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**May 2021**

# *Dixie Springs Community Newsletter*

[www.dixiesprings.info](http://www.dixiesprings.info)

## **COMMUNITY NEWSLETTER INDEPENDENCE**

The community newsletter is and always has been completely separate from the Dixie Springs ACC or any other organization. The newsletter email list is protected and has never been given to anyone or any organization, including the ACC.

Even when I was a member of the Dixie Springs ACC Board, I never shared the newsletter email list. The contents were and always have been independent of the ACC.

I send out notifications about new ACC newsletters, or information the ACC gives me, just as I send out any other information of interest to the residents of Dixie Springs.

Any emails sent to me through the web site or newsletter email are forwarded to the ACC so they can be properly answered.

I think it is important to keep the community informed. I have been writing a monthly newsletter since January of 2015 and it has been a rewarding experience.

When I first started the newsletter, I did not know if there would be enough content each month to make the newsletter worthwhile. But as the years went on, there has been more and more information important to the residents and lot owners of Dixie Springs.

I believe this trend will continue. It is overwhelming to see the growth in the area, and the number of developments and commercial buildings that are going up all around us. We will be in the heart of a large area of housing, commercial, rentals, recreations areas, shops, etc. When my husband and I moved here, we were not sure that the Dixie Springs subdivision would amount to very much. We were very wrong.

Many great things have happened in Dixie Springs since I started writing the newsletter. One of the best was the completion of the second phase of the Dixie Springs park. It was wonderful how the community came together to provide the needed

## COUNTY GROWTH (CON'T)

manpower and funds to get the job done. There is a stone at the park that lists the names of those that donated to make the park happen. The community received a plaque that year from the City of Hurricane in recognition of how well we came together. Most of the early newsletters asked for support of this project, and the community came through.

I also enjoyed putting together the history of Dixie Springs. It was a long, time consuming process but the information I was able to gather was worth it. If you have not read the history, it is on the [www.dixiesprings.info](http://www.dixiesprings.info) web site. It is well worth the read – Dixie Springs has quite a sorted past.

I think it is important to continue the newsletter. I get contacted periodically about getting information out to the people of Dixie Springs. I know that not everyone is on the email list, but at

least I can notify a good number of people. Since we do not have any organization (such as an HOA) that has the contact information for the people in Dixie Springs, the newsletter email list is the best we have. It is a way to get the community together if we ever need to.

Unfortunately, I have personal issues that require my attention and therefore I need to shed some of my responsibilities. If someone has basic writing and computer skills, I would really appreciate it if you would come forward and volunteer to help me. If there are a number of volunteers, there could be a team of people that could help manage the newsletter.

Thank you in advance for any help you can provide.

Nancy



## PLANNING AND COUNCIL MEETINGS

### City Council Meeting—1 Apr 2021

#### Work meeting to discuss the Gateway at Sand Hollow PID.

The City of Hurricane was petitioned to create three public infrastructure districts (PIDs) in order to assist in the financing of public infrastructure relating to the construction of the Sand Hollow Gateway Project. There are no registered voters residing within the boundaries of the area.

Most of the parcels in the area are owned by Western Mortgage. A few parcels are owned by Brent Moser, Scott Neilson, and Jason Curtis.

See page 11 for a map of the area. You will see Dixie Springs at the very bottom of the map. This development will bring housing to many of the northern Dixie Springs boundaries. This property is part of the Elim Valley land.

They wanted City Council input on their plans. It is a large piece of land. Want to use the PID in order to keep the mill levy as low as possible. The PID will allow them to put the public roads in. It is a larger area than they think will be built in a 5 year period so it is divided into districts. District 3 near Dixie Springs should be worked on by the end of the year. They want to add a couple of city parks. They also want pickle ball courts. Also a 12 foot trail on both sides of Sand Hollow Road.

The PID allows them to put the roads in without using a piecemeal approach where each area does their own smaller improvements.

The PID will cause the taxes to be higher in the PID area.

Need to give the homeowners something for the increase in taxes that are used to fund the PID.

Increase would be about a \$990 per year in property taxes on a \$450,000 home. The existing tax is about \$2400 for a primary home. Secondary homes are taxed much higher.

The PID would raise 27 million for roads and other improvements through the selling of bonds.

(Dixie Springs was built using SIDs which is Special Improvement District. The SID amount was paid over 20 years and then it was gone)

The mil rate is proposed to be a maximum of 5 points. The mil levy will be the highest at the start, but as the development builds out and the risk decreases, the interest rate should go down.

Discussion about having higher taxes on an area. It is hard enough to find an affordable place in Hurricane to live. Creating a place where the taxes will be higher does not help people afford to live in Hurricane.

The growth is causing the City to build new sewer plants, water lines, power lines, police substation that will have to be paid for.

The only way to get housing more affordable is through supply and demand. As the supply goes up, the demand goes down and the pricing should be reduced. These developments will also bring in a lot of multifamily.

The mil levy does not fund roads in the development. The money goes to city roads that are outside the development. The alternative is to bond each individual development. This plans puts all of the developments together. Therefore the roads, parks and trails will be well planned.

Does the home buyer get any savings on the house since the developer does not need to raise funds

## PLANNING AND COUNCIL MEETINGS

for the infrastructure? The answer is no. The developer still has to build the roads in the development. But the owner could get a voucher to help offset the taxes.

Transparency about the additional tax is critical. The initial owner and all future owners need to be informed.

### Police Chief Report

Detectives solved the auto/pedestrian fatality on the north side of Hurricane.

### Consideration and possible approval on an Amended Final Plat for Dixie Springs Subdivision Plat "A", Lots 82, 83 and 84.

See page 12.

Adjust the lot line and public utility easement between lots 83 and 84 by moving the lot line 15 feet to the west. Also merge lots 82 and 83 into amended lot 83.

Changed so they are not combining 82 and 83, and are just asking for a lot line adjustment on 84.

Moving the lot line between 83 and 84 15 feet. They want a bigger side yard. The lots are still over 10,000 ft<sup>2</sup>.

Lot line adjustment was approved.

### A request for a road abandonment located near Abbey Road on the west side of Sand Hollow Road.

See page 13.

The property owner is asking the City to abandon the existing right-of-way on his property so he can develop the property on a way that is more beneficial to the site.

This is the old 4300 West alignment. It has been replaced by Sand Hollow Road. There is no compelling reason for the city to keep the road. The property owner wants to give the property connectivity west to the property to give access to all parts of the property. Right now there are some land locked parcels to the north. The owner also has a zone change request to property he has that is adjacent to this property (the next item—near Abbey Road). It is likely that the developer will need to dedicate some of the land for a city roads.

Abandonment approved.

### Zoning map amendment located West of Sand Hollow Road near Abbey Road from RA-1, residential agriculture 1 unit per acre, to RM-2, multi-family 10 units per acre, and GC, general commercial.

See page 14.

They want to match the adjacent CG zoning on the neighboring property. They want to build multifamily housing.

2.19 acres will be changed to General Commercial.  
5.85 acres will be changed to multifamily.

The Planning Commission gave a positive recommendation with the condition that the City enter into a development agreement requiring a 30 foot landscaped buffer between the development and Ash Creek's property to the West.

