



At the Ranch

www.deerspringsranch.org

April 2015

PRESIDENT'S MESSAGE

Greetings,

Spring is upon us and the snows are all but melted. If you are like me you can't wait to see the Ranch, your property, and the fresh air and beauties that are through and around our own Deer Springs Ranch. Saturday the 11th of April we will be having our first summer Board meeting at the Ranch headquarters at 1:00 pm. All members are welcome to attend and see your Board members in action sorting out the various matters associated with the Ranch. We held two winter meetings this year. One in January at the Bosze's home in Las Vegas and the other in March at my home in Saint George. This gave a chance for some members to attend that lived in those areas, and we didn't all have to fight the roads and weather to get to the Ranch in the winter. I am always pleased to meet the different members of the DSROA that make up our diverse group. Over the years of associating with many, a sense of family has been developing within me for my many good Deer Springs friends. Your Board is sending out the updated Rules and Regulations for this season. An update of this document had not been done for some time and so it was a daunting task with many hours of input by the members of the Board. We tried to balance the hard reality of costs associated with the amenities of the Ranch with traditions and desires of the majority of members. Many opinions were heard and compromises made to arrive at the consensus we now have. We anticipate learning from this season how well we have anticipated our needs and will re-evaluate and adjust next winter for the 2016 season. The Water Committee's efforts under Jodi Aker's supervision,

president's message, cont'd-

along with input from Vance Green and others has been outstanding. They have been working hard to meet the inquiries and demands for water usage and other water matters at the Ranch. It is an area full of growing pains, but rest assured, the Board is doing all it can to be responsible with your water assets. Good things and better organization of our water assets are in the making. May I remind all that the Board is a volunteer organization and each member of it has their personal lives to attend to as well as the Ranch's needs. Patience on the part of all parties is needed in this monumental task that is upon us. We are still working with the Hunts (the owners of the Longhorn cattle) to develop horse riding opportunities at the Ranch. I hope we will get the needed moisture this Spring to keep the Ranch green and free from extreme fire danger. I hope to see many of you this summer at the Ranch.

Sincerely,
Phil Hall
DSROA Board President

FROM THE RANCH MANAGER

Spring has sprung at the Ranch!

With our recent snow storms we have enough moisture to be greening up nicely.

There have been some changes made. The store now has a lot of information about the area, maps and things. Some of these are also located in the new guide books in your cabins, if you want one, please leave them in your guidebook and come down to the store to get your own copy. Take a minute to browse the guidebooks also, as they

manager's report, cont'd-

have lots of information in them.

The store has several items besides candy, pop and ice cream. We have a few items you may have forgotten, toiletries, car oil, etc. so check there before you drive all the way into Kanab.

We are continuing to improve the cabins. Slowly, over the next few years, all of the cabins will get new mattresses. Please take care of them, do not jump on them, this not only ages the mattress but breaks box springs and bed frames.

The cabins all have new pots and pans, there is a product under the sink called Bartenders Helper, it's to clean the stainless steel pots and pans and not scratch them. Please take care of them. Please do NOT bring your own cleaning products. The cabins have products that do not hurt the septic systems or the environment. Do not throw away empty cleaning bottles, they are refillable. The disinfectant is hospital and day care approved. Remember, these are YOUR cabins, take care of them.



Friday night BBQ's are back! Make your reservations, still \$10 per person!

We have a really good first aid kit at HQ now, it's located in the mud room

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of the Ranch House in a RED bag on top of the cabinet....if you need a banda-aid purchase one in the store....but if you need a sling, or brace or blood clotting agent to get you to the hospital it's here. Gluco gel is also in the kit, as well as blood clotting agents.....these things are here to help you get to the hospital. The phone doesn't necessarily work here, and if it does it's an hour before an ambulance will get here and longer for life flight.

We can't wait to see y'all again!

