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June 2020

Dixie Springs Community Newsletter

www.dixiesprings.info

ACC STATISTICS—FROM THE DIXIE SPRINGS ACC

Dixie Springs has 1390 lots. 1046 of the lots have homes on them.

In the last two years, the ACC has approved 220 homes to date. If there have been issues, the ACC has worked with the builders to resolve them. In only one case has the ACC had to send a letter from the attorney. This was after numerous personal contacts and emails. After the legal letter, the builder submitted the necessary paperwork.

In a large majority of violations concerning residents, the ACC has been approached by one or more residents about an issue they cannot resolve. The ACC then checks to see if the complaint is valid and then determines what can be done. The ACC tries to balance the different needs of the community. However, if there is an obvious CC&R violation, the ACC does what they can to remedy it. The Board can only go by what the CC&Rs state and not by their own personal

desires.

In the last two years, The ACC has had to send letters from the attorney to about 7 residents. These letters have been sent after the residents have been contacted and we have attempted to resolve the issues without having to send a letter. All but one has been resolved before any further action was taken. That one has been taken to litigation.

In the last two years, the ACC has sent fine process letters from the ACC to 7 residents about violations. To date, none have had to go to the fine process. We try very hard to resolve all issues without having to fine anyone. We give extensions when we can, and pitch in to help residents resolve issues.

While it is true that any resident can take legal action to enforce the CC&Rs, there are a lot of advantages to having the ACC do so. First, you do

ACC ACCOMPLISHMENTS (CON'T)

not have to confront a neighbor. The ACC keeps the name of the person that complains confidential. Second, the only way a resident can take action to enforce the CC&Rs is through litigation. The ACC can also use litigation, but they also have the fine process defined in the CC&Rs. The fine process is considerably cheaper than litigation.

The process involves sending a series of two letters one month apart and then a fine process begins if these first two letters are ignored. These letters give the residents the ability to get extensions if they are working toward a solution.

The cost of litigation is about \$5,000. It can get a lot more expensive than that depending on the situation. But if you go into litigation, you need to be prepared to spend many thousands of dollars. This means that if you do not have the money, you cannot take any action to enforce the CC&Rs and may have to live with some pretty uncomfortable and upsetting situations, as well as having issues that reduce the value of your home when you are trying to sell it.

Here are some examples of the violations that

ACC has handled:

A rental house has a front yard that have not had any maintenance for at least 6 months. The ACC was able to contact the rental company and they are providing maintenance.

A rental house has dogs and the waste is not being picked up, causing odors. This is being currently handled by the property management company.

A person had a flock of chickens that they were letting out of the back yard. The chickens were soiling the sidewalks and the neighbors properties, and eating the landscaping. The ACC was able to talk to the people that had the chickens and they got rid of them.

Commercial vehicles were being stored on a lot. The ACC was able to get them removed.

We have a great neighborhood and we hope everyone will work together to keep it that way. Our desire is to have people treat each other with kindness and respect. We hope everyone is doing well during these very difficult times.



ACC ELECTION

Because of recent problems with purported ballot fraud and voter harassment and intimidation, and to address the concerns of several residents who have claimed that there is a lack of transparency with the balloting process, the ACC is conducting a new voting process.

Ballots will be mailing to the mailing address in the Washington County tax records on the first of June (where you receive your tax bill).

The previous ballots are void. The ballot in this mailing is only ballot that will be counted.

COPIES OF BALLOTS WILL NOT BE COUNTED, so be sure and keep the enclosed ballot. Only original ballots will be valid.

The duties of the ACC are defined in the CC&Rs. You can read the CC&Rs on the ACC web site in the "Information" page. The overall roles of the ACC are to approve all new building and changes to existing buildings, and enforce the CC&Rs. Information about the duties of people on the board can be found at: <http://www.dixiesprings.info/docs/FiduciaryDuties.pdf>

Voting process:

Fill out the ballot card. Put a check mark next to at least one, but no more than three, candidates. If you check more than three candidates, your ballot will not be counted. The ballot must be signed in

order to be valid. The Lot number corresponding to each ballot is printed on a label on the back of each ballot.

Put the ballot in the enclosed, self-addressed envelope. Seal the envelope and add a stamp. Put the envelope in the mail.

Ballots must be received by 18 June 2020 to be valid. Ballots can only be submitted by mail to the ACC at the Dixie Springs ACC post office box: PO Box 358, Hurricane UT 84737 allot will not be counted.

Details about the vote counting process will be in the mailing, but each candidate or their representative will be able to watch the counting process.

If you will not be at your mailing address during the beginning of June, you can go to the Post Office and forward your mail to where you will be.

The mailing will include the information each candidate provided initially and to any questions they answered.

Several of the candidates have provided contact information so you can call and/or email them. Take advantage of this to talk to the candidates so you can make a good decision. There has been much mis-information and mis-direction in this election.

CALENDAR

Nothing Going On...

As all of you know, pretty much all public events have been cancelled. Let's hope there will be lots in this section soon.

Restaurants

We have a number of newer and existing restaurants in Hurricane that really need our help to survive during COVID-19. Use their take out services when you can. Some restaurants are also opening for dine-in. Some of the newer ones are:

Pig's Ear

Peruvian Flavors

Rooster Run

Cross County Diner

A number of food trucks near another favorite,
The Pizza Wagon

If Anyone Needs Help

If anyone needs help in these difficult times, please contact me at webmaster@dixiesprings.info. There are lots of great residents of Dixie Springs that would be glad to help you!

