



At the Ranch

www.deerspringsranch.org

DECEMBER 2007

PRESIDENTS' MESSAGE

First let me wish each of you as members of the DSR family a very MERRY CHRISTMAS!... and a Wonderful New Year, hopefully to include time and memories created at the ranch. And, a special merry Christmas to DSROA members from Dale & Patsy Clarkson. They have decided to gift the balance of the Ranch House solar power system to the ranch. That's a \$6000 Christmas present!

We have been through many changes during the past year and although many will measure differently, inches, meters, or miles, we have made progress. We as a board and committed members want to make sure even more progress can be realized during the next season. We respectfully ask each member for less BS and more PP. The BS is exactly what you think it is. We have enough thank you. The PP is Patience and Participation. We have seven very different and independent members serving together to best serve the ranch membership. We also have been blessed with many members who have really stepped up and come to the rescue. Thank you each one.

We have been fortunate to have a great on-site manager and family and additional support staff this past season and look forward to learning and growing into an even better team this next season. We are trying to be responsible to each member at the ranch and find ways to keep costs for all to a minimum. Please notice the assessments remain the same while individual services will be paid for by those who use them. We will be planning many work projects during the season so bring your work gloves when you come. We don't want

anyone just bored out of their mind staring at the wonders of nature.

In 2008 we will host the Desert Foxes Motocross race again at DSR. This is the group that has been at the ranch in previous years. They are scheduled to race August 16th. All those who would like to be at the ranch to watch and or participate please plan on it. All those who would rather avoid the noise and commotion please plan your stay at the ranch accordingly. If there are any questions about this event, its location, route etc... please feel free to email larryc@kanab.net

With Effort and Time we can make a difference.

Deer Springs Ranch
Something for everyone!

Larry D Clarkson, DSROA President

CABIN RESERVATION CHANGES

Some necessary changes have been made to the DSR Rules and Regulations which apply to Cabin Reservation and Use. As the full text of all the Cabin information is quite lengthy, it will not be repeated word-for-word here. The changes made are italicized. Many misunderstandings of what is expected from the Membership when using a Cabin could be cleared up by simply taking the time to read them when making your reservation. For full text refer to the DSROA website - http://www.deerspringsranch.org/rules/rules_regs.php and refer to recent Board minutes.

- 1.01 Members in good standing are entitled to two weeks of cabin time each year...
- 1.02 Cabin time may be available on a

rental basis...

- 1.03 Members may give or rent their cabin time to others...
- 1.04 No reservations may be made without a specific party name...
- 1.05 If a member makes a reservation but finds that he will be unable to come, but is able to send a non-member in his stead, then the Ranch office needs to be notified immediately.
- 1.06 Reservations will be accepted on a first-come first-served basis no more than ten months in advance...
- 1.07 A confirmation form will be e-mailed ..
- 1.08 A weekly reservation begins at 4:00 p.m. on Friday and ends at 10 a.m. on the following Friday ...
- 1.09 The cabins are locked. Please check in at Ranch Headquarters to obtain your key before you go to your cabin...
- 1.10 Cabins are equipped and furnished to accommodate 6 to 22 people depending on the size of the cabin. ...

New Linen Policy: (Effective 1-1-08)
Due to ever rising laundry costs, in 2008 the Board will be implementing a new linen policy. You may bring your own linens, bedding, bath towels, kitchen towels, etc. OR we will supply the cabins with those items needed for a linen fee of \$50.00 per week for cabins #1, 3, and the Garden Cabin and \$30.00 per week for cabins #2, 4, 6, 7, 8, 9 & 10. .

- 1.11 The Ranch Manager cannot be at Ranch Headquarters at all times. Therefore, please check the bulletin board for messages...
- 1.12 Water is very costly. Please do not waste it.
- 1.13 We have a small store at Deer Springs ..
- 1.14 Please do not transfer Ranch ▶▶

owned items from one cabin to another...

1.15 Do not remove the window screens.

1.16 When leaving: a. Leave the cabin clean (refer to the Cleaning Check List, found in each cabin)...

1.17 Staff responsibilities: a. Inventory after each cabin use. b. Furnish the firewood...

1.18 Tobacco use, smoking, etc. is prohibited at all times in all cabins and Ranch buildings...

Enjoy your cabin stay at the Ranch in 2008!