The change expands the general commercial area and then put multifamily housing behind it. The Ash Creek board and the property owner made an informal agreement to have a 30 foot landscaped buffer. The planning commission recommended a development agreement that would include the

## PLANNING AND COUNCIL MEETINGS (CON'T)

buffer zone.

Approved the rezone with the condition of the creation of a development agreement.

Zoning map amendment request located at Turf Sod Road and 5000 West from RA-1, residential agriculture 1 unit per acre, to R1-10, residential unit 1 per 10,000 square feet.

See page 15.

They are asking for the zone change so they are compatible with the existing Pecan Valley development to the west. This is for 13.68 acres.

Want to develop the property in a similar way as Pecan Valley. A number of residents opposed this change because the lots will be much smaller than the adjacent property. The planning commission thought the change would be appropriate. The concern that there is only a single access that is fire rated to the area. They are working to get a second access. They want to get access through SITLA to loop back to get a second access to Sand Hollow Road where Dixie Springs Road is. Right now, the utilities are not sufficient and there is no second access. The property owners are working to resolve the issues.

Pecan Valley is zoned for R1-10 but most of the lots are larger: 1/3 an acre or larger.

Approved the rezone.

Zoning map amendment located at Sand Hollow Road and Canterbury Road from PC, planned commercial, to RR, recreational resort.

See page 16.

This is 14.199 acres. The front 4.116 acres will stay as planned commercial.

The parcel was illegally subdivided in Feb. It was subdivided without City approval. The Staff is working with the property owners to resolve this issue. They recommend that the this illegal subdivision should be corrected before this is approved.

The issue is how much resort residential should be approved.

The property is already planned commercial so changing to recreation resort restricts the use from the planned commercial. You can do a 4 story apartment building and an RV park in planned commercial.

This rezone change will be tabled until the illegal subdivision be resolved.

Zoning map amendment request located at approx. 4650 W Turf Sod Road from RA-1, residential agriculture, to R1-10, residential unit per 10,000 square feet.

See page 17.

This is adjacent to the other parcel on Turf Sod Road that was already considered earlier in the meeting. There are the same issues with water, power and sewer access. The initial request was R1-8, and they were requested to change it to R1-10. The property is owned by Ask Creek and they want to trade it with property to the west. Part of the trade is the zoning be changed so the land can be developed.

A right of way will need to be acquired through Carson Tate's property to get access to these properties.

The rezone request approved.

## PLANNING AND COUNCIL MEETINGS (CON'T)

### Indemnification agreement between the City of Hurricane and Western Mortgage.

Western Mortgage has filed a lawsuit against the Walkers to invalidate all the master communication easements. Therefore, the city may run afoul with approvals of zone changes that would use the communication easements.

Western Mortgage is willing to indemnify the City against any suits. Any zone change approvals should be made subject to the indemnification easement agreement.

Recently concluded lawsuit with Western Mortgage and Cyprus capital and Elim Valley has been resolved allowing the city to go forward with a development agreement and a rezone of the property. The individual owners can go forward with development. But it did not resolve the master communication agreement that is across the entire property. The city required an amendment that the easement would not extend into any roadway that was owned by the city. Western Mortgage filed a lawsuit seeking to terminate the master communication agreement. The city would like assurance that the city will not be sued when approving developments in the properties subject to the master communication easements. This issue should be discussed before any zone changes are approved for properties that are part of the master communication easements. Any approvals should be approved subject to the indemnification of the city of anything associated with master communications easements.

The indemnification document was approved.

### **Planning Commission Meeting—8 Apr 2021**

#### Discussion and consideration of a possible

#### recommendation for a Final Site Plan for Sand Hollow RV, located at SR 9 and Rlington Parkway. Paul Patel Applicant, Jeff Mathis Agent

This is 6.6 acre, 101 unit RV park. It is located where Rlington Parkway hits Rte 9, which is just west of the Performance Fitness Center. Across from the InstaCare. On the east side of Rlington parkway.

See page 18.

Have a playground, pickleball court, barbeque pit and putting green.

Wanted to be sure they will meet the night sky ordinance. There is on-site management. There are showers and toilets. The lobby is a 2 story building.

A turn lane was added to Rlington for the RVs. The road is also improved.

May want to remove some vegetation on Rlington to make visibility better.

There may be a concern about road noise. May build a wall if it is a problem.

Motion to send recommendation for approval with the condition that they ask city staff to look at the closest median and consider removing the existing landscaping and replace with ground cover that does not exceed 12 inches, and that is meets the standards, and meets staff comments.

Unanimously approved.

#### Discussion and consideration of a possible recommendation on an Amended Final Plat for Tava Resort At Sand Hollow Phase I Amended. Brian Barro Applicant, Jared Madsen Agent

See page 19.

## PLANNING AND COUNCIL MEETINGS (CON'T)

The area is slowly being developed. There is a new developer that is pushing things. Phase 2 will be coming soon. There are house plans that do not fit some of these lots so they want to modify some lots. Some of the lots got bigger. Therefore, less density. They are removing lot 61 and resizing lots 54 through 56.

The Commission recommends that they just focus on the changed lots. They need to make sure the new lots lines line up appropriately with water and sewer.

The Commission is happy to see less density.  
Approved unanimously.

### **City Council Meeting—15 Apr 2021**

Work meeting about water for today and tomorrow.

We are the middle of the tomorrow. In Feb, they had a water manager meeting. In 5 to 7 years, the county will be low on water. All cities with undeveloped water need to fully develop what they have or the growth will be shut down. They need to do this while waiting for the Lake Powell pipeline. Hurricane City water wells rights have been averaging a use of about 50% of their rights. Two wells are intermittent all year and one only runs in the summer months. Hurricane has enough water to serve most of the community. Hurricane can afford to drill a new well because of the savings between their rate and the district rate. Hurricane can provide water for .35 to .50 per thousand. The District water rate will jump to \$3 per thousand in about 15 years.

They are doing everything they can to get additional water but they have a lot of obstacles.

Right now, Toquerville is irrigating with culinary water—this needs to change.

Why can't the Water District assist the cities in developing their water resources? The district could place some of their water rights in the cities wells. It would simplify distribution. The district cannot do that because of their mandate to treat everyone equally and each city has different circumstances.

The District would like the cities to increase their water rate by 10 cents per thousand annually until it is equal to their water rate. This would generate funds for the cities. In 5 years, Hurricane could generate \$5 million. Each well costs about \$1.4 million. The City Council approved the drilling of a well in Dixie Springs.

A geologist identified good sites for wells. The sites are fault lines where water should accumulate.

At Dixie Springs District wells, you can get 200 gallons per minute. At a fault, you can get 600 to 1000 gallons per minutes. A number of potential sites were identified throughout Hurricane. The City would like to purchase some of these sites before the property is developed. One site is on the way to Warner Valley. It is possible to implement the rate increase and probable they could get a bond or loan to built the wells.

One site was north of Gold Wash. Near the trailhead at 60 East. On the east side of the fault. There are 476 million gallons of water rights per year that they can use that they have not been able to tap into.

They feel that they could get the property.

## PLANNING AND COUNCIL MEETINGS (CON'T)

It would be \$640,000 worth of water. This would give them about a \$400,000 per year savings. This savings would increase to over \$1,400,000 in 15 years as the water rates go up.

The City is currently using all the water they currently produce. Therefore, any future development would have to purchase the more expensive District water.

