



■ Deer Springs Ranch Owners Association ■

At the Ranch

www.deerspringsranch.org

April 2018

PRESIDENT'S MESSAGE -

Dear fellow DSROA members, with excitement I greet you as we are about to embark on another summer season at the Ranch. We have had a lot of happenings since last fall. Most of these happenings I will mention only briefly, because they will be explained in greater detail in the body of this newsletter. We have really great new onsite caretakers. We have a dump truck to go with our backhoe, grader, and Kabota. The Ranch house has been upgraded and modernized. Just as we experience the changing seasons at the Ranch and look forward to Spring each year, the cycle of change in our membership goes on. We gain new members, and lose some members, moving on with their interests elsewhere. We also lose some of our members that pass from this life. Such was the case with the passing of Val Cram and Bob Woolsey. We also lost a valiant Board member of many years when Jodi Akers and her husband decided to sell their DSROA property. Jodi spent countless hours keeping our books correct and helping to analyze various proposed Ranch projects from a financial point of view rather than an emotional one. I attribute her hard work to the secure financial position we find our association in today. Lary Sims has joined our Board and is becoming a strong contributor to the Board with his long time experience as a member for many years. He took Jodi's place and will be up for re-election this next September. I would encourage you to re-elect him this next September. You can rest assured that our current Board has matters well in hand. I will vouch for their hours of work on their own personal time, being responsible for their assigned duties. With as many members as our association has, there is a

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vast diversity of opinions on numerous topics. If you feel your agendas or opinions aren't recognized enough, then I would encourage you to run for the Board. It is quite an experience of learning a lot and making at times tough decisions. Well, be sure and come to the Ranch this year and enjoy the beauties that are here. I hope to see you there!

Phil Hall
DSROA Board President

MEET THE NEW RANCH CARETAKERS -

DSROA Board of Directors welcomes Phill & Rachel Hunt as Ranch Caretakers with pleasure. Phill and Rachel have already been hard at work with new projects tackled and changes you will notice when you visit the ranch this year. With warm welcoming personalities, coupled with the calloused hands of hard workers, we know you will be sure to feel at home when you visit the ranch.



WELCOME TO THE NEWEST MEMBERS OF THE RANCH -

New Member Welcome - The DSROA Board of Directors extends a warm welcome to 15 new members to DSROA in 2017: Candace & Zachary Abbott (lot 7), Marietta & Scott Henley (lot 48), Michael & Teresa Jordison (lot 67), Lerry Chapman (lot 94), Camille Christensen (lot 102), Sidney Woods (lot 128), Brian & Catherine Castle (lot 130), Patricia Hendricks & Jonathan Wilson (lot 205), Bryan & Mallory Kelly (lot 227), Eric & Ann Dryer (lot 229), Argiri Bratakos (lot 231), Michael Brown (lot 251), Jim & Rhonda Long (lot 257) and Tezden Lyons (lot 301). We look forward to seeing you at the ranch!

CABINS OPEN IN APRIL -

Reservations have been pouring in since the beginning of the year and the cabins are filling up quickly! If you have some dates in mind to visit the ranch for your family get-away, send in your cabin reservation request soon by visiting our website at www.deerspringsranch.org, and click on Cabin Reservations. The Lower Cabins (Cabins 6, 7, 8, 9 and Garden Cabin) open April 13th! The Upper Cabins (Cabins 1, 2, 3 & 4) will open May 18th! Get your reservation in today!

DRIPS FROM THE WATER COMMITTEE -

As many of you know, it has been a very mild and dry winter at the Ranch which means that once summer arrives we will have to be especially conscious of water conservation and fire hazards at the Ranch. However Spring is an especially beautiful time of year and soon the Ranch will be bustling to get ready for the season.

This year we have made a concerted effort to get the billings for water hauling and water connections out to the membership along with the annual assessments. I know that some were surprised to receive the billing statements and have expressed some questions about the current charges and policies on water use.

As for water hauling at the Ranch, the DSROA Bylaw No. 18 specifically states in pertinent part as follows:

For those who haul water and are using the Lower Ranch Water System State-approved fill station as their primary source, the following applies:

... Water use for hauling is only available to members of the DSROA, in good standing, and current on assessments as of March 31st of the year in which water is to be used.

