

8-18-2020

To: Dixie Springs Property Owners

From: The Dixie Springs Architectural Control Committee (ACC)

Dear property owners and neighbors,

We are sending this information primarily to alert you about fraudulent activity that is occurring within our community, and to give you additional, and official information about other issues of concern.

Multiple owners in Dixie Springs have been receiving CC&R violation letters that were not generated or authorized by the ACC. There is a person, or what appears to be a group of persons who are creating these letters that allege CC&R violations. These letters falsely state they are from the ACC, and are fraudulently mailed using the ACC PO Box as the return address. Many of these letters are clearly targeted at selected people in the community, and all of the letters have been postmarked on or after August 8th, 2020. We are gathering information and hope to identify who is committing these crimes. This is understandably very upsetting for people who have received these letters.

To help owners identify a fraudulent letter, the ACC from this time forward will be using the same watermark is used by this letter. If the letter does not have the watermark, or you have some doubt about its authenticity, please email the ACC at acc@dixiespringsacc.org. We will be happy to assist and answer your questions.

There are residents in Dixie Springs who are opposed to the existence of the ACC and their obligation to honor their fiduciary duties. An abundance of unsubstantiated accusations, misinformation and unfortunately, personal attacks directed toward the ACC members have been posted on social media prior to, and since the election of the new members. Now there are fraudulent letters now being sent to property owners, and persons calling authorities falsely claiming to be ACC members. These very unfortunate activities are only perpetuating more division among our community. When following social media comments we hope that residents will consider the source and carefully evaluate the statements for exaggeration, alteration of information and sensibility. Please check with us directly if you have any questions. The ACC is also a valuable tool available to all owners. We are here to assist with problem resolution, rather than leave owners having to fight issues on their own.

One of the many untrue statements posted on Facebook is that somehow there are ACC funds missing. A sum of \$5,000 has been thrown out there without information about from what source it was derived or any detailed information regarding how that figure was calculated. One "rumor" is that an individual calculated how much money should have been brought in through review fees based on the number of homes that have been built over a period of time, and based on that calculation they believe the ACC should have more money.

The fact is that there is no money missing from the ACC funds. The board that existed from 2015 to June of 2016 started the use of Quickbooks to manage the ACC funds. Quickbooks has been used ever since. A better tracking system for new home builds was also implemented. That ACC collected the review fee for all new homes except for 14 that were not resolved when that board left office.

The next board that existed from 2016 to 2018 did not collect the review fees from 83 new home builds. That totaled \$16,600 in review fees that were not collected.

The last board that existed from 2018 to 2020 did not collect a review fee from 4 homes that were left unapproved from the previous board.

Another false narrative that has been circulated is that Nancy Crowley is managing, controlling or directing the decisions of the current ACC. This is not true. In the first meeting of the current elected ACC, Nancy Crowley offered to work with the new board to train us in the data entry, procedures and processes, and general workings of the ACC. Because of her extensive experience and knowledge, the board decided unanimously to accept her assistance. Nancy Crowley has been a major steward in the preservation and nurturing of Dixie Springs. She continues to attend our local government meetings, and watch for issues that may impact the community. Nancy also authors and publishes the Dixie Springs Newsletter. We encourage all of you who have not provided your contact email to receive the monthly Dixie Springs Newsletter to sign up by emailing her at webmaster@dixiesprings.info. This newsletter contains valuable information and updates on things going on in the community, in our general area, activities, ACC information, and more.

There have been false statements that all communication from the ACC should have the name of the person that sent it. This is a misunderstanding about how a board works. Formal communication from the ACC is from the entire board – not just one person. One person does not make the decisions – the entire board does. Therefore, it is appropriate and proper that communications from the ACC are from the entire board and not one person.

Contrary to all of the statements from a fraction of residents pushing a narrative that the ACC is going to enforce our CC&R's in a harsh manner, or try to create an HOA, which we cannot, and would not even consider, the ACC is trying very hard to simply serve the community. We are willing to listen to and work with owners who have different positions on issues to the extent that we do not overstep our declaration, and we do not intend to alter this community. We view our commitment as a position of service and assistance, not as a position of power.

On the Dixie Springs ACC website, dixiespringsacc.org, there are menu items where you can access information that the ACC publishes as it becomes available, such as informational articles, letters to the owners, ACC policies and meeting minutes. We also provide a periodic, usually monthly, newsletter letting you know what the ACC has been working on, and other information. Please visit this site frequently, and feel free to send us messages with questions or concerns.

The Dixie Springs ACC web site is the only official source of information about the ACC. The ACC does not utilize or respond to any Facebook forums, and there are no official ACC Facebook forums.

We have so many wonderful people here in this beautiful community and we appreciate your vote of confidence in doing our job moving forward.

Thank you,
Dixie Springs ACC

acc@dixiespringsacc.org