They have 1,220,000,000 gallons of water rights. In 2013, they used about half. They used almost half every year until this year. They used more water this year due to the drought.

The District gets impact fees when lots are developed. They use these fees to develop and maintain the water.

The Dixie Springs well the City is planning to drilling could be protested by the District. If Hurricane is allowed to drill the well, they will be able to drill all the other wells. But so far, the District has not protested the digging of the Dixie Springs well.

If the City of Hurricane digs its own wells, they will save a considerable amount of money over purchasing the water from the District.

The City of Hurricane has the cheapest water rates of any of the communities in the area. Even if the rates are increased, the City will still be cheaper.

Dixie Springs is 100% served by the District. That is why the residents of Dixie Springs are paying \$1.29 when everyone else is paying \$0.91. The City is planning to service Dixie Springs with this new well and bringing the rate to the City of Hurricane rate for the people of Dixie Springs.

The \$.10 yearly water rate increase will increase the amount paid per month by about \$3 for a usage of 40,000 gallons per month. Below 10,000 gallons per month will increase the amount paid by about \$1 per month. Average indoor use is 2,000 gallons per month per person. Vacation rentals use twice that amount.

In a couple of weeks, they will come back and propose the annual rate increase and a 2% per year inflation rate increase.

People are paying money to the water district to provide water. But it seems that the City of Hurricane residents should not have to pay for the wells—the money should be coming from the District. Response: the District is like an insurance policy. They will provide water to everyone.

New software. They are testing 4G meters and you can see your water use on your laptop, tablet or phone. Allows access to individual meters. About half the city have the new meters. They are learning how to use them. They are not making it public knowledge until more are available. They are changing to the new meters as the batteries need to be replaced. The software shows the historical use hourly, daily, weekly, monthly. It is also shows the current use. It will notify you if you have a suspected leak. It is based on a deviation from your normal use. You can have it text or email the alerts. The mobile app does not give hourly readings. You can also set alerts for the maximum amount you want to use per month. You can set to say you are on vacation and tell it that you will not be using water. Then you will get an alert if you use too much water.

There are about 3500 meters that are capable and

## PLANNING AND COUNCIL MEETINGS (CON'T)

about 4500 that are not capable.

It is called “My Water Advisor 2”:

[mywateradvisor2.com](http://mywateradvisor2.com)

Hurricane is the first city in southern Utah to work with this.

Department Reports:

Last week Hurricane issued more building permits than the City of St George (36).

SR 7—will be open Memorial Day. During the Iron Man, Sand Hollow Road will be open to SR7. In order to get out, people will need to go to Telegraph and around.

Sand Hollow Road is an issue. Sand Hollow State Park has received money to build another campground which will increase traffic on Sand Hollow Road. Need a 2 way left lane into Sand Hollow. The Sand Hollow road needs to be widened at least from Dixie Springs Drive. The City would like to get state funds for this road work.

A final site plan for Sand Hollow RV, located at SR9 and Rlington Parkway

The Planning Commission approved this but were concerned about the landscaping. It is on a hill and visibility is a problem. There are some bushes that should be removed. The City will be responsible for removing the bushes.

A Sinclair station is going on the corner of SR9 and Rlington Parkway.

101 units on a 6 acre parcel. The sites are 25 feet wide. The lots are mostly 50 feet long. There are a few longer. The City of Hurricane minimum

space size is 1000 ft2.

Unanimously approved.

Amended plat plan for Tava Resort at Sand Hollow Phase I Amended

See page 20.

The lots were smaller than the builder wanted. They want to reduce the lots by one.

Unanimously approved.

Discussion about creating Gateway at Sand Hollow Public Infrastructure Districts (PID) 1, 2 and 3

See page 11 for a map of the area. You will see Dixie Springs at the very bottom of the map. This development will bring housing to many of the northern Dixie Springs boundaries. This property is part of the Elim Valley land.

One main criteria for evaluation of a PID is it is expected to create public benefit in accordance of its goals.

They are looking at a 4.5 mil levy rate across all three.

PIDs need to be an improvement for the area. Surrounding areas (such as Paradise Ranch) have not been able to get power, sewer and water easements. The owners in the surrounding areas do not want this approved unless utilities get to the surrounding areas.

In order to bond, you need to get everyone to agree with the bonds. Therefore, you do not want to make the PID too large.

Stated that the outside areas can contact the City and participate in the PIDs.

The improvements are on the main thoroughfare

## PLANNING AND COUNCIL MEETINGS (CON'T)

roads and the parks. The money does not go to any of the roads in the developments. It helps the developer but it gives great value to the City.

The people that are purchasing homes in the PIDs are paying for the roads and the parks for 40 years. There was concern that people will not want to pay the extra amount to be in the PID area.

Comment that the developers will get hit the most because they may not be able to sell the homes, and yet they are willing to accept the PID.

The PID must be disclosed on closing.

The PID will gain the City a complete funded plan for the City. Otherwise, there will be a bunch of disjointed improvements that will be done in incremental pieces. It is hard to get the developers to agree to infrastructure improvements.

For every \$100,000 of taxable value, there would be an additional annual property tax of \$450 for the duration of the bonds (40 years).

If a developer does not get PID funding, they need to get a loan at 15% or more. That money will need to be paid somehow.

The City has to raise bonds to add or upgrade roads. Some think the developments should pay their own way instead of having the entire City pay for it. Dixie Springs would have never happened without the SID that was paid over a period of 20 years.

For a \$400,000 primary residence, the PID would add \$80 per month in property taxes.

This area around Dixie Springs is becoming a

show place for the City. The City should have good roads and parks in that area.

PIDs are new for the City so the impacts are not well known.

Approved 3 to 2.

### **Planning Commission—21 Apr 2021**

Discussion and consideration of a possible recommendation on a preliminary plat for Sand Hollow Village, a 161 lot subdivision located on Turf Sod Road and 5140 W. Sand Hollow Village/ Ash Creek Special Service District Applicant, Karl Rasmussen Agent.

60.622 acre, 161 lots on Turf Sod Road, directly east of the Pecan Valley subdivision.

See page 21.

There are two lots on a steep slope (over 10 percent). They may need a sensitive land application. They have created open space on most of the steep slope areas.