*John W. Southwick
DSROA Board Member*



ACTIVE & ALIVE MEMBERS TO SERVE ON COMMITTEES-

The following categories are available:

- ◆ Cabins
- ◆ Historic Equipment & Buildings
- ◆ Recreation & Social Activities
- ◆ Roads
- ◆ Water
- ◆ Wildlife
- ◆ Ranch Security
- ◆ Ranch Theme

If you have the time and commitment to serve on one or more of the committees, or have other ideas for committees, please contact Taylor at: kanabfence@hotmail.com or call 435-627-0332

REWARD: A Better Ranch!

Taylor Button, Treasurer

DEER SPRINGS RANCH MEMBERS, WE NEED TO HEAR FROM YOU!

During the last year, the DSROA Board has been working on various plans to update the Ranch House and its associated infrastructure.

A big step toward this goal was taken a few months ago when the Ranch acquired a solar electric system capable of meeting the Ranch HQ's power needs. After a few "settling in" issues, the system is up and running. It is a vast improvement over the old "spit and baling wire" solar system and should provide many years of service.

We must now proceed to improvements on the Ranch House itself. This will be in the form of a new small ranch house near the existing one, where the old climbing wall is. After reviewing all the costs, we have decided that the quickest and least expensive way to do this is to build new. This will also allow us to put in energy efficient systems and reduce operating costs. Saving money on this project is top in our minds, but we also want to build a durable structure that will stand the test of time. This house will be a simple, 1276 sq ft. 1 story pre-panelized log-sided home with some whole log elements and a porch on a basement. We can have the shell built on a concrete basement foundation in a couple weeks. Our ranch manager, any member volunteers, and other contractors, as needed, will finish the interior to keep costs down. We are looking at Whisper Creek log homes:

http://www.whispercreekloghomes.com/floorplan_sundance.html

the Sundance model on a basement.

The Ranch House, while quaint and picturesque, is simply NOT up to the task of providing year-round living quarters for a Ranch Manager couple. If the Ranch Manager has a family, it's shortcomings are only magnified.

In 2005, a very qualified couple interested in being our Ranch Managers turned us down- one of the reasons was the Ranch House.

The days of someone just "toughing it out" under the close to Third-World conditions imposed by living full time at the Ranch House are gone. Our Manager – ANY Manager- needs and should expect a decent place to live.

To this end, the Board has been formulating several approaches to funding the Ranch House improvements.

1. Exemption to the Bylaws to allow a one-time increase in the loan amount for this project only - loan amount \$150K to build a new ranch house near the old one. We would take out a traditional mortgage and pay for it out of the regular budget. Some regular budget items will likely have to be reduced to pay for it.
2. One time special assessment (approx. \$500.00 per lot)
3. 50% loan (Mortgage of \$75K) 50% special assessment (approx. \$250.00 per lot)

At this point that we need Member Input on what direction to take as all of the above options will require a vote by the Membership for approval.

In the past, lacking much input from the Membership, other projects and issues were started, only to find out that they did not have the necessary support. This is hugely wasteful of both time, energy, and sometimes money, as you would at some point either have to abandon the project entirely, or back up and start over under new conditions that have the Membership's approval.

We can't go through this scenario again. We have, in our current Ranch Manager, Ole Lindgren, the perfect mix of skills to run the Ranch. We can't afford to let him get away.

A Special Election will need to be called to decide this matter. It would help matters greatly if the Board had some idea what options had the most likely chance of passage and concentrate on those options.

So, we NEED to hear from YOU. Let us know what you could live with. ►►

And, if you have an idea not already on the list, we want to hear about it. Suggestions will be gratefully accepted.

When considering your response, remember this:

Doing NOTHING is not an option.

We have already had one potential Ranch Manager decline the job due to the living conditions. We don't really know if it figured in to other potential candidates' decisions - this is the only one we actually know about.

Think about it this way - would YOU want to be snowed in at the Ranch House for a week (it can happen!), with its infamous un-insulated north wall? Put yourself in that position and think it over.

Help the Ranch move forward with a Manager who is happy to stay, year after year, because they did just fine until the snow melted, and instead WON'T be looking to leave as soon as it does.

