

A NEWSLETTER BY DSROA

# DEER SPRINGS RANCH

CINDI  
OLSON

LARRY  
CLARKSON

SCOTT  
KELLER

MICHAEL  
JORDTSON

JOHN  
HARRIS

BART  
BATTISTA

KURT  
JACOBSON

SPRING 2023



May  
'23

# Happy Spring Time TO ALL DSR MEMBERS!



## Note from the President:

Roger and I just arrived back at the Ranch this week; it's good to be home! The board has been very busy over the winter working on several projects to benefit the Ranch now and in the future.

First and possibly the most important project affecting us all is the work Bart Battista has been doing toward establishing, maintaining, and preserving the water rights on the Ranch. He has been working with Riley Water Consulting to investigate the status of each of the many water rights at DSR. The product of this work will be the recommendations of professionals on what we need to do to keep the many water rights that we are currently at risk of losing and how to prevent future losses. We can then develop and execute the plan to ensure we retain these valuable assets.

I got a peek at Cabins 9 and 10 this week and I am thrilled to say they are coming along beautifully. Kurt will provide an update later in this newsletter with details but I am mentioning it as I want to offer a Grand Opening Tour to any members who would like to view these cabins and see the fantastic job the Pools and the Williams' have done. Send me an email if you would like to be added to the list of attendees for a viewing.

I hope to see you all at the next Board Meeting on May 13 (by Zoom) and I hope to see you all in person around the Ranch this season!

CINDY OLSON

## Cabin Reservation

Our Treasurer M.Jordison has been working with the Cabin Reservationist finding, selecting, and testing a new Cabin Reservation System. Establishing a new reservation system that links to—but works independently from—the DSR website is a critical next step in updating the website to include some additional interactive pages for members' use.

## New Website

Coming soon! The interactive pages will include:

- Work Order System
- Volunteer Page
- Calendar of Community Events

We will always be grateful to Vance Green for all the work he has put into the current website, however, it no longer meets our current needs and must be replaced in order to move forward on these improvements. And that starts with establishing a new cabin reservation system that works independently from the rest of the website.

See WEB pg. 7





## Cabin Update from Kurt:

As you know, cabins 9 and 10 are under renovation. It's very exciting to see how things are progressing.

Nick and Jen Williams have installed new plumbing, electrical, framing and the interior doors are completed. Drywall and 36" exterior doors are also in. They have come up with a really nice layout that will allow more sleeping arrangements and more counter space with the new kitchen island. There is a Jack and Jill bathroom like the one in cabin six. This allows for a larger space in the bathroom and access from both bedrooms. Also, instead of the eating nook, they blew out the walls expanding the living space. Wow, we're excited to see the finished cabin soon.

Kevin Pool has taken on cabin 10 and has been doing an amazing job. His layout has the living space in front and the bathrooms in back. As in Cabins 6 and 9 he has raised the ceiling to 8 feet and knocked out the wall between the living room and kitchen for a more open space. Kevin is adding a short bar/counter for a shared space. A Jack and Jill bathroom adjoins the living space with one of the bedrooms. A second bathroom will be connected to the other bedroom. Kevin has the drywall completed and has installed new doors.

It has been really nice to see members getting involved and making positive changes with smiles and cooperation. While wintertime weather this year was really challenging, these folks really stuck with it and are producing great results so far.

## Friendly Reminders:

### Trash 'N Slash

Dumping construction materials and any other personal refuse materials is PROHIBITED anywhere on DSR common grounds. The trash trailer at HQ is for the use of the members using the cabins, the workcampers, and trash generated at HQ. Trash and construction materials generated on your property should be taken to the Western Kane County Special Service District (the dump)

1000 Kaneplex Drive, Kanab.

M-Sat 10am-6pm

Pricing according to their website:

- Free: household trash
- \$1/tire
- \$15: appliances

Alternate option is Valley Landfill in Glendale.

The old slash pile is no more. It has been cleared of garbage and the slash was burned. The board would like to support members' efforts to keep their lots trimmed for fire safety so a location has been established where tree trimmings, limbs, and brush can be deposited. There is a pile of slash at the edge of the ravine east of the gravel pit. Please drop off green waste there and Kurt will handle the rest.





