

**The History of DSCC** (which includes the history of Dolan Springs)  
(the following information was obtained from Community Council Minutes compiled by an unknown source, Sue Baughman, and other articles with unknown authors)

The history of the area goes back to the 1820's, history which I will include later. My focus now is the 1950's.

“William Parker was real estate developer, who while looking for an investment opportunity, learned through a couple of local ranchers that John Miller owned a large parcel of land in the area. The Miller ranch was considered one of Arizona's finest at the time. It had numerous cattle herds, and was known for its abundant feed and quality springs. Parker approached Miller about selling his land, but Miller wasn't financially ready at the time. Parker went elsewhere, buying in what is now known as Golden Valley. John Miller died in 1957, and was succeeded by his son, Abe Miller, who sold most of the property to Spain and Parker, Parker, experienced in real estate transactions sold his Golden Valley development, to buy the Miller Ranch's 86,000 acres”.

“The firm of Spain & Parker then brought a group of promoters together to provide the money to develop the former Miller Ranch area which consisted of the 86,000 acres divided initially into parcels of five acres selling for \$595. Later subdivision saw these parcels getting smaller and smaller, until they became 1/3rd acre lots”.

In 1957, desert land was cheap at \$1.00 per acre, and this location was near attractive recreation areas. There were no subdivision regulations or zoning regulations yet in Mohave County. Parker capitalized on his investment to become the first subdivider in Mohave County. His intent was to sell acreage without improvements, make money and pull out.”

“Lake Mohave Ranchos was first offered for sale in the fall of 1958. Approximately 15,000 acres of the 86,000-acre spread were subdivided and sold under the name of Lake Mohave Ranchos, mostly in one to five acre parcels, although some sections were sold in parcels up to 40 acres each. This area included a checkerboard of privately owned sections, and BLM sections, as it still does today”.

“Five-acre parcels cost \$595 to be paid \$10 down and \$10 a month. The land was advertised in national newspapers and magazines as recreational property. Lake Mead and Lake Mohave were within 40 miles, offering hunting, fishing and horseback riding. The weather was attractive, especially to people in other parts of the country experiencing the heavy snowfalls and winter ice. A mail order campaign brought instant response”.

“In 1958, the United Western Development Company through S & P, hired Tom White to provide on-site management of the Dolan Springs area property. He was hired to sell parcels of land for \$99 an acre at \$10 down and \$10 a month”.

“There was only a broken down cattle ranch at the time. As a matter of fact, the White family discovered they were expected to live in an old building only about 500-600 square feet. It was graced with a stove without stove pipe-just a hole in the roof, no electricity, a broken down generator, and only kerosene lamps to provide a glow at night. But Tom White wanted his four children to experience the kind of freedom that only a small community provides. Of course there wasn't a community as yet”.

“There were just a couple of weeks to get everything in order before potential buyers appeared. First Tom cleaned up the house and moved his family in, then worked over a smaller building which became the real estate office. Both buildings had been moved about 1946 by John Miller who had relocated his ranch headquarters to Dolan Springs due to a water shortage at Indian Springs”.

Later Tom built a camp across Pierce Ferry Road supplied by gravity-fed water lines. This camp was to be a temporary place for the buyers to stay while they looked over their property. It apparently was an attractive place to live, though, because Tom eventually had to close it so the lot owners would move onto their own property. Tom White managed Lake Mohave Ranchos for nine years until 1967, initiating Dolan Springs first developmental phase.”

“The original Lake Mohave Rancho-Dolan Springs home-owner had little more to start with than a sales contract agreeing to pay \$10 down and \$10 per month for which he received a deed to a one-acre Rancho complete with two lot stakes and a dirt road with which to locate his property. Some of the reasons for settling in Lake Mohave Ranchos, in addition to the low-priced open space were: fishing within a half-hour's drive to either Lake Mohave or Lake Mead, panoramic views in any direction, giant Joshua trees and strange desert growth found only at 3500-ft elevation, and scenic Mt. Tipton and 'The Mitten', plus the challenge and freedom to build his community to his own liking. The community hall and the churches were built with volunteer labor, contributions, and enthusiasm.”