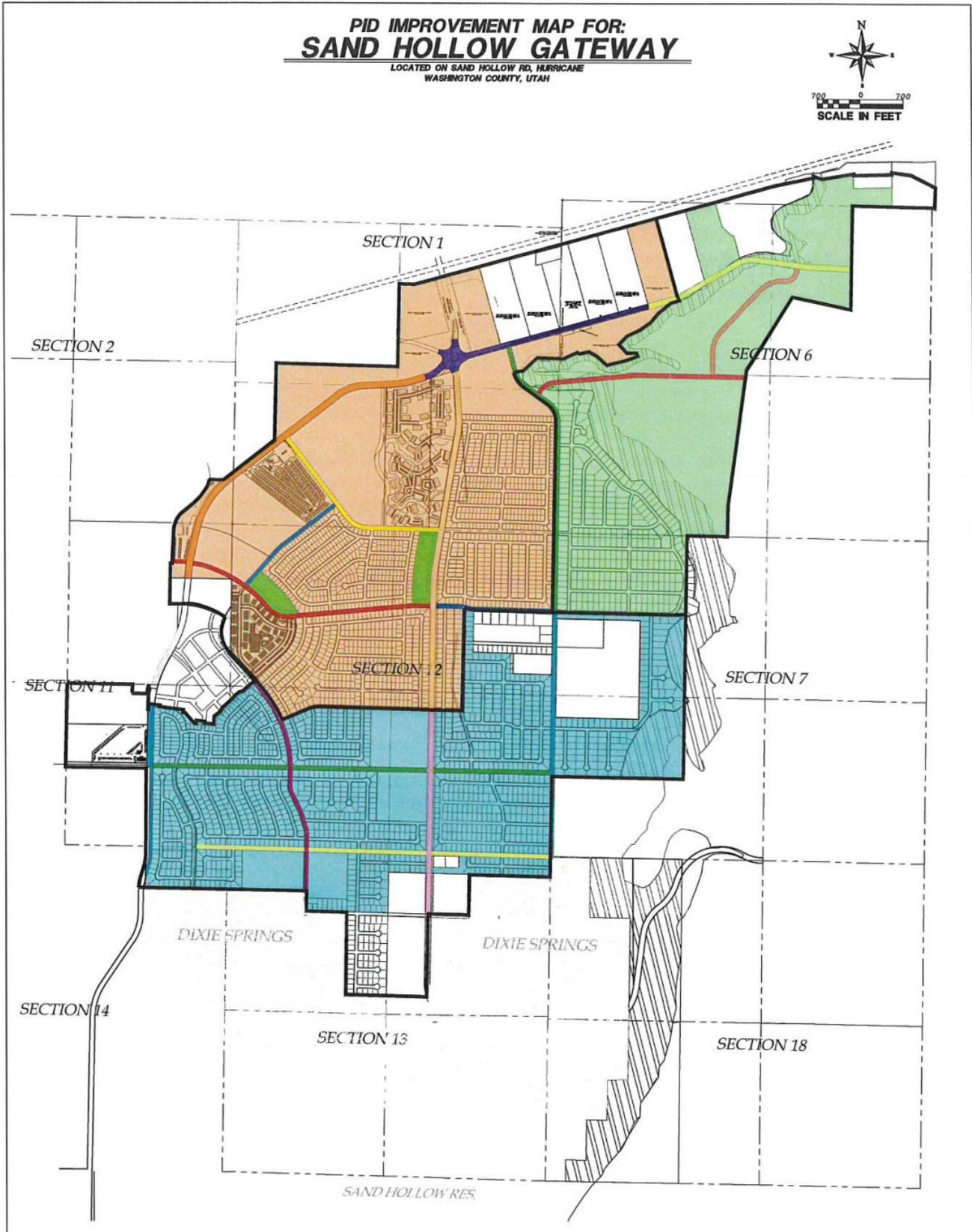
There is the issue with all the developments on Turf Sod Road—no all weather secondary access. All of the developments on that road, and the City, are working to solve this issue.

Motion to send a recommendation of approval to the City Council subject to staff and JUC comments with the proviso that there is an exception to the sensitive lands code.

Motion unanimously approved.

PLANNING AND COUNCIL MEETINGS (CON'T)

Sand Hollow Gateway





PLANNING AND COUNCIL MEETINGS (CON'T)

