

August 2020 ACC Newsletter

It has been a busy month for the ACC. In addition to working new build submissions, complaints about violations and answering questions, we are familiarizing ourselves with the processes involved in record keeping, building approval and tracking, updating lot files, and getting more familiar with our documents and responsibilities.

Projects

On an ongoing basis we are studying our documents to determine if there are any areas where it would be practical or beneficial for the ACC to develop policies, procedures, resolutions or modifications allowed in the documents.

The ACC reviewed our Building Standards and Review Certificate. We made some changes to clarify the requirements, approved colors and architectures, and builder responsibilities. The revised standards and certificate were sent to all our builders on record and a letter was drafted and sent to advise them of the material changes. Those documents are posted on our ACC website under the Builders section.

Submissions and Complaints

We received 19 new construction submissions for review. Eight have been completed and approved. Four new complaints for violations were received, and three violations are in process from the previous board. Three additional complaints were received and resolved without further action. Also received were submissions for a new pool and retaining wall, and another for an attached awning addition to a home. Both were approved without modification to the plans that were submitted.

Ordinances

As we familiarize ourselves with different issues in the community, at this time we would like to remind owners of two City of Hurricane ordinances that affect homeowners in Dixie Springs.

Special Requirements for Corner Lots.

The ordinance states that "In all zones that require a front yard, no fence, wall or other similar structure, or landscaping which exceeds two (2) feet in height shall be placed on any corner lot within a triangular area formed by the street property lines and a line connecting them at points twenty five (25) feet from the intersection of the street lines except for a reasonable number of trees pruned high enough to permit unobstructed vision for drivers of motor vehicles. (ord. 2016-02-4-2016).

This basically means that in addition to observing setbacks for walls or structures, please be sure to trim your shrubs, bushes and trees located on corner lots to prevent visual obstructions.

Weed abatement.

As more homes are built in Dixie Springs, tumbleweeds are becoming more of a nuisance as they break loose from vacant lots and blow onto developed properties. These vacant lots also present fire hazards when not maintained. Hurricane City ordinance (Ord.2011-7,7-21-2011) states that "Weeds shall be maintained at a height of not more than twelve (12") at all times, and cuttings over three feet in height must be promptly cleared and removed from the property". For more specific information please see the ordinance. Observation of this ordinance is very much appreciated by your neighbors.

An important goal of your ACC is to clarify information and misunderstandings within the community.

There is a Facebook page that was created in May of this year that is titled "Dixie Springs ACC And Neighborhood Information Forum Discussion Board". This page was created by a resident of Dixie Springs who is in no way associated with the ACC. The ACC does not endorse this Facebook page, and this page does not represent the opinions, actions or practices of the ACC. The only official ACC information is found on its website at www.dixiespringsacc.org.

Your new ACC members: Nancy Russell, Debbie Hohenstein, Dale Patrick and Linda Anderson are running the business of the ACC independently of any other persons who were formerly ACC members or who are currently involved in the transition process. Nancy Crowley continues to assist us in our transition, graciously assisting us with the paperwork, processes and providing training. She has been a valuable source of information regarding past operations of the ACC. Nancy is not involved in making decisions, organizing or managing any aspect of the ACC. We appreciate her contributions.

This monthly ACC newsletter is being provided to disseminate accurate information on the actions and practices of the ACC and to provide other pertinent information that affects the governance of the community. We will be posting our board meeting minutes on this site. We welcome input from the community through our email address: acc@dixiespringsacc.org.

Have a Great August!
Your Dixie Springs ACC