Please let us know what you think by sending a quick note to the Board at DSROA, P.O. Box 254, Kanab, UT, 84741, calling (435) 644-3007, or sending an email to DSRfunding@gmail.com by January 15, 2008. If you wish to respond in person, you can do so at the next Board meeting on January 19, 2008. Please check the deerspringsranch.org website for the meeting time & location.

Thanks!
Dustin Hollis, Vice President, and the rest of the DSROA Board

Keep up-to-date on the Ranch House progress and other Ranch news at the official Deer Springs Ranch website:

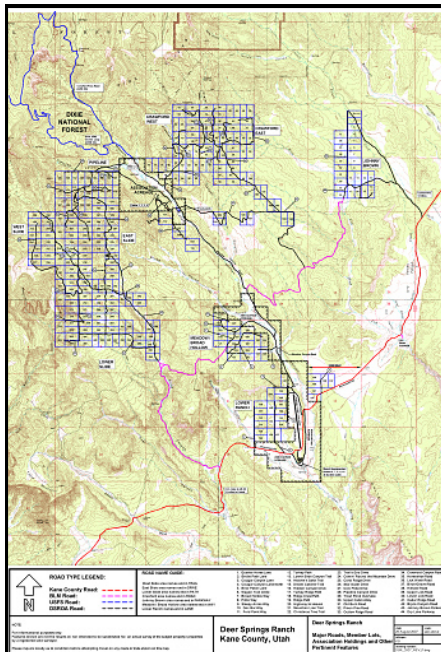
www.deerspringsranch.org

Share opinions, meet other members, discuss current events at the online DSR Discussion Group:

<http://groups.yahoo.com/group/dsrgroup/>

THE DEER SPRINGS RANCH MAP ENTERS THE DIGITAL AGE

Back in October of 2004, when we first discovered DSR on the Internet, and wanted more information, we went looking for a map. Online we were able to find the small map at the deerspringsranch.org Web site, and when we met John Davis at the ranch, he had a better paper map for us. In time, we also discovered other small maps of parts of DSR, and saw the large, hand-drawn maps in the cabins, but began to realize that there was no recently produced map, and no digitally-produced map at all.



Using AutoCad and other engineering software, I began to work on a current digital map of DSR using available USGS topo maps, USGS aerial photos, current DSR maps, and information collected by driving Ranch roads and talking with members.

Having the map in digital format, while quite a lot of work up front, pays off in the long run as any changes that need to be made can be made very easily without redrawing the entire map.

The map is coming along quite well, and is now at the point where I consider it to be usable. Since it is so easy to edit, I will consider it always a "work in progress" and welcome any feedback from members as to its content.

The maps are available for purchase in the Ranch Headquarters Store in a couple different sizes up to 24 x 36 inches. All proceeds from map sales go directly back into the Ranch Budget.

If you can't make it to the Ranch any time soon, but would like to buy a map, send me an email at vgreen20@cox.net and I will see what can be worked out.

Vance Green, Lot 156

FROM THE RANCH MANAGER -

Dear Members of Deer Springs Ranch,

As I begin to close down cabins and winterize the Ranch, I can't help but feel a sense of remorse for the loss of a summer that came and fled so quickly. I have been at the ranch for over a year now, and I have become so familiar with the place that it seems I have been here for years. But even more even more surprising is the number of members I have met in that short time. When I was first handed a member list with phone numbers and addresses, I was overwhelmed by the sheer number of names. I soon learned that each name represented entire family networks of people. After our first month as managers I remarked to my wife Kenda, "I'll never get all these people, names, and members straight." Now as I look over that same list, I see a roster of friends that are as familiar to me as family. I see a lot number and begin to chuckle at a memory made, or some pleasantries we shared over the summer. I remember the faces that go with the names, and the smiles of the children. I have pictures of families riding horses through the pink cliffs, and children frolicking with the baby goats in the spring, newlyweds climbing No Mans Mesa, and long time members taking horseback rides to parts of the ranch they never new existed. We did an awful lot of work on the Ranch this year, but for me, the highlights have been the friendships I have forged with hundreds of people I didn't even know a year ago.

Now, by way of information, to those who might be curious about what goes on around here, I'll give you a short ▶▶

sampler of what went on this past season.