Road Abandonment

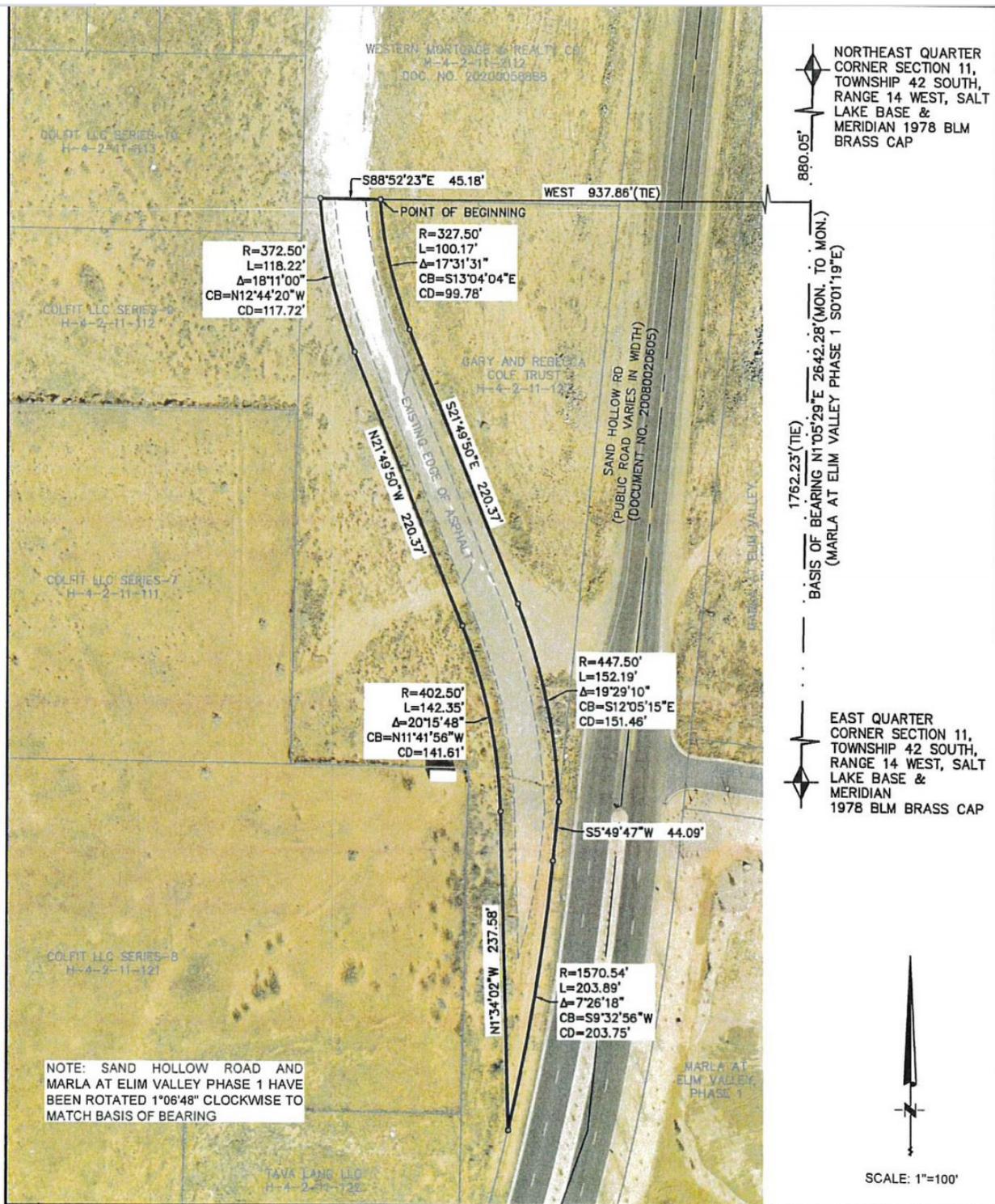


EXHIBIT C  
ROADWAY ABANDONMENT  
B & G 211065

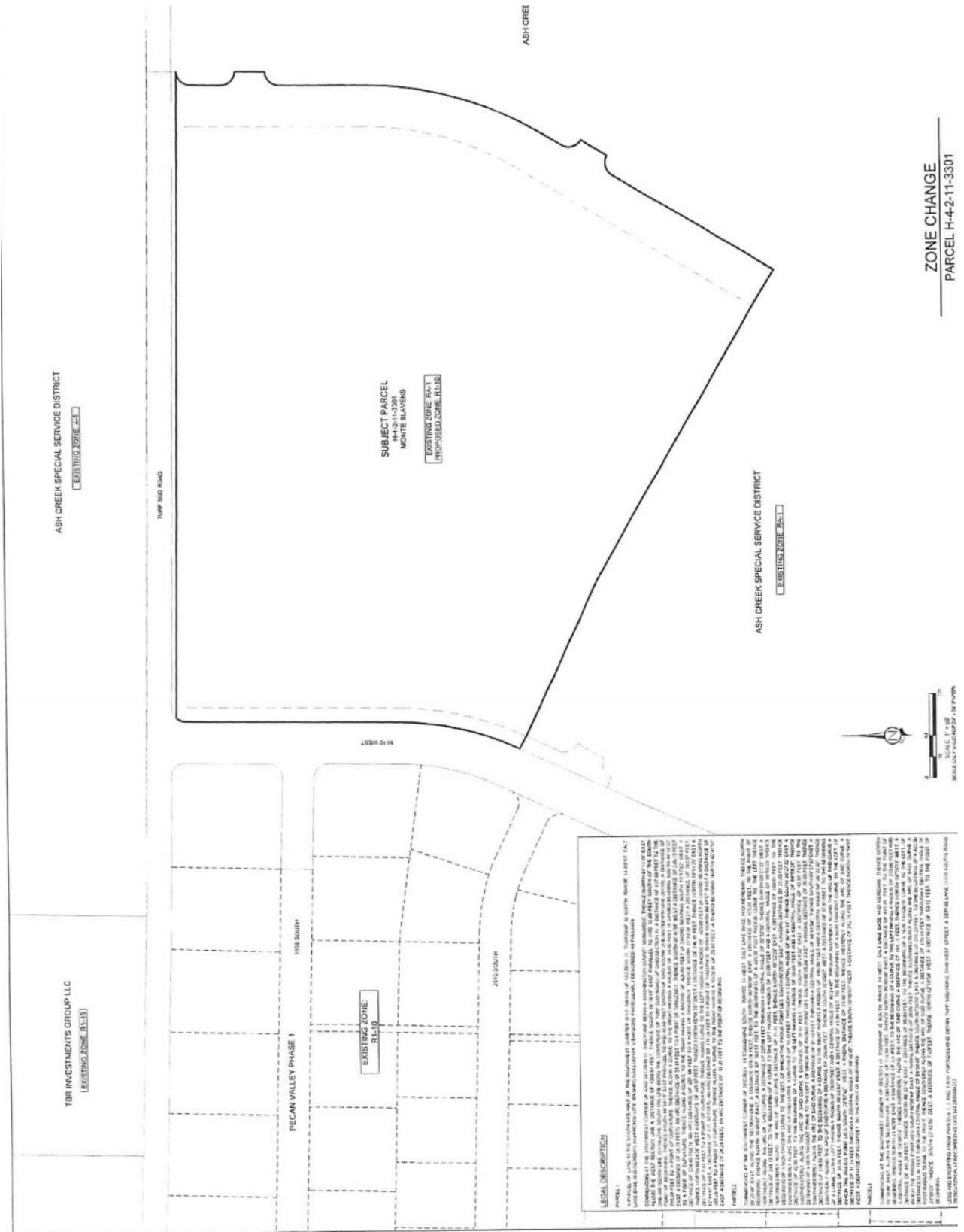


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PLANNING AND COUNCIL MEETINGS (CON'T)

Turf Sod Road and 5000 West



ZONE CHANGE  
PARCEL H-4-2-11-3301

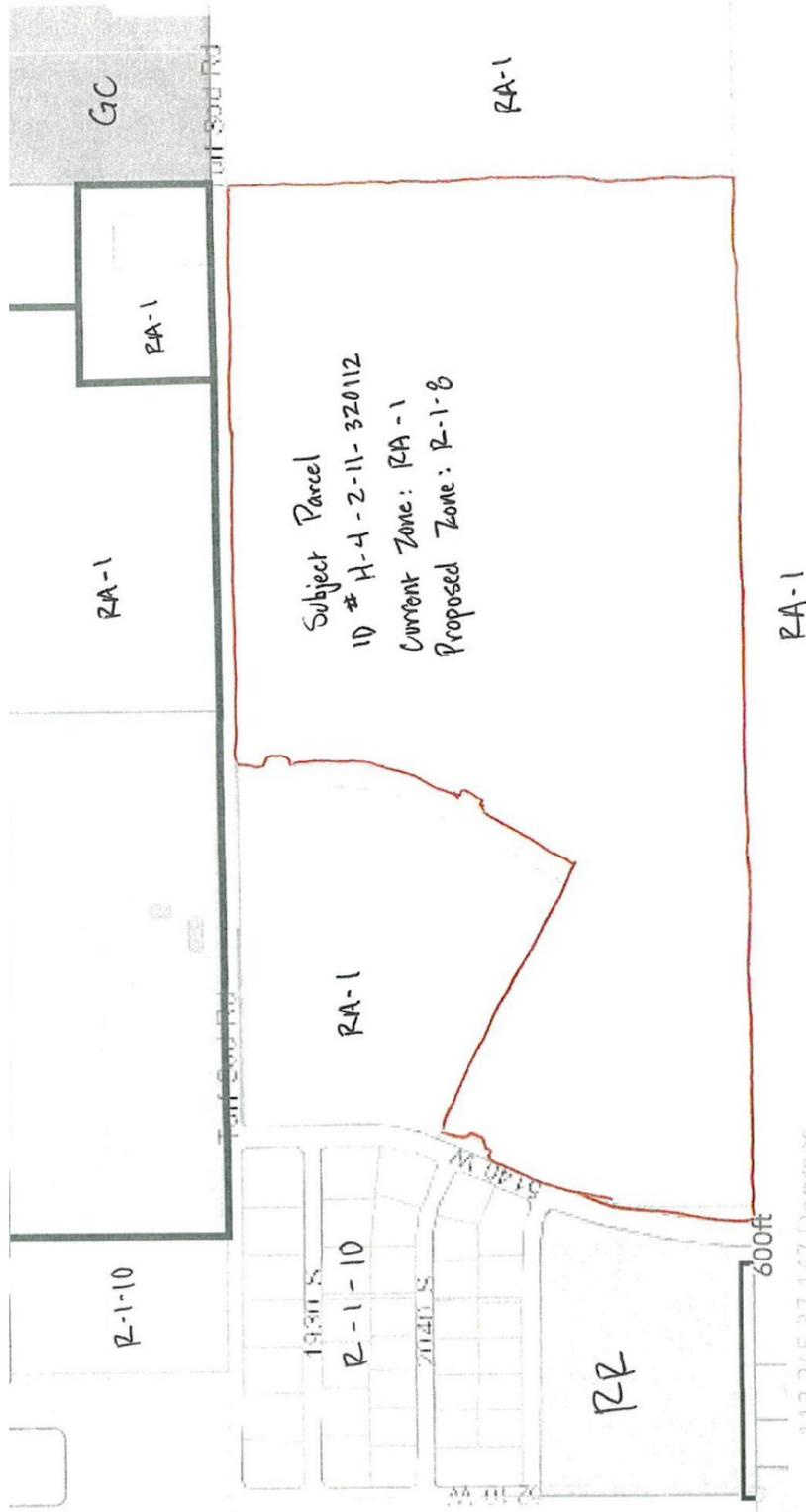
PLANNING AND COUNCIL MEETINGS (CON'T)