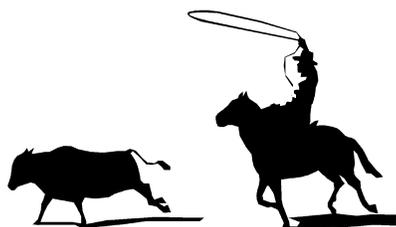
Paul & Nancy Brayton
435-689-1498

THE HQ SIGN GETS AN UPGRADE



Thanks to Paul Brayton, we now have a much more attractive and informative sign at the turn-off to the HQ area.

Great job!



ALL THE NEWS THAT'S FIT TO SHARE – Brent Fullmer

Fellow Members,

This submission requires some visualization on your part. So, at certain points, you will be asked to close your eyes and imagine. Sunshine, Mary, Barbara, Arlene, etc., just this once, think of yourself as a "Twig on the shoulder of the mighty stream!" Meaning of course just go with the flow and don't argue.

The weather at DSR during January and February was (Close your eyes and visualize. Henceforth and forever more referred to in this posting as CYE&V) like lying on a beach in having bikini clad women bringing you a drink with a little umbrella stuck in them. Okay I will admit that maybe it wasn't quite that nice. If you were sitting still you would have on your long underwear and flannel lined Carharts along with a hat and gloves. And of course no bikini clad women with umbrella drinks. More like hot coffee, tea, or cocoa, you made yourself. But for most of those two months we had sunshine (real Sunshine, not the mean one) and mild temperatures.

We did have some snow at the end of 2014 and early 2015 that left the Skutumpah a mess. But most of that snow had melted off and the roads had started to dry out. So towards the end of February we all started thinking winter is over.

As an ardent weather watcher I usually look at two weather forecasts on the internet each morning. The one from NOAA which allows you to pinpoint your location. And "Weather Underground" which is more of a general forecast for the area. If both of them predict a more than 50% chance of moisture they are usually correct. Where they differ most of the time is in the amount of moisture to expect. Because a big storm was expected at the end of February I also looked at "Weather.com" just for fun. That was a waste of time. It is my opinion they couldn't predict snowfall if they walked out in the middle of the storm and had flakes coming down. "Warm and Sunny they would say!"

So NOAA predicts anywhere between 12 and 22 inches of snow here at DSR over the 3 to 4 days of storm. Weather Underground predicts anywhere be-

tween 8 and 18 inches of snow for the Southern Utah mountains. (Weather.com predicted 4 to 8 inches.) We had a storm just a few days before that had dropped 24 inches of snow. But the sun and mild temperatures had melted that snow down to about 12 inches. (Those parts in the sun. Shaded areas still had 20 or more inches.)

Then the big one hit. (Suspenseful music.) So the first night of the storm we get about 12 inches. So the parts you hadn't plowed now had 24 inches. I decided to move my trucks. I moved my going to town truck down to the HQ. When I got back to "Shangri Not" I moved the Dodge down to Broad Hollow. We then had a break. Of course I was now expecting another 10 inches over the next two or three days. The day was overcast with some snow flurries. No big deal. That evening it started to snow again. As with any storm I thought it will come in waves. So the next morning when I woke up we had another 8 inches of snow. I started thinking that maybe the storm was winding down. But I was wrong. (More suspenseful music.) It continued to snow for the next 24 hours at one inch per hour. Never once letting up.



We had a break for a few hours and then it started to snow again. We got six more inches, a break, and then 2 more after that.

Now for more CYE&V. Imagine that you are Lee Bellar. Or Podunk Lee as he prefers to be called. Okay I know that all of you are already trying find your ice pick to destroy that part of the brain in which you might visualize this. Once again, "Go with the flow!" Lee, like all the rest of us, prefers to wait and plow after the storm is over. Most often a good idea. Sometimes a really bad idea. In this case it was both good and bad. He waits and then goes out in the little Komatsu dozer to plow to the Skutum-

pah. The little Komatsu is an amazing machine in the snow. Well Lee plows to the Skutumpah only to discover that the County hadn't plowed all the way out. There is at least 48 inches of snow on the Skutumpah with drifting to greater depths in some spots. The reason the County hadn't plowed all the way out was because the road hadn't frozen and was a quagmire underneath. They felt they were doing more harm than good to the road so they stopped plowing around Lot 137.

