only hope that the new members of the ACC works as hard and as effectively as the current board.

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 3 Feb 2016. Contact NancyLCrowley@outlook.com for more information.

Pickle Ball

A number of residents go every Tuesday and Thursday at 3 pm to play Pickleball at the courts by the High School. Contact Deanna Sudweeks at 602-768-2603.

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

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. 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/>.

Cannery Trip

Once a month, a group goes to the cannery in St George on the first Wednesday of the month. You can purchase freeze dried canned foods with long shelf lives. The group meets at 9:30 am in front of the mailboxes on the corner of Wilson and Dixie Springs Drive. The group carpools from that location.

DIXIE SPRINGS STATISTICS

Section	# Lots	# w/houses	Percent
A	225	146	65%
B	231	143	62%
C	274	60	22%
D	204	68	33%
E	259	56	22%
F	111	16	14%
G	86	44	51%
Total	1390	533	38%

HOME CHANGES THAT REQUIRE DIXIE SPRINGS ACC APPROVAL

Many changes that you make to your home after it is built must be approved by the ACC. For example, you need ACC approval if you add an addition, a shed, re-stucco the house, add solar, add a shelter, add a wall, etc.

You need to provide documentation and a \$25 payment. A description of what you need to do is on this page:

<http://www.dixiespringsacc.org/owners.htm>

If you do not get ACC approval, you may be subject to a fine process or may be required to make changes.

If you have any questions about what needs ACC approval or the process. Please email the ACC at plans@dixiespringsacc.org. We will help you any way we can.

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

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.

NIGHTLY RENTALS

The city has finalized the nightly rental ordinance. Here is a link to the article that described what was done:

<https://www.stgeorgeutah.com/news/archive/2016/03/18/raw-hurricane-lifts-moratorium-vacation-rentals-approves-amended-ordinance/#.VvHFpPb2Z9M>

Here is a summary of what was decided:

The moratorium has been lifted.

There is a minimum distance between rentals of 300

feet (reduced from 600 feet).

The home must be a traditional residence for 6 months before it can be used as a vacation rentals (reduced from one year).

There is a limit of 3 vacation rentals per 1,000 population within the city limits. With the current population, 48 would be allowed.

There is a \$300 per year licensing fee for vacation rentals.

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.. Please be considerate of your friends and neighbors.