"In November 1961, a Citizens' Improvement Association was started (CIA), for the landowners of the Lake Mohave Ranchos development. In May 1962, a formation meeting was held and Officers were elected, a list of concerns was created (policing, fire protection, power and roads). Dues were set at \$3.

In the Fall, 1962 the CIA produced a descriptive statement as 'a non-profit and self-sustaining organization to assist in any project for the betterment of the community, and to promote good fellowship within the residence, county and surrounding communities'. Membership was limited to land owners of the Lake Mohave Ranchos. The membership decided to adopt as a current project the objective of obtaining 28 acres

from the Bureau of Land Management for a community center and a park.

Progress was swift. A building was donated to be put on the land near Mt. Tipton Park. The Lake Mohave Ranchos Community Council was started in 1964. In 1965, the Community hall was build entirely by volunteers with donated funds and labor. The second section of the hall was started in 1966. The CIA was dissolved in 1965.

During May 1968 - January 1970 the Community Council paid bills from the Mt. Tipton Water Company with whom they shared office space. A public meeting of the Mt. Tipton Water Company organizing committee on May 4, 1968 was attended by 119 adult residents of the Lake Mohave Ranchos. The guest speaker, attorney Robert Walton said that two new corporations were necessary for the water company to progress. (A Farmers Home Administration loan was being sought for the water company. That meant there would be a Mt. Tipton Water Company board, and a Lake Mohave Ranchos Community Council, Inc. Fifty-seven signatures were received as incorporators.

On December 16, 1968 (sic) bylaws for the Mt. Tipton Water Company and the Community Council were signed, and both groups agreed on an annual meeting agenda for May, 1969. The meeting was held on May 4th at which time the water service delivery system was discussed and new street signs along Pierce Ferry Road, and bonifide (sic) residents of Lake Mohave Ranchos were defined for the purpose of voter eligibility for the Community Council.

LMR Community Council was incorporated on December 16, 1968 (this differs from the information from the Arizona Corporation Commission), as a nonprofit Arizona corporation. Its purpose is for the betterment and welfare of the community. Officers are elected by the membership and are the President, John Butcher; Vice President, Angelo Giancolli; Secretary Mary Nolan; Treasurer Cliff Baron. 2 members-at-large are Wayne Shaw and Jessie Snow. Four district representative: Dist. A Ted Bickel; District B Lucille Eden; District C Ross Cole, and Dist. D Dorothea Pratt. The council is presently working on the road conditions and the deplorable condition of our dump. Claims instrumental in getting: The park started, providing employment for a CETA senior; having Bingo twice a month; funding, maintaining and providing a community hall; fund raisers to provide backup services for these activities. Future: install a sound system inside the hall and to finish the outside of the hall including landscaping. Dues \$3.00 per year per couple.

In 1977: January worked in the park- electrical, tree planting, plans. May Community Council to spearhead emergency fund for "dire situations", all organizations to donate \$20 Other monies to put in park fund. In June, it was announced that the Hot Lunch Program will use the community hall. In September, the federally Hot Meals program started and was deemed a "Huge Success" when twice the number of people expected showed up, 114 to be exact. The program is intended to provide nutritionally balanced meals for Senior Citizens 60 years or older; payment is by donation. The Senior Citizens nutrition funds were originally earmarked for the city of Kingman. The Dolan Springs funds

were received from the City of Kingman through the persistent efforts of Walter Shawgo and his wife, Mildred in Dolan Springs. The meals were served Monday-Friday from Noon until 1 pm; the diners have a social hour and play games after the meal is served. **(Note from Charlotte and Carol, current DSCC Kitchen Managers, don't get any ideas about this occurring now. This program had paid staff, volunteers, and food products provided. Friday Night Dinners are an all day total volunteer effort to provide the community with affordable and delicious meals each week!)** .....to be continued.