I never worry too much about Lee. I do however worry about Belle. Belle is Lee's dog and she is a sweetheart. I worry about her being without food if Lee up and dies. If she got desperate she would start eating Lee. And that of course would mean she would get sick and die. Worrying about Belle like I was I got ahold of Bert Harris who is the head honcho at the County Road Department. I asked them if they could come out and blaze a trail to Lee. Whereas Lee isn't very popular in Kane County they just said no. (Just kidding. They had an other emergency somewhere else at the moment.) I asked them if it was okay if we plowed out to get him a path. They said that would be okay.

So enter our hero Paul. Being a dog person like he is he was also worried about Belle. So Paul hops into the Kubota and blazes a trail from Lot 137, where the County stopped plowing, to where Lee had stopped. He did it early in the morning before things had started to soften up but even then barely made it back.

So now Lee tries to get out. He promptly manages to get himself stuck. Lucky for him it was close to home so he walked back and got the Komatsu and managed to extricate himself from the snow bank. (We haven't stopped to analyze why he got stuck. Driving a Ford? Not being in 4 wheel drive? Poor driving skills? Bad plowing? Or not letting Belle drive?*) He goes home because it is now too late to travel and decides he will plow a little more before once again attempting to leave. The next day he plows and once again gets stuck in his truck before he gets too far from home. He finally gets desperate and calls Ramsey's Towing who come out and manage to get his truck out and down to the HQ. Lee is able to drive his UTV back and forth to the HQ but is finally able to make it to town.

The saga really never ends. While he was out once again plowing to widen his track the Komatsu broke down and was stuck partially in the road. Luckily it was an easy fix so it he was once again on his way.

This storm surprised us all. We never expected to get around 5 plus feet of snow over a few days at the first of March. Here we are a month later with the snow all melted except in the shaded areas on North facing slopes. Live and learn.

*I maintain that Lee would be better off letting Belle drive. His truck has an automatic transmission it just needs paw controls.



**FROM LELAND GENTRY –
DSROA BOARD MEMBER**

I am excited to serve over Agriculture and Wildlife. I hope to serve the members in any of the Agriculture or Wildlife needs. To do this, I would appreciate any input or questions directed to me in these matters. Feel free to call me at (435) 272-2170. I will address any of these issues and take to the board to handle it appropriately addressed by the President's protocol. I am not in a lot of the different areas of the ranch but work closely with Paul in addressing any matters concerning these areas. Thank you again and I look forward to spending time this summer at OUR Ranch!



**FROM BOB ALLEN, DSROA
BOARD MEMBER**

In this April Newsletter I think we should thank the membership for their support in staying up at the ranch to support the cabins. Right now the cabins are in the best shape of a long time. With the money coming in we should be able to keep them in this fine shape for years to come. We will need the support to be sure that benefits are not being wasted which would cost the ranch more. We also need to keep our reservations growing. Thanks again.

**INFORMATION RESOURCES
FOR DSR MEMBERS**

Keep up-to-date on Ranch news at the official Deer Springs Ranch website:

deerspringsranch.org

and the Facebook page:

https://www.facebook.com/deerspringsranchhoa?ref=stream&hc_location=timeline

If you aren't able to attend in person, many Board meetings are teleconferenced .

A teleconferenced Board meeting is a great opportunity for DSR members to participate in Ranch affairs. You can "attend" a DSR Board meeting for only the cost of a long-distance phone call.

Check for upcoming Board meetings at:

deerspringsranch.org/board/nextmeeting.php

CABIN USE POLICY CHANGE

You still receive two weeks per year in the DSROA Cabins.

Starting June 1, 2015, you will pay your normal \$50 reservation fee. But please add to that \$2 per Person / per Day in the cabin. On the reservation form it asks the number of people staying in the cabin. Please be honest. There is a place for "notes". I read those faithfully. If you are renting the cabin for one week for two of you but you will be joined on the weekend by another family, write it in the notes. Then give me the total you are authorizing me to charge to your credit card.

See the expanded explanation attached.