# Neighborhood Radio Channels:

By Jeff Collins

It was discussed many board meetings ago to assign neighborhood channels. Other than DSRPT and HAM these are all line-of-sight radio channels. This will be for semi-private conversations within each neighborhood. For new radio purchases from us, the radios will be programmed with the new channels as follows. For others you can either bring them over and get them reprogrammed or refer to the list. We will also be bringing our laptop to future in person board meetings for anyone that wants us to reprogram their radios, at least up through the next annual meeting. The list is aligned with the AUDIBLE channel read out, not with the visual screen channel. So, if you close your eyes and it tells you CH 3, That is the Lower Ranch channel, but the screen will say CH4. Not sure why the radios do this but it is what it is.

- CH1 - DSRPTCH2 - OPEN (This will be an open channel for anyone to use for line of sight)
- CH3 – LoRnch
- CH4 – BrHllw
- CH5 – PipeLN
- CH6 – UpSlid
- CH7 – LoSlid
- CH8 - HAM (Private, Emergency only)
- CH9 - W Craw
- Ch10 - E Craw
- CH11 – Jbrown

## Safety First:

### Firearms

For your safety and the safety of all of our members, please review this section from the DSROA bylaws regarding the use of Firearms on DSROA properties:

10.3 Firearms.  
 “No Member or other individual shall use or discharge any firearm on any Common Area of the Deer Springs Ranch Subdivision without prior written approval of the Association. Use of firearms on or within the boundaries of any Lot is permitted upon approval of the Lot Owner. The discharging of firearms shall be allowed only within areas designated by the Association. Safety practices must be exercised in the use of firearms at all times and any careless or unlawful use of firearms shall be cause for restrictive and/or disciplinary action by the Association. All laws relating to the use of firearms, hunting, and fishing will be strictly enforced. All damage caused to any Common Area or other property by the use or discharge of a firearm shall be the responsibility of the Member participating or allowing for the same.”





# Broad Hollow Road Project:

## By Brent Fullmer

I am a huge fan of Monty Python, in particular the movie "Monty Python and the Holy Grail." I used to be able to recite the movie line for line, but alas age-related dementia has me only capable of remembering some of the highlights. (Some people tell me they believe I am guilty of selective amnesia and not dementia. To that I say, nay, nay!)

Whilst I have several favorite scenes like The Black Knights "Tis but a scratch" or "It's only a flesh wound!" Or "What is the air speed velocity of an unladen swallow?" (20.1 MPH if you are interested.) Or "The Killer Rabbit of Caerbannog." However, by far, my favorite is when King Arthur and his Knights of the Round Table encounter the Bridge Keeper of the Bridge of Death. He tells them "Stop. Who would cross the Bridge of Death must answer me these questions three, ere the other side he see."

Transitioning back from fantasy to reality "Answer me these questions three, ere the purpose, scope, and funding, of the Broad Hollow Road Project yee shall see."

This article is to clear up any misconceptions as to the Broad Hollow Road project. It will present a brief history of previous work that was completed, what we currently hope to accomplish, and who is paying for the project.

See BRENT pg. 6 & 7

# Safety First:

## Roads

There will be an increase in children and families exploring the ranch. Please, please, please observe all posted speed limits while driving on the ranch and slow down around blind corners and all intersections.

The speed limit is 25 MPH on most ranch roads except near cabins and HQ it is 15 MPH.

## Open Fires

Due to spring winds, open fires at DSR are prohibited. To keep our ranch safe, please do not use any machine that does not have a spark arrestor, no campfires, and please be mindful of cigarette use while enjoying the ranch. For those must have s'mores, come on down to Ranch Headquarters and enjoy a small camp fire in comfort and safety. Currently BBQ grill use is permissible





## BRENT Cont.

I am a 21-year full-time resident of DSR. The first two years I was here I lived in a tent, and it was made perfectly clear to me through my readings of the CC&R's that Deer Springs Ranch and specifically DSROA had no obligation to provide me year-round access to my property. I learned quickly how bad the roads can be in the winter months and how little the Association had to spend on the roads and road improvements.

