



Swan Creek Village

Home Owner's Association

Spring 2016

Editor – Marty Malheiro

Message from the President

Swan Creek Village Home Owner's Association (SCVHOA) is off to a great start this year. With the retirement of Scott Crosbie, I am pleased to announce that we have hired Dan Stringham as our new property manager. Dan is well acquainted with Swan Creek Village as a contractor providing service to our water system and as a property owner.

As always, the board of trustees has an open door policy. We are very interested in your suggestions and concerns. If you notice anything that requires our attention, please contact any of the below listed board members. Contact numbers are available on the website.

President	Dave Oram
Vice President	Mike Capron
Secretary/Treasurer	Marty Malheiro
Trustees -	Dean Nelson, Tana Richards, Lorin Thompson, Duane Beus, Jon Prescott, Scott Goff

Thank you for the support you have given the board of trustees and I urge you to continue to be involved as members of the SCVHOA. Our monthly meetings are held on the third Tuesday of each month at the Fox Chase Professional Plaza, 1475 East 5677 South in So. Ogden. Meetings include a general session beginning at 7:00 p.m. All HOA members are welcome to attend. If you plan to address the board, please contact Dan Stringham 10 days prior to the meeting and have your issue placed on the meeting agenda. I am proud and honored to be acting as your president this year.

Dave Oram

bearlakedave@gmail.com

(801) 725-7167

Annual Dues Update

Swan Creek Village (SCV) lot owners have been very fortunate over the past 4 years. Dues have been held steady at \$400 annually. This has been done while maintaining the roads, and adding improvements to the Broadhollow canal crossing, garbage area, and entry sign and paving.

This year it will be necessary to increase the annual dues to \$550. Even at that amount SCV still has one of the lowest annual dues in the valley. There are several reasons for the increase.

- Recent legislation requires HOAs to do an assessment of future infrastructure needs and build up a reserve account to cover such expenses. The assessment was completed, but the reserve fund has been underfunded for the past few years. It is imperative to protect the lot owners and bring the reserve fund up to a sufficient amount to handle the expected and unexpected repairs and enhancements.
- The roads require annual maintenance, and as with prices everywhere, those costs have increased.
- The water system, which is arguably the best in the valley, requires electricity, chemicals, repairs, monthly testing, and software upgrades. All of these have increased in cost as has the cost to protect the water rights of the HOA.
- New expenses that began in 2015 included space rent for the monthly board meeting and new lease for the garbage area.
- Dues collection costs have increased.
- Litigation

While the Board has done their best to hold annual dues down, it has been necessary to increase them. Hopefully, this increase will prevent the need for special assessments and still provide funding for