Sand Hollow and Canterbury



PLANNING AND COUNCIL MEETINGS (CON'T)

4650 W Turf Sod Road



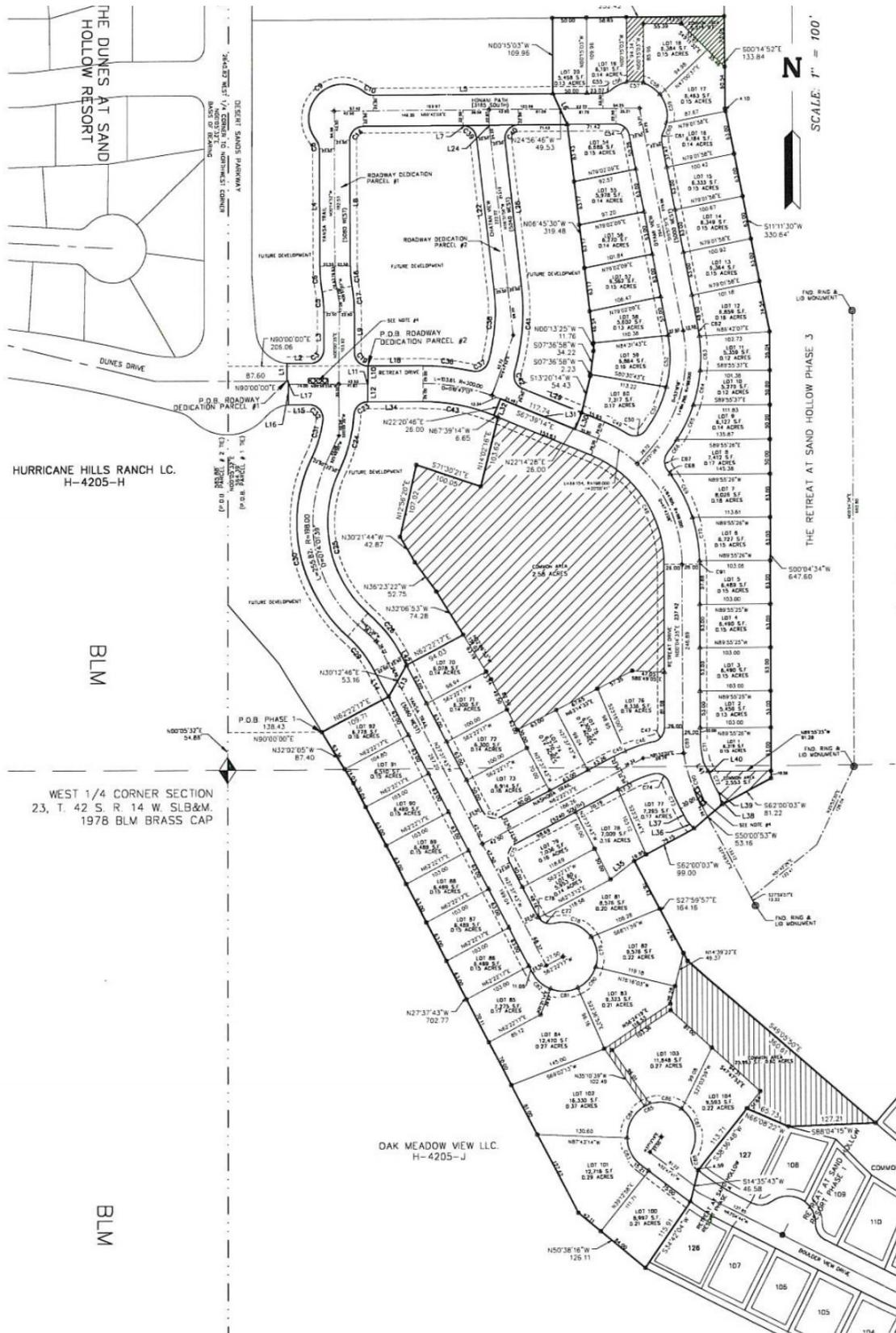
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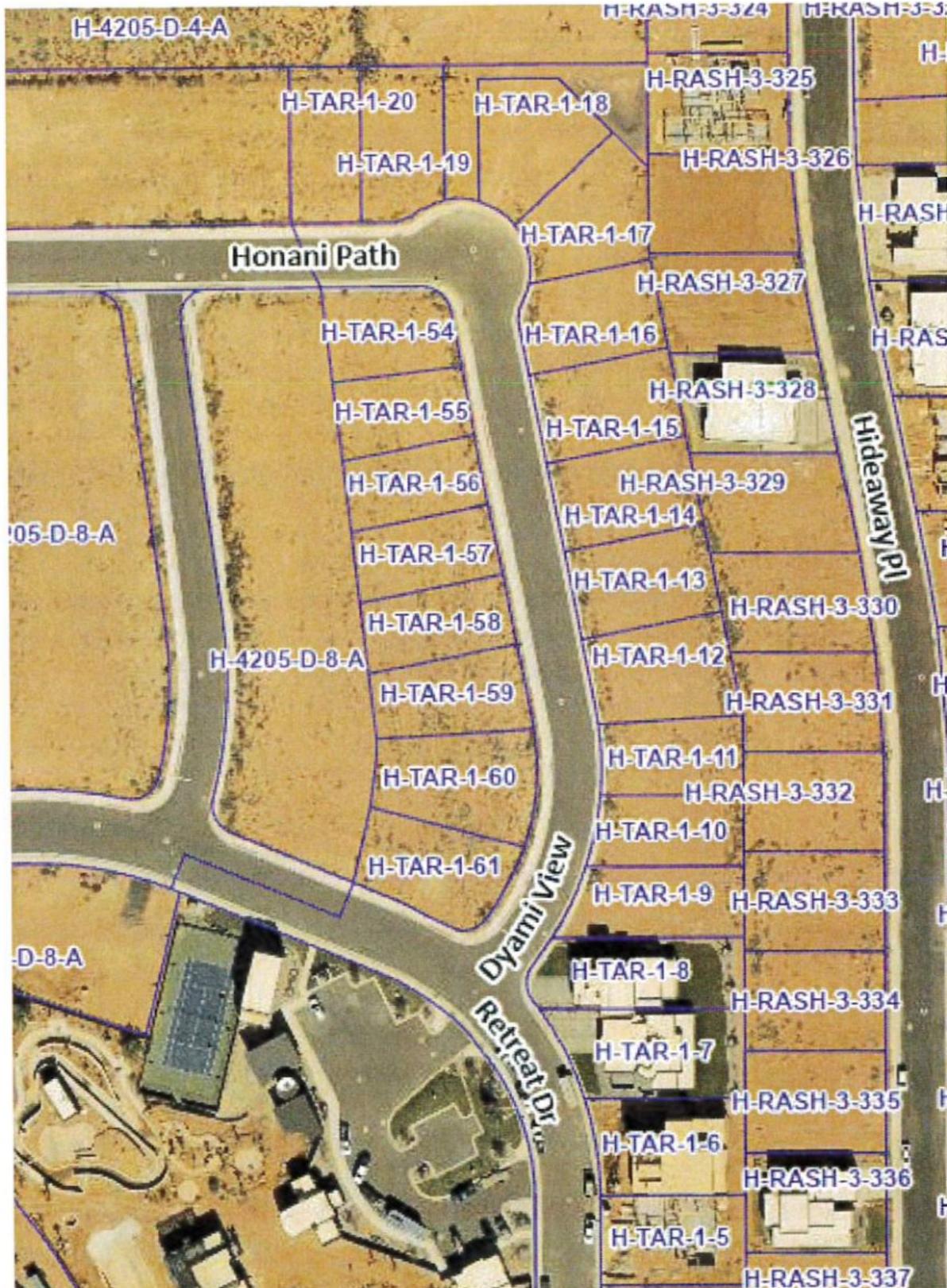
**PLANNING AND COUNCIL MEETINGS (CON'T)**