Dixie State University Events can be seen at:

<https://events.dixie.edu/mastercalendar/MasterCalendar.aspx>

For **Events in St George**, see:

<https://greaterzion.com/upcoming-events/>

For **Events in Hurricane**, see:

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

DIXIE SPRINGS COMMUNITY GARAGE SALE

The garage sale has been cancelled and will be held in the fall.

FIDUCIARY RESPONSIBILITIES OF THE ACC BOARD

I have pulled together some legal information about the legal responsibilities of a board.

A board member should be one that does not think of themselves as having power. Rather, a good board member thinks of themselves as taking on a serious responsibility.

You can view the information about the duties and responsibilities of a board at the following link:

<http://www.dixiesprings.info/docs/FiduciaryDuties.pdf>

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 info.

Pickle Ball

A number of residents go every day to play Pickleball at 8 am Sullivan Park in Washington. Contact Rose Card at card_rose@hotmail.com.

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

If there is someone that can help manage the ATV group, contact Nancy at webmaster@dixiesprings.info.

Weaving

Calling all weavers, spinners and “want to be” weavers and spinners! For info, see the web page at <http://www.mmawg.org/SWUtahBranch.htm>

All RVs

If you have an RV, join the Red Rock Rovers! They are a great group that plans amazing trips 4 times per year. All types of RVs are welcome—trailers, fifth wheels, and motorized RVs For more info, go to <http://www.redrockers.org/>.

Woodworkers

Looking for other hobby woodworkers to meet and share ideas, projects & skills. Contact Jeff Blonder at 801-205-5605

Orchestra

All levels of stringed instrument players are invited to join the Desert Strings Community Orchestra. We meet on Thursday night from 6:30 to 8:30. See <http://www.desertstrings.org> for information.

Learn a Stringed Instrument

Want to learn to play a stringed instrument or get back into playing after maybe really long absence? Join the New Horizons group. You will get instruction and play with a bunch of great folks.

<https://www.zionmusicensembles.com/>

Bicyclists

For any Dixie bicyclists that are up for 20 to 50 mile road rides from the Springs, text or email me, I am riding all the time. Also like getting on the dirt and gravel for those fat cats, although my mountain bike is a bit old school. Patrick McEwen, Jopj888@msn.com, 801-455-2988

Input

If you know of any activities in our community, email webmaster@dixiesprings.info for inclusion in the newsletter.

DIXIE SPRINGS STATISTICS

Section	# Lots	# w/houses	Percent
A	225	182	81%
B	231	189	82%
C	274	206	75%
D	204	155	76%
E	259	182	70%
F	111	68	61%
G	86	64	74%
Total	1390	1046	75%

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 DOG PARK AGILITY EQUIPMENT

If there is anyone that would like to work on agility equipment for the dog park, please email webmaster@dixiesprings.info.

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 counsel 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!

EVENTS AT SAND HOLLOW

Food Delivery

Sand Hollow Resort is now offering curbside services.

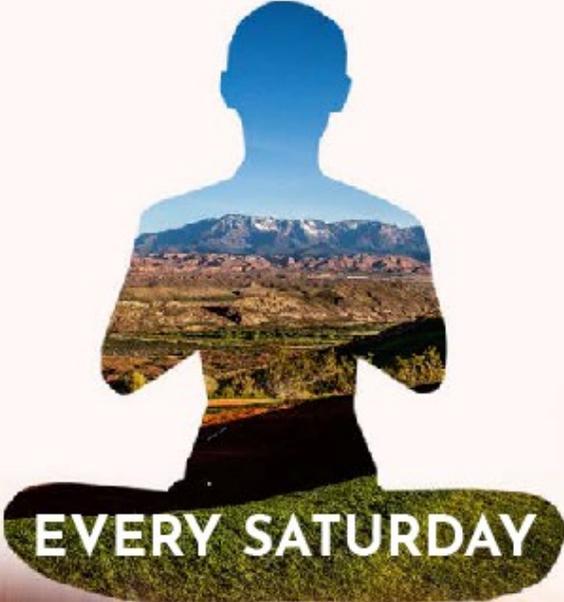
You can check-in for golf or pick-up your food to

go at the curb to limit contact and enforce social distancing! Our staff will meet you at the curb.

Place your order at The Grille or book your tee time on our website! ---> sandhollowresorts.com



**COVID-19 COMPLIANT
OUTDOOR YOGA**
AT THE SAND HOLLOW RESORT ROCK BOWL



EVERY SATURDAY

YOGA: 7:30-8:30 AM
Yoga instructors provided by GRANOGI.

Bring your own yoga mat
20 people allowed per class
First come, first serve
Yogis must be 6 feet apart during class
Mats must be sanitized immediately after

**\$15 GENERAL PUBLIC
\$10 RESORT MEMBERS**

REGISTER ON EVENTBRITE

SAND HOLLOW WASHINGTON COUNTY LOYALTY PROGRAM



WASHINGTON COUNTY LOYALTY PROGRAM



**PLAY 5 ROUNDS
GET ONE FREE!**

\$55 WEEKDAYS/\$70 WEEKEND

EXPIRES AUGUST 31, 2020

WASHINGTON COUNTY RESIDENTS ONLY

MUST BE WITHIN SAME MONTH
MUST MENTION LOYALTY PROGRAM EVERY ROUND

CALL PRO SHOP FOR MORE INFORMATION 435-656-4653

*RESTRICTIONS MAY APPLY