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April 2018

Dixie Springs Community Newsletter

www.dixiesprings.info

ANNUAL GARAGE SALE

The Dixie Springs Annual Garage Sale will be held 4—5 May 2018, from 8 am to 4 pm.

If you have anything to sell, this is a great time to do it. The garage sale is always well attended and the people managing it do a great job of getting traffic to your homes.

You will set up your items at your home. It is a good idea to put a sign in front of your home and

a sign at the end of the road to point people to your home.

If you want to participate in the garage sale, please pay \$5.00 to Deanna Sudweeks to pay for the ad, signs and copying. Deanna needs your name, address, and if you would like to list the items you are wanting to sell. Please have the info to Deanna by April 20th. Thank you. 602-768-2603 or snoopylake@aol.com.

ST GEORGE FASTEST GROWING METRO AREA IN THE US

There was an article in the 22 Mar 2018 Spectrum about the St George area, which includes most of Washington County. The area grew 4% in 2017. There were 165,662 people in the area at the end of 2017.

86% of the people moving in the area are from other states.

In 2016, St George ranked as the 6th fastest growing metro area and had a 3.1% growth rate.

The growth rate for St George was above 8% during the mid-2000's until the housing crash in 2008, so the area is not growing as quickly as that time, but there is a lot of concern about the resources of the area, especially water, being able to keep up with the growth.

AROUND DIXIE SPRINGS

Planning and Zoning

A 61 space RV park is planned for 120 N 3700 W, which is north of the intersection of Sand Hollow Road and route 9. The plans are under revision. The commission asked for some changes to be made to the plans before approval.

A building was approved that is larger than allowed by permitted use at 4047 Dorothy Circle in Dixie Springs. It was approved with the condition that the use may not be changed to a living area.

A request was made to amend the site plan for The Marla Phase at Elim Valley to eliminate many amenities, As a reminder, this is the development that is planned to eventually surround Dixie Springs. There are a couple of houses being built in phase I on the east side of Sand Hollow Road. The new plans eliminates amenities such as the sand volleyball court. When the Commission asked if there was still ownership issues with the project, the developer stated that they own the majority of the land up to Dixie Springs. However, there is still ongoing litigation on the rest of the phases,

ACC CORNER

Hello Dixie Springs residents! The ACC will be hosting our 2nd Annual “Dixie Spring Fling” soon. This is an opportunity for the entire Dixie Springs community to get together for food, fun, and fellowship. Watch for more information to

be posted on our neighborhood facebook pages and on fliers near the mailboxes.

The ACC will also be holding the election for new officers in May 2018. More details and information to follow.

ACC ELECTION INFORMATION FROM THE CC&RS

Article II, Section I, number 1:

“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,
“

As you can see, the CC&Rs do not provide a lot of information about the ACC such as how long the terms are. The only thing that is clear that a majority of the lot owners elect the ACC members.

LAKE POWELL PIPELINE POWER LINES MEETING

A representative from the Utah Division of Water Resources, Josh Palmer, and David Clark from WCWCD will be here on Monday, 2 April 2018, to look at the problems regarding routing power transmission lines on 3400 West in association with the Proposed Lake Powell Pipeline Project.

Due to the amount of communications the departments have received from Dixie Springs owners, they realize there are serious issues here that they need to address. The representative is coming here to listen to our concerns and work towards a solution.

This meeting will be at the Dixie Springs Park Pavilion on Monday April 2, 2018 at 12:30 pm. Share this information with all of your neighbors.

Please be respectful at the meeting. Although many people are opposed to the pipeline project, we need to keep the focus on our specific

community issues and avoid general protests to the pipeline at this meeting.

Josh has made it clear that he will be available to come down and meet with us once a month at our request if necessary.

As a reminder, the current plans for the Lake Powell Pipeline Project call for the routing of above ground power lines from the station that will be on the southwest corner of Sand Hollow, to the existing electric substation that is north of the east side of Dixie Springs. The Pipeline terminates into the Sand Hollow Reservoir. These lines cannot be routed underground because they are higher power than the residential electric lines that are currently underground. These lines will be used to sell power generated by the Lake Powell Pipeline hydroelectric stations.

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 evening at 7 pm. 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!

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>

All RVs

If you have an 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	167	74%
B	231	165	71%
C	274	145	53%
D	204	119	58%
E	259	133	51%
F	111	43	39%
G	86	57	66%
Total	1390	829	60%

CALENDAR

Spring Home and Garden Expo

6-7 April, Dixie Center in St George

Tour de St George

35, 75 or 100 mile bicycle races. They start and end at the St George Town Square. The 75 and 100 mile races will be going near or around Sand Hollow.

Kayenta Street Painting Festival

28—29 April. At the Kayenta Arts Village in Ivins. Asphalt is the canvas and chalk is the medium.

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/>

SECTION CAPTAINS

Section Captains contact new people, welcome them to the community and ask if they would give their email for the newsletter. This is a great chance for you to meet your new neighbors. It also ensures that everyone feels welcome to our community.

Dixie Springs is platted into lettered sections. We

have sections A through G.

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

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.

DIXIE SPRINGS COMMUNITY FUND

The Dixie Springs Community Fund is used to:

- 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 comes from voluntary donations. We recommend \$100 per year per home,

but any amount is welcome. Any use of the money will be reported in the newsletter.

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.

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!