

April 2021 ACC Newsletter

Hello Neighbors and Happy Spring Time from your ACC Board members.

After getting feedback from our last newsletter, we would like to use a different communication style in keeping you up to date on things that are occurring in our neighborhood.

First, we would like to say "Welcome" all the new homeowners to our community. The growth here has been amazing, which is no surprise given what a wonderful place this is to live. What beautiful sunrises, sunsets and outside activities we have right outside our doors. Despite some discord circulating in our community, we want to reassure you that your choice to live here was a good one and we hope you love living here as much as we do.

You are now a member of the Dixie Springs community, NOT a homeowner's association and to be very clear, this will NEVER be an HOA. When the original developer created our neighborhood, he intentionally DID NOT create an HOA which would require each of us to be paying dues to maintain common grounds, community pools etc. What he DID create was an Architectural Control Committee that was tasked with making sure the homes here will always be maintained to the standards that he set up.

The ACC's only income source is the fees paid by the builder of your home - you have no financial investment nor do you have the ability to opt out of our community guidelines (the CC&Rs) that you accepted when signing your closing documents. The ACC board members are volunteers, change regularly, and respect your privacy and your rights as a property owner. The monies held in the bank account are overseen by an accountant, and an attorney advises us on all big decisions. Currently the biggest expenses have been attorney fees in our attempts to refute all the conspiracy theories being repeated over and over again by a group of individuals who are unhappy.

Unfortunately, this unhappy group has been relentless in their personal attacks against your duly elected ACC board members and volunteers. Some members have resigned, tired of the slander. Some individuals have even incurred significant legal fees defending themselves against false claims levied against them by disgruntled homeowners. One board member's personal actions created a conflict of interest while being on the board and decided to step down afterwards.

Something we all need to understand is that your ACC board member is your neighbor. Their only desire is to help maintain a beautiful and congenial place for us all to live. They do not desire power; they simply believe in enforcing the rules each household agreed to when you purchased your home here. It would be very nice if Hurricane City had the funding or the desire to help individuals with community standard infractions but unfortunately, they do not, which leaves many homeowners on their own. For our community, when yards of rental homes have gone to disarray the ACC has contacted the owners to remedy the situations. When neighbors

have unknowingly violated the community standards the ACC has made them aware and resolved many, many issues for your neighbors without any incidents. No one wants to fight with their neighbor, and the ACC has been able to keep that from happening, which potentially saves individuals thousands of dollars in legal fees, not to mention the aggravation of suing someone.

More recently there has been some neighbors who have knowingly violated our standards and have refused to cooperate in correcting their indiscretions. This has led to some vicious social media campaigns and personal attacks as well as false information being disseminated throughout the community. We realize this has increased lately and want you to know that although the Amendment 5 people are loud, they are but a small part of our otherwise happy community.

No matter what someone has told you, the truth is that the CC&Rs have never been changed by any board. However, recently the current board has clarified the intent of some of them. There has also been changes made in the bylaws simply to support the continuity and the integrity of the board. It is hard to start over with a whole new board every election. These changes are all lined out in legal documents and can be read on the website.

HOWEVER, should a group of homeowners desire a change in the CC&Rs there is a CORRECT way to do that. It requires specific steps of informing the entire community of each separate change (redline) and how it will affect everyone. The Board can then arrange a vote, clearly listing each change and there needs to be 60 % of the lot owners voting in support of the all of the changes. While this is always a possibility, so far, NO ONE has followed any of the APPROPRIATE steps to make a legal change.

We are grateful that the stressful year of COVID quarantine is coming to an end and hope that you and your loved ones are healthy. We are excited to return to our "normal" daily lives and look forward to see the kids playing at our new splash pad, dogs playing in their park, and people playing Pickleball on the new courts. Hurricane City has done a great job with our neighborhood park.

We would also like to thank Dixie Springs Weekly Produce for bringing fresh produce to many of us who were avoiding the stores, the Helping Hands Group for their hard work cleaning up yards for those in need and all the individuals who are active in our community planning Easter egg hunts, garage sales, and brightening the day for the kids going back to school. You make this an even better place to live. We are hopeful that congeniality will reign and if you have any questions or suggestions, please either refer to the documents at our website or email us at acc@dixiespringsacc.org. We are here for everyone and appreciate your support throughout this difficult year.

Sincerely,

Your ACC board members.