**Tava Resort at Sand Hollow**



PLANNING AND COUNCIL MEETINGS (CON'T)

Tava at Sand Hollow

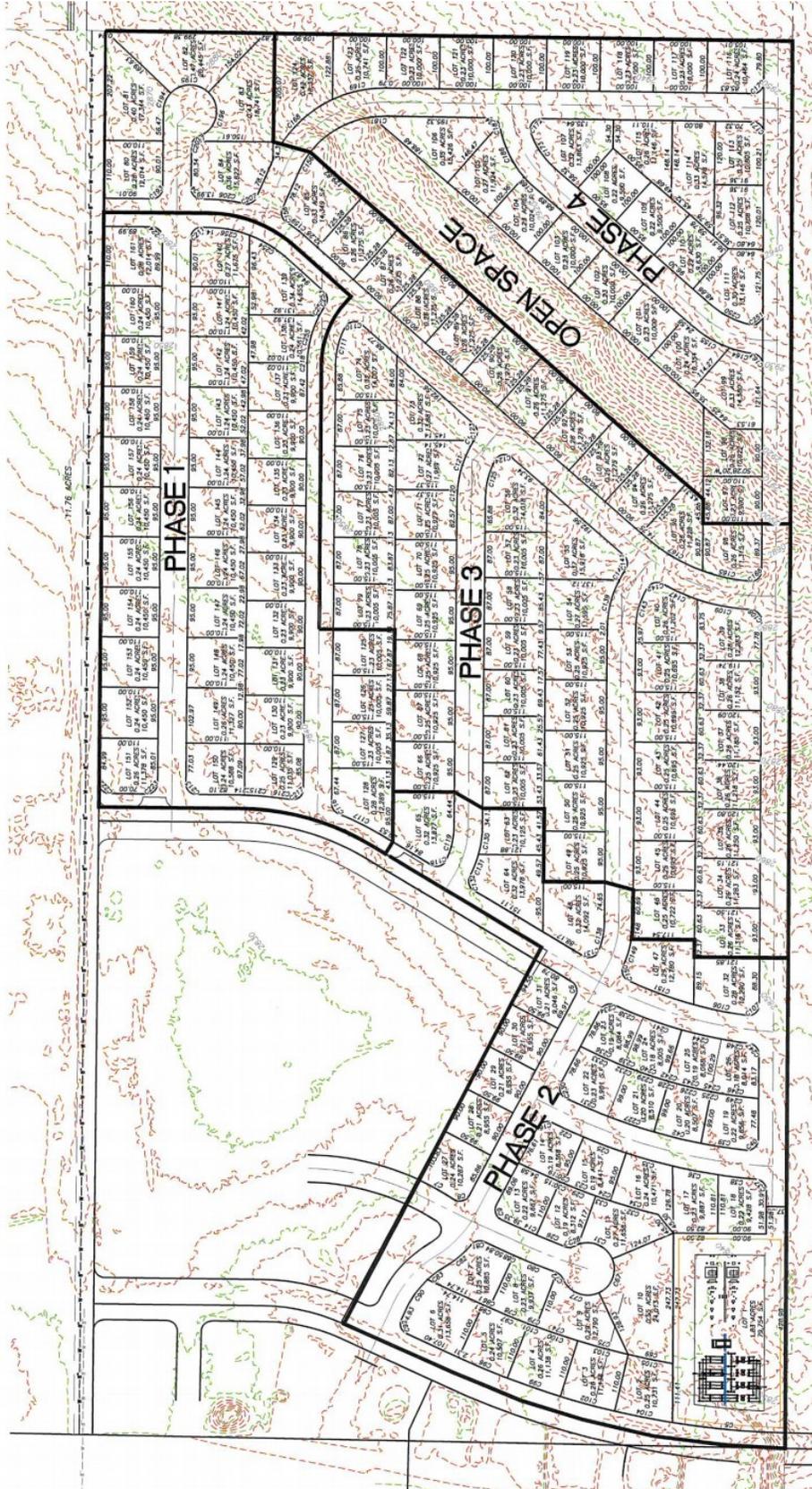


PLANNING AND COUNCIL MEETINGS (CON'T)

Sand Hollow Village

PRELIMINARY PLAT FOR:  
**SAND HOLLOW VILLAGE**

LOCATED IN SECTION 11, T42S, R9W, SLE&M  
HURRICANE, WASHINGTON COUNTY, UTAH



## CALENDAR

### Ironman

1 May 2021

Sand Hollow Road will be closed in the morning on 1 May. You will not be able to go from Dixie Springs to SR9 on Sand Hollow Road.

[70.3 St. George \(ironman.com\)](http://70.3.St.George(ironman.com))

### Tuacahn Saturday Market

Every Saturday from 10 am to 2 pm at the Tuacahn Amphitheater in Ivins. Come enjoy its wonderful surroundings at our outdoor market in our beautiful red rock canyon featuring local artwork, crafts, food and free entertainment.

### Washington City Cotton Days

1—8 May 2021

There are lots of great activities. There is a free Ironman pancake breakfast on 1 May from 8 to 10 am, a rodeo, a movie in the park, Lion's club breakfast, cotton fest, parade, car show and tractor pull. See:

[Cotton Days Celebration - Washington City Utah](#)

### Hurricane Mud Run

8 May 2021

We are the longest running Mud Run in Southern Utah and every year our mud run grows with better mud and obstacles. Our course will run approximately 5K with lots of obstacles, mud, and of course an extreme amount of FUN! This event is for everyone. Single runners, families, teams. We invite everyone to participate.

[Welcome Hurricane Mud Run](#)

### Concert in the Park

10 May 2021, 7:30 pm to 9:30 pm

Vernon Worthen Park

The Concert in the Park Series is a celebration of wonderful music, open parks, and family celebration. The Series runs the second Monday of each month from April through September at Vernon Worthen Park. Park seating is available. Families are welcome to bring blankets, lawn chairs, and food. The concert series is FREE.

