



In this issue:

ACC Corner	1
Dixie Power Annual Meeting	1
The ACC in the CC&Rs	2
Activities and Lot Statistics	3
Dixie power Meeting (con't)	4
Section Captains and Community Fund	5
Burning Season	5
Calendar	5

June 2017

Dixie Springs Community Newsletter

www.dixiesprings.info

ACC CORNER

We had a very busy and productive April and May. We held our First Annual Party at the Pavilion which included the Crafters' Village, bounce houses, food, live music and prizes. We had a great turnout and would like to thank the volunteers who helped make this event a big success.

We also held our Neighborhood Cleanup Project. Dumpsters were brought in and the community came out to pick up trash and debris from vacant lots. We would like to give our special thanks to the Boy Scouts, homeowners, and contractors who came out to help in this effort. The use of your vehicles and trailers was very much appreciated.

We continue to work with the builders on plan reviews and approvals/rejections of new homes in our

development. The revised building standards document is being developed and will be available in a few weeks.

We have been asked about an election and general meeting this year. Our current plan is to add additional board member(s) this summer. Any resident who is interested in serving on the ACC, please email your statement of interest to info@dixiespringsacc.org. As permissible by the CC&Rs, we have decided not to have an election/meeting this year. We will hold an election in 2018 for homeowners to select new board members. We believe this is the best way to move forward while allowing continuity to the board.

As always, we appreciate your confidence in allowing us to work as YOUR board.

The Architectural Control Committee

DIXIE POWER ANNUAL MEETING

Report by Nancy Crowley

I attended the annual Dixie Power Meeting on 31 May 2017. While I was there, I talked to the person at Dixie Power that does all the design and planning for

new power lines. He was very aware of the designs that were drawn that show the transmission lines through Dixie Springs. He said those were done by a paid consultant. I talked to him about our (con't on page 4)

THE ACC IN THE CC&RS

The ACC is governed by the CC&Rs. Unfortunately, our CC&Rs are not very detailed about the election of the ACC board and what is in the CC&Rs makes it difficult to elect a board.

First, what is the ACC supposed to do? The CC&Rs state the ACC is supposed to approve all building plans, including remodels, and enforce the CC&Rs. Here are some quotes from the CC&Rs about these functions:

“Submission to Committee. 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.”

“Standard. 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.”

“Architectural Controls: No building shall be erected, placed, or altered on any Lot until the construction plans and specifications and plans 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 all 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.”

How is are the members of the ACC elected? Here is what is in the CC&Rs:

“when ninety percent (90%) of the Lots owned in the project by the Declarant are sold, or (2) on December 31, 2025; a majority of the owners of the Lots, parts of portions of the property subject to the Declaration shall elect and appoint members of the Architectural Control Committee, which committee shall thereafter have jurisdiction over all of the properties subject to this Declaration shall be vested with the powers described as follows:...”

Unfortunately, there is no information about how long the members serve.

The first election of ACC members not appointed by the Declarant occurred a year ago, June 2016. There were two meetings. At the first meeting, less than 50% of the lot owners were represented so the vote was not valid. At the second meeting, the ACC members were voted in by the majority that voted, even though the CC&Rs require a majority of the lot owners to elect the ACC members. This was the only way to elect members of the ACC. Any new member of the ACC is supposed to be voted in by a majority of the lot owners.

The other issue with the elections are they are expensive. Each lot owner was notified by mail last year. The labels had to be purchased from the county along with all the envelopes, stamps, and copies. The room for the election has to be rented. In all, the election in 2016 cost over \$1000.

At some point, it would be prudent to amend the CC&Rs so there is a length of office for the ACC members specified, the election can be done electronically, and the members are voted in by a majority. However, a change in the CC&Rs requires 60% of the lot owners to vote in the affirmative.

DIXIE SPRINGS AND AREA ACTIVITIES

Skeet Shooting

Every Wednesday at 9 am, meet at the Purgatory Clay Sports range for fun shooting skeet.

Hurricane Community Choir

The choir rehearses each Wednesday evenings at 7 pm starting on 6 Sep 2017. Contact webmaster@dixiesprings.info 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 if you would like to join the community ATV rides.

Weaving

Calling all weavers, spinners and "want to be" weavers and spinners! For info, see the web page at <http://www.dixiesprings.info/weavers>

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

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

Tai Chi in the Dixie Springs Park

Tai Chi classes will be held every Tuesday starting 16 August at 10 am in the Dixie Springs Park.

Woodworkers

Looking for other hobby woodworkers to meet and share ideas, projects & skills. I did belong to the Woodworking Guild in Salt Lake before moving to Hurricane. Contact Jeff Blonder at 801-205-5605

Orchestra

All levels of stringed instrument players are invited to join the Square Pegs Orchestra. See <http://dixiesprings.info/SquarePegs.htm> for information.