... Because the Lower Ranch Water System was not designed to supply the demands which would be imposed by the hauling of large amounts of culinary (drinking) water, the amount hauled will be limited to a fixed amount per month per lot as determined by the Board. A permit to access ranch water will initially cost \$50.00 yearly and should be paid with the annual dues. It will become delinquent on and must be paid by March 31st of each year. This fee is necessary to offset the expense incurred from the pumping, storage, and transport of the water (diesel fuel, system maintenance, water testing, etc.). The amount of water that is allowed to be hauled and the cost of the hauling permit can be periodically reviewed by the Board, which can adjust either to reflect current conditions.

Members should be advised that the water hauling station will be locked to prevent others in the area from helping themselves to water. Once each Member signs a Water Hauling Agreement then they will be given means to access the water for hauling according to the Ranch Rules as adopted from time to time. If a current Agreement is not on file then no water hauling will be allowed.

With respect to those Members which have a direct connection to a DSROA Water System, the Board voted in the February meeting to decrease the amount of the

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standby fee to \$50 per year. This was intended to bring the cost to those who do not use water regularly into line with the cost to those who haul water from the DSROA system.

We have also paid for our new Ranch Caretakers, Phill & Rachel Hunt to attend a week-long training on water management to become certified. It is our hope that Rachel will pass the test to be able to officially manage our water systems. Our hope is to provide consistent and reliable water sources to Members for the common areas and cabins. We look forward to a great summer season.

Barry Clarkson, Water Committee Chair.

2017 CABIN USAGE REPORT -

Cabin 1 - 77 nights
Cabin 2 - 42 nights
Cabin 3 - 51 nights
Cabin 4 - 30 nights
Cabin 6 - 55 nights
Cabin 7 - 114 nights
Cabin 8 - 135 nights
Cabin 9 - 37 nights
Cabin 10 - 87 nights
Garden Cabin - 145 nights

Total Cabin Reservation Income
(includes reservation fees and Pay-per-Play fees) - \$14,610.00
Total Member Cabin Reservations - 63
(approx. 21% of the membership)
Total Ranch Guest Reservations - 7
Average Cabin Usage for 2017 - 44%

NO CAMPFIRE AT RENTAL CABINS THIS YEAR!

The ranch is entering into what will be a tenuous fire season this year. With the lack of snow this winter we as members should be on high alert to do all we can to prevent wild fires from happening. Most of us who have been members of Deer Springs Ranch for a long time understand the danger, but the newcomers to the ranch quite often do not! The board has adopted a no fire policy at the rental cabins this year in an effort to curtail the possibility of a wild fire being started. We are also putting up new signs at the ranch entrance, at the airstrip and the forestry gate which will have the new fire restriction clearly stated. Campfires are only allowed in BLM approved fire pits and none of the rental cabins have them!

If you see someone starting a campfire at the rental cabins please let the ranch managers know. Remember the words of Old Smokey "Only You Can Prevent Forest Fires!"

Lary Sims - Fire Protection Chair

HONORING VAL CRAM -

Fellow DSROA Member, Val Cram, recently passed away at the age of 79, following a long and courageous battle with cancer. Val served in many capacities at Deer Springs Ranch, beginning in the early years of the ranch as Ranch Foreman. Val was a great leader in the organizing and development of Deer Springs Ranch and held a key role in bringing many of the original owners to Deer Springs Ranch. His untiring effort spans the 40 years of this great community, including serving on the Board of Directors at various times. His beloved cabin and haven from the world, viewed the spectacle of the Bryce Canyon Peaks. Built from the ground up by Val, it was his true home and where his grandchildren built many memories with him.

The DSROA Board of Directors would like to recognize him for his years of service in behalf of Deer Springs Ranch and send their love and concern to his compassionate and dedicated wife of 54 years, Denny, and their family. Services were held in Kanab.



DSROA NEW/USED PURCHASES REPORT - 2017

- 1) Laundry Cabin - Ranch Headquarters
- 2) Speed Queen Washing Machine - Ranch Headquarters (A noted thank you to all members who donated money towards the purchase of this machine - Joe & Candy Bosze (lot 107), Bob & Barbara Becker (lot 4), Phil Hall (lot 44), Jodi & Marvin Akers (lot 128), Lee Bellar (lot 22), Joshua & TaNiesha Spor (lot 34), and Don Ray.
- 3) Solar System Equipment Replacement - Ranch Headquarters
- 4) Dump Truck - Ranch Headquarters
- 5) Fence - DSROA Property