### Armed Forces Celebration

13—16 May 2021, St George Airport, Aviation Warbird Museum

Vintage Fighter Jets, Fly-Bys, warbird rides, food vendors, military displays.

[Armed Forces Celebration – Greater Zion Event](#)

### The Ultimate Outdoor Recreation Expo

21-22 May 2021, Washington County Fairgrounds

Free admission

[The Ultimate Outdoor Recreation Expo 2021 – Greater Zion Event](#)

### Sand Hollow Triathlon

22 May 2021

Sand Hollow State Park

[Sand Hollow - BBSC Endurance](#)

**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 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](mailto: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](mailto:card_rose@hotmail.com).

### Ladies Luncheon

The ladies of Dixie Springs meet for lunch on the first Tuesday of each month at 11:30 am at the Sand Hollow Golf Course restaurant. Come join us!

### 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/>.

### Dixie Springs Rebels

Dixie Springs Rebels Cars and Coffee every Saturday morning from about 8:30 to 10:30 am (weather permitting) at Dixie Springs Park (below Sand Hollow dam). Come and hang out with other car guys and talk about our favorite rides while we practice common sense safe get-togethers. Feel free to bring your own coffee. Please be considerate of others—this is a non-smoking event.

### 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 Band or Stringed Instrument

Want to learn to play an 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](mailto:Jopj888@msn.com), 801-455-2988

### Input

If you know of any activities in our community, email [webmaster@dixiesprings.info](mailto:webmaster@dixiesprings.info) for inclusion in the newsletter.

## DIXIE SPRINGS STATISTICS

Section	# Lots	# w/houses	Percent
A	225	187	83%
B	231	196	85%
C	274	226	83%
D	204	164	81%
E	259	200	77%
F	111	83	75%
G	86	71	81%
Total	1390	1127	81%

## 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](mailto: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 ACC INFORMATION

Newsletters can be seen at this page:

<http://dixiespringsacc.org/newsletter.htm>

If you have any questions for the ACC, please email them at [acc@dixiespringsacc.org](mailto:acc@dixiespringsacc.org)

For more information, see their web site at:

[www.dixiespringsacc.org](http://www.dixiespringsacc.org)

## 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

### OUTDOOR YOGA IS BACK along with BINGO NIGHT

see below for all the weekly events at Sand Hollow Resort

Tuesday: Taco Tuesday all day

Wednesday: Bingo Night every other Wednesday starting at 6:00pm - check out our Facebook page at Sand Hollow Resort

Thursday: Karaoke Night starting at 7:30pm

Saturday: Outdoor Yoga starting April 10th at 9:00am

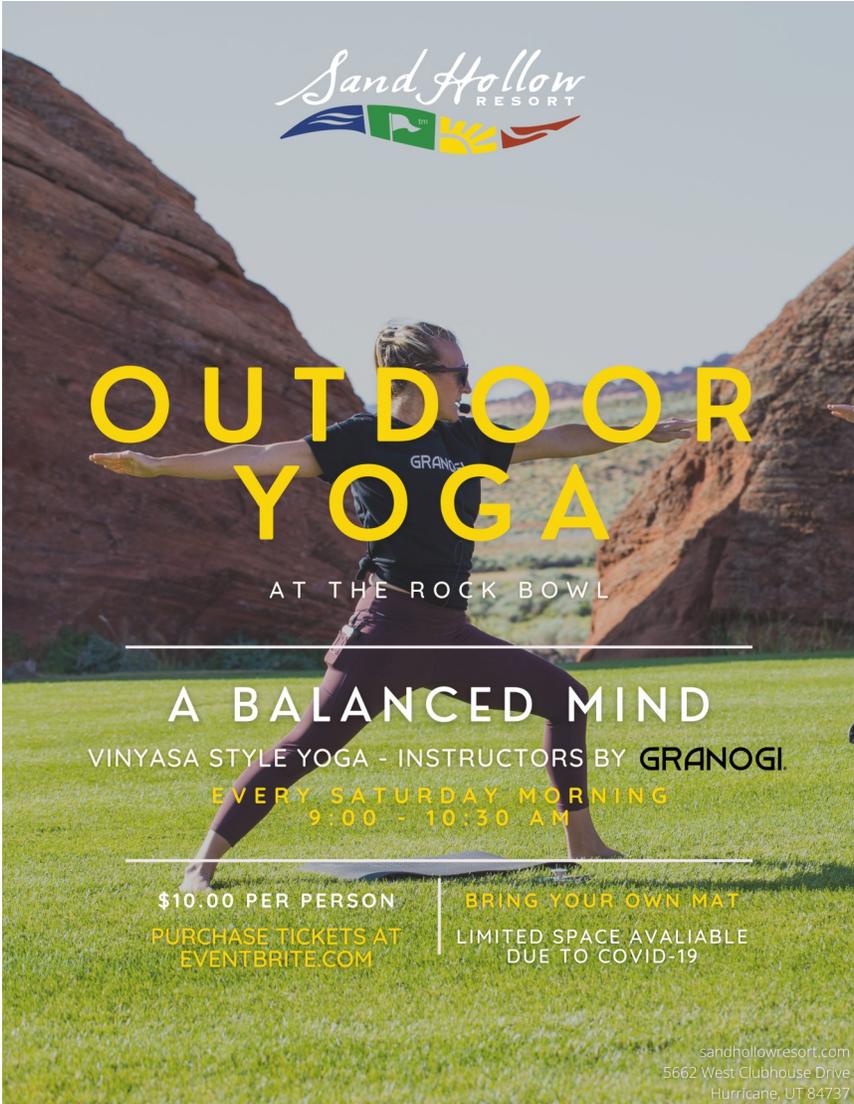
Saturday: Live Music at the Grille starting at 8:30pm - check out our Facebook page at Sand Hollow Resort to see who is playing

### SUNSET CONCERTS ARE BACK

The Sunset Concert Series are back at the Sand Hollow Resort Rock Bowl

See below for the Line Up. Our amazing bands are playing all the way up to October!

Bigger and Better than last year, you won't want to miss this!



The poster features a woman in a black t-shirt and dark leggings performing a yoga pose on a mat in a grassy field. In the background, there are large, reddish-brown rock formations under a clear sky. The Sand Hollow Resort logo is at the top. The text 'OUTDOOR YOGA' is in large yellow letters, with 'AT THE ROCK BOWL' below it. Further down, it says 'A BALANCED MIND' and 'VINYASA STYLE YOGA - INSTRUCTORS BY GRANOGI'. The schedule is 'EVERY SATURDAY MORNING 9:00 - 10:30 AM'. Pricing and ticket information are at the bottom, along with a note about limited space due to COVID-19 and the resort's contact information.

**Sand Hollow RESORT**

**OUTDOOR YOGA**

AT THE ROCK BOWL

**A BALANCED MIND**

VINYASA STYLE YOGA - INSTRUCTORS BY **GRANO GI**

EVERY SATURDAY MORNING  
9:00 - 10:30 AM

**\$10.00 PER PERSON**  
PURCHASE TICKETS AT  
[EVENTBRITE.COM](https://www.eventbrite.com)

**BRING YOUR OWN MAT**  
LIMITED SPACE AVAILBLE  
DUE TO COVID-19

sandhollowresort.com  
5662 West Clubhouse Drive  
Hurricane, UT 84737