Linda

Cabin Usage Policy Change

No matter how you look at it, a two week stay at Deer Springs Ranch is a GREAT Deal ! For our assessment fee of \$475.00 you are given 14 days in a very comfortable cabin in seclusion, in beautiful Southern Utah. However, some members never use their cabin time and feel this is not something they should have to pay for. A \$50.00 reservation fee was added in 2012 to help offset the cost of maintaining and supplying the cabins so you would have a comfortable and memorable stay at Deer Springs Ranch. With the added income we have made minor improvements to the cabins that we hope those of you who have stayed have noticed and appreciated. Remember the days of abundant mice and spiders? Remember the furniture that was unsafe to sit on and windows with no curtains or screens and more. Those days are hopefully gone for good.

Last year all the cabins were painted on the exterior. They are looking fresh and new, but much more needs to be done....

So, In an effort to keep assessments where they are and still be able to maintain our cabins, a lot of time and effort went into figuring out how to get cabins to pay for themselves without a large increase in cost to you the members of DSROA.....this was no simple task.

On the 2015 budget, we have so far, put new mattresses in the Garden Cabin, as well as new curtains and pillows..... that's 22 bed pillows in all, the cost has been over \$3000 for the garden cabin alone. We've also had to purchase new sets of pots and pans for 3 cabins this year. These things won't have to be replaced again for some time; however, all of the other cabins could use mattresses as well, and this will happen a little at a time.

Consider the cabins where families with children often stay. Last year when we tipped the mattresses up for winter storage, 3 box springs in one of those cabins had part of the springs poking straight up into the mattress – the cause? Obviously children have been jumping on the beds like trampolines. Another cabin had holes in the screens where a dog had scratched at the screen. Eventually new decking will be needed, hot water heaters and refrigerators, refrigerators are about \$1000 when they need replacement! If you add to that the cost of propane to run the appliances in the cabins and fuel to pump water, you begin to see that running the Cabins at Deer Springs Ranch has a good deal of cost associated with it.

So starting June 1, 2015, you will pay your normal \$50 reservation fee. Add to that \$2 per person / per Day in the cabin. Amazingly, when you do the math, this will help cover the cost of water and propane and the other expenses associated with the cabins. And it will be paid for by those who use the cabins.

We've done some number crunching and found the cost of just a shower, or washing dishes, we have to pump the water as well as heat it.....all the fuel and maintenance for these things cost money, fuel isn't cheap. Consider washing the towels and sheets, etc. Laundry is one of the larger expenses associated with the cabin supplies. There is laundry soap, softener, sanitizer and stain remover. If, on the slower weeks, the laundry can be done at the Ranch, Nancy has to run a generator for electricity and to pump the water. It takes propane to run the dryer to dry it.....off grid does not mean cheap! When Nancy has to take the laundry to town on busy weeks it's a 100 mile round trip, the truck gets about 12 miles to the gallon at an average of \$2.70 per gallon...you can do the math, then add the cost of washing and drying everything in a Laundromat.

So here is what the Board has decided...On the reservation form it asks the number of people staying in the cabin. Please be honest. There is a place for "notes", I read those faithfully. If you are renting the cabin for one week for two of you but you will be joined on the weekend by another family, write it in. Then on the amount you are charging to your credit card, give me the total you are authorizing me to charge. Using the example above,

\$50.00 reservation fee

\$14.00 - 7 days for 2 people at \$2.00 per person /per day.

\$10.00 – 5 people for Friday and Saturday Night (2 nights)

\$74.00 is the Total you would authorize me to charge to your Credit Card. You would type that in on the reservation form.

To offset your costs you may want to consider, when you bring people with you, you have them cover their per day stay, it's only \$14 per week per person, if they're only here for two days it's \$4.

We will continue with our other policies regarding your stay at Deer Springs Ranch:

Camping is allowed in approved areas at a \$10 per night charge.

Showers in the DSROA Comfort Stop are \$5 per person.

We hope you see the wisdom in these changes. They have been made in an effort to keep the impact as minimal as possible. We want you to come out often to the Ranch and enjoy the beauty and solitude. We want you to visit your property and if you have your own facilities on your lot that you will bring friends and family to use your cabin time at Deer Springs Ranch.