When I first officially arrived, I was greeted by a large Beef Master Cow; standing on the porch of the Ranch House, trying to get into the kitchen! I was needlessly informed by the Interim Ranch Manager that the ranch owned a herd of "Magic Cows" that could walk through fences and over cattle guards. A quick survey revealed that the Ranch in general, but most especially the Headquarters, was in dire need of fences. I began fencing right away. Everyday, all day at first, but when the members began to arrive in force, fencing was reduced to a few times a week. Much more needs to be done, but I am happy to report the Headquarters are secure, and all main fences between Meadow Canyon and HQ have been repaired. I have built several new stalls for horses and a very stout, white cedar round pen. With help from members and some guests, we have also put in a new road perimeter fence on the south side of the road at HQ. My goal is to put in sturdy, durable corrals around the entire perimeter of our old dilapidated corrals, so that as they fall apart, new ones will be in place.

One of my first suggestions for the ranch was a saw mill. Four members quickly responded with money, and Brent Fullmer and Larry Meltzer helped me build one in the old barn on the hill. The Ranch now has a saw mill capable of producing a 21' beams and all the lumber you could ever want. We have used it to saw lumber for cabin repairs, building projects, and custom jobs for members. We invite the members to take advantage of this wonderful addition to the Ranch.

Shortly after my appointment as Manager, the BLM, in conjunction with Kane County, issued a mandate to the Ranch to deal with our Wildland Urban Interface fire problem. Limb and trim, brush hogging, and goats were discussed at length, as possible solutions, over a period of a few months. Goats were selected as the most efficient means for D.S.R.O.A's unique topography. It was soon discovered that the cost of acquiring and maintaining a herd

of goats was far beyond the Ranch budget. I volunteered to personally purchase and manage the goats in exchange for a seven year grazing lease to ensure my ability to recover financially. Boy o' boy has it been an adventure. I purchased 500 goats in February and by March, my wife, children and I had a milk bottle permanently attached to our arms for two months. Members, tourists and people from town came to the ranch to watch the baby goats bounce and play. It has been a lot of work, but I am thrilled to report the success of these goats. They proved to be far more efficient at reducing fire fuels than we expected. Beyond that, they really went after the Willows and Rosehip bushes that have been encroaching on our meadow lands for years. They are pushing back the rabbit brush that has claimed out agricultural ground for decades, they are nibbling the ladder fuels in our Pinion and Juniper groves to a safe height, and best of all, they are eating the Oak shoots that canker our Gamble Oak clusters. Suppressing sapling Oak growth is good for the Ranch in three ways: First, it reduces the thicket that conducts fire faster than any other plant. Second, it reduces the young shoots that come up from an expanding root crown, and create a bramble you can't see the wildlife through or walk through for hiking or riding. Third, for the same reason you weed your garden it is necessary to prune these small oak shoots away from the base of larger trees. When goats eat the weeds, brush and shoots away from mature trees, the big oaks get bigger and healthier. The bigger and healthier they become, the more acorns they produce, the more acorns they produce, the more turkeys the ranch can support, and everyone at the ranch loves to watch the wild turkeys. The goats are doing a great job, and are improving the ranch in many ways. So next time you're here, toss 'em a cracker and tell 'em thanks.

Before I interviewed for the position as Ranch Manager, I watched a video tape called Deer Springs Ranch. In the video I saw people riding horses through picturesque landscapes, however, when I arrived, I learned the Ranch didn't own a single horse. The tack room contained a couple plastic saddles and some bridles in disrepair. So naturally I assumed

that horseback riding may have been a part of the Ranch at one time, but was no longer a priority. Wow, was I wrong. I brought over 30 horses and saddles with me as I had promised to provide a horse program for the Ranch and "You", the members kept them busy all summer and fall. We serviced groups from two, to over fifty, and really saw some country didn't we? Many members commented that they have never enjoyed their time at Deer Springs as much as they did this year. Much of that credit goes to a pen full of faithful horses. I hope to see you in the saddle again this summer.

The petting zoo featured in the film must have gone by the wayside too. When I got here, there were two rabbits who had survived, more than 50 feral cats, and a handful of chickens. Within a month Kenda had the Ranch fully stocked with turkeys, ducks, geese, guinea fowl, peacocks, pigs, sheep, goats, more rabbits, less cats, a few dogs, and even a buffalo. The kids of all ages have really enjoyed seeing the Ranch stocked with critters again. But the real work involved with caring for so many creatures was done by my children. They did all the chores morning and night. They did a great job. I miss them for lots of reasons, but with them gone, I now do all the chores and that makes me miss them even more.