DIXIE SPRINGS STATISTICS

Section	# Lots	# w/houses	Percent
A	225	156	69%
B	231	155	67%
C	274	113	41%
D	204	107	52%
E	259	98	38%
F	111	28	25%
G	86	53	62%
Total	1390	683	51%

DIXIE POWER ANNUAL MEETING (CON'T)

concerns about the power lines that are proposed to go through Dixie Springs to support the Lake Powell pipeline project. I asked what we could do to have the lines routed around Dixie Springs instead of through Dixie Springs. He said the Lake Powell pipeline project would have to pay to run the transmission lines from the termination of the pipeline to the Dixie Power Station. The pipeline will be generating power, and the Lake Powell project wants Dixie Power to send the power they produce to whoever they will sell the power to.

This is different information than we had received earlier. We were told that Dixie Power needs to save money for their customers and that is why they want to run the lines the cheapest way they can. If Dixie Power is not paying for the lines, as this representative says, then Dixie Power should not be concerned about the cost of running the line.

The Dixie Power representative also said that if the Lake Powell pipeline projects gets the go ahead, the project should have to get the approval from Hurricane City to run the transmission lines through Dixie Springs. If so, Hurricane should notify everyone within 300 feet of the proposed line.

I will contact the City of Hurricane to see if the transmission lines will require their approval, and if so, ask if the City will notify everyone and get their input before they approve or disapprove the lines. I also need to make sure that Dixie Power has no direct say in where the lines are placed, so we know who will make the decision.

The Dixie Power Annual Meeting in itself was very

informative. Dixie Power gets its power from Deseret Power, which is also a cooperative. They have a coal mine and coal fired plants. They currently have about double the capacity they need to serve their customers. The history of how the coal plants were built was interesting. In 1978, there was a lot of worry about a shortage of oil. Therefore, natural gas plants were not allowed to be built and a lot of coal plants were built, including Deseret Power. Quickly, about 50% of the nation's power was supplied by coal powered plants. About 8 years ago, the war on coal started and many coal plants have been shut down. Deseret entered into a settlement with the EPA that stated that Deseret would not run a coal fired plant past the life of the coal mine they are using. They think the end of the coal mine life will be in the middle of 2030. Deseret will play off its loan in approximately 2025 and will then be debt free. They will use the money that was used to service the debt to accumulate cash for the transition from coal. They will make a decision as late as possible on what fuel source to move to. They think they should be able to keep the rates low. They have one of the cleanest and most efficient coal fired plants in the country.

The big announcement is there will be a rate increase in September 2017. It will be a 5.9% increase.

For the last 1-1/2 years, Dixie Power has been averaging 90 new services a month (!).

They have a Community Solar program. You can use power from the 167 KW plant. It costs \$12/month per KW, which is about 8.5 cents per KWH. This is more expensive than the electric rate.

SECTION CAPTAINS

I have the need for Section Captains. These people would contact new people, welcome them to the community and ask if they would give their email for the newsletter. It would be really great if there was more than one person for each section. This is a great chance for you to meet your new neighbors. It also ensures that everyone feels welcome to our community.

DIXIE SPRINGS COMMUNITY FUND

I have established a Dixie Springs Community Fund. The fund would be used for the following:

- Fight threats to our residential community by establishing a relationship with a lawyer who can provide council and other representation
- Fund the Dixie Springs Community Web Site
- Fund the email messages (free now but there is a cost once we get to a certain size).

No funds would be used without approval of a committee of community members.

The fund will **not** be used to enforce CC&RS.

The money for the fund would come from voluntary donations. We recommend \$100 per year per home,

BURNING SEASON

Spring Burn season is March 1 through May 30th and Fall Burn season is September 15 through November 15 2017.

See: <http://washingtoncity.org/burn/permits.php>

For those that do not know, Dixie Springs is platted into lettered sections. We have sections A through G. **I REALLY need one or two section captains for section C.**

To see the sections, see the following web page:

<http://www.dixiesprings.info/information.htm>

If you would like to help, contact Nancy at webmaster@dixiesprings.info

but any amount is welcome. Any use of the money will be reported in the newsletter. We need to start building the fund now. If we are forced into a lawsuit, the cost could well be over \$20K.

To contribute to the fund, put your donation into the following account at the Mountain America Credit Union: 9992856. Put your name and lot number or address as a memo on the deposit so I can credit you with the donation.

You could set up a \$10 a month automatic deposit into the account, if that would be easier.

Please help your community. You may not be impacted by some of the threats now, but you may be in the future and will be glad of the support of your neighbors and the fund. Let's all work together!

If you have an empty lot next to you that is not being cleaned, pitch in and "adopt a lot" by cleaning up some of the lot. This will reduce the tumbleweeds flying around the neighborhood.

CALENDAR

Dixie State University Events can be seen at:

<https://visit.dixie.edu/calendars-events/>

They have lots of great concerts, plays, orchestra performances, etc.

For events in St George, see:

<https://www.visitstgeorge.com/calendar>

For Events in Hurricane, see:

<http://www.hurricanerecreation.com/>

RECOMMENDED VENDORS

The list of recommended vendors is on the web at <http://www.dixiesprings.info/vendors.htm>. If you had good service from a vendor, submit your information so everyone can benefit from your experience.