In my second year here, I got to know Larry Murphy (Lot 130) and Joe McElroy (Lot 122) (Larry has since passed away, but Joe is still a thorn in my side.) both of which were planning on moving out here full-time. After speaking to Board Members about the roads, knowing there was little money to help finance road improvements, we decided to take matters into our own hands and do some road work.

Brent Robinson (Local dirt contractor and Rancher.) was currently working in the pit screening gravel so we talked to him about hauling to Broad Hollow. We invested around \$4,000.00 each to have 6-inches of screened gravel hauled onto the Broad Hollow Road as well as the satellite roads leading to our respective lots. As the turn around between the gravel pit and Broad Hollow was fairly quick, that help keep the transportation expenses to a minimum.

The Board, at the time, saw what we were doing and jumped into help as best they could. They paid to have three culverts installed and for a couple of loads of road base. In addition, they paid another local contractor, who had a blasters license, to come out and blast a sandstone shelf in the road that needed to be removed. (Couldn't pull a bumper pull trailer over it without dragging your tongue jack.) Somewhere between \$13,500.00 and \$14,000.00 was invested with \$12,000.00 of that coming from private donations.

Other work has been done over the years, most of which has been done by private donations of culverts, private equipment, and members time. One exception to this was a few years back when an attempt was made to lower a short portion of the road.

The Broad Hollow Road doesn't dead end at the Broad Hollow Subdivision. It also provides access to Meadow Canyon from Slide Canyon and vice versa. In addition, some members of the Juniper Hills subdivision also use the road.

As it has been 15 or more years since any serious work has been done on the Broad Hollow Road, the ditches have filled in, the road no longer has any crown to it, and most of the screened gravel has disappeared under the mud. Last summer Tina Collins (Lot 121) contacted Larry Clarkson to give a bid on widening the road, crowning the road, and re-establishing the ditches. As you all know Larry is a busy person and he didn't actually get around to providing a bid until this last winter. One day, when Larry was out here, we walked the road with him and we exchanged ideas and expectations.

After a short time, he came back with a bid for the main dirt work. (Widening, crowning, ditching.) It was in the neighborhood of \$4,500.00. The Collins came to me and asked me if I would share the expense with them and I told them I would. I then sent the Board a request for matching funds. Those funds to come in the form of screened material and use of the Ranch equipment to load, haul, and spread the road base ourselves. The Board responded, understandably, with "no they couldn't." It was still winter and they feared they had too many roads that needed repair to commit to one such project. A reasonable and prudent response for those who are managing the DSROA budget.

## BRENT Cont.

We went back to the drawing board, so to speak, and started asking other members of the Broad Hollow community if they felt they could donate to the cause. Through private donations (Around \$10,000.00.) we have enough money to fund the entire project without any assistance from DSROA. We will pay to have new material processed and we still hope to keep those expenses down by doing the hauling ourselves.

The Board has agreed to help cover the fuel expenses, which we probably not need as the donations should cover all of the costs.

Living off grid is neither inexpensive nor easy. It is what it is and, in our effort, to improve road conditions here, in our little slice of DSR, we did nothing more than demonstrate some initiative, and make a request. The request was denied so we improvised and adapted. However, our initiative and request has been somehow, misconstrued by others, as we were putting our needs in front of the rest of the Ranch. We will achieve our goals, without assistance from DSROA. And the Ranch, not just the Broad Hollow residents, will benefit from our efforts.

Any questions? Good I didn't think so.

## WEB Cont.

DSR website is a critical next step in updating the website to include some additional interactive pages for members' use including:

- Work Order System - The board has been developing a Work Order System for members to use for requesting work to be done around the ranch. This Work Order System will increase accountability and transparency of the duties performed by the Ranch Manager/Caretaker and will track the projects needed and being worked on around the ranch. We will continue to develop this system so that it can go interactively "live" once the new website is published. In the meantime, we will be rolling it out soon in analog form—you as members may request that work be performed on DSR-owned property via a paper form or special e-mail and you as an interested party will be kept apprised of the project's progress.
- Volunteer Pages - Volunteer project information and sign-ups—something the board has been trying to implement for more than a few years.
- Calendar of Events - Regularly updated calendar that provides information on meetings, get-togethers, Cabin opening/closings, BBQs, and events like the annual roundup.