I guess I could list a thousand projects that have come and gone this year, but I will close with a few insights from my vision of, what I feel, is the direction the Ranch should be heading.

Deer Springs Ranch is in a unique setting and possesses attributes and assets that are seldom found in today's world. Our water rights and arable land are substantial. I believe most members find a lot of peace just knowing they are part of a property that could be a refuge in troubled times. That "refuge" is only as real as the sustainability of life in our remote location. For that reason, I believe the priorities of the Ranch should be: 1) Returning the surface water to our agricultural land. 2) Building structures that are well suited to self sufficiency. 3) Creating a self sustaining system for water, land, and livestock. I believe that members will find

from the ranch manager, cont'd-

more enjoyment in their Ranch, the more provident and less dependent it becomes.

As the winter sets in, the deer have fled to the low country. The wind howls, and the temperatures plummet. It is lonely out here I suppose. My family has returned to my home ranch due to lack of housing at Deer Springs, and I am busy preparing for a long hard winter in the high desert. The Ranch house has no insulation in the walls, no hot water, no reliable power, and there is not a single registered and functioning vehicle on the Ranch. One might find just cause for depression in such a situation, but surprisingly, I am encouraged. As you may know, it has been over a year since any noticeable moisture has fallen at the Ranch, and we have endured a terrible drought. But today as I write, I am looking out the window at a foot of snow in Meadow Canyon, and with a few more storms it promises to be a green spring at the Ranch.

To all of you whom I have met, I send fond regards. To those of you I have yet to meet, I send a warm welcome. And to all I send warm wishes for a delightful Holiday Season.

Ole Lindgren – D.S.R.O.A Manager

THE WORLD ACCORDING TO BRENT -

You all may be wondering why I gathered you here today. Well once again it is to regale you with tales of living at DSR.

Living at DSR only really requires two things. A chainsaw and a sense of humor. A chainsaw is necessary because we now have the sawmill and most of you have (or more appropriately had) lumberable trees on your property. Only Larry Murphy was spared because he has taken the time to put a UPC on each of his trees and he knows when they are missing.

The sense of humor is necessary because you may pick your nose but not your neighbors. I now have some full-time neighbors. The McElroys are out here for their first winter. Arlene and

the kids are great. Joe on the other hand not so much. But he has provided me with some great story material.

While some of you took me to heart last year and brought tools, nails, and work gloves when you came out, some of you didn't. I could name names. I will not at this time. I will wait for the Senate hearing.

Still much to do. Started out being a wet winter much like the winter of 04/05. (That is 2004 and 2005. I needed to clear that up for Lee Bellar as he has lived through two 04/05 winters.)

Ole and his able assistant Linda Shelton are doing great. I have been home schooling both of them and they are both doing well on their "Goezinto" lessons. Ole is able to calculate his two Goezinto's pretty good while Linda is already up to her three Goezinto's. (A Goezinto's example is as follows; 2 goes into 4 twice. 3 goes into 6 how many times?)

Winters are great here. Just take my word for it. You send me money. I will send you pictures. Honest!

Remember to write me in for Pres at next years General Election.

Brent Fullmer - Lot 117

DSROA WEBSITE -

The DSROA Web site is the best way to keep updated on Ranch events between newsletters. Check in often:

www.deerspringsranch.org

We are committed to making the Web site the central point for information exchange.

ARTICLES FOR THE NEXT NEWSLETTER-

If you have a topic you would like to see addressed in the next newsletter, or better yet, would like to write an article for it, please send an email to:

vgreen20@cox.net

After this one, we're going to be plumb out of ideas unless you help out.

DSR DEMOGRAPHICS

Ever wonder where the Deer Springs Members hail from? Then this chart's for you!

Home country or state	Number of members
Alaska	1
Arizona	26
California	30
Colorado	3
Florida	5
Iowa	2
Idaho	1
Kansas	1
Maryland	1
Nevada	30
Ohio	2
Oklahoma	1
Ontario, Canada	1
Oregon	1
South Carolina	1
London, England	1
Texas	7
Utah	92
Virginia	1
Washington	1
Wisconsin	1
Wyoming	2

You may have noticed that the total number of members is not the same as the total number of DSR lots (305). This is because 33 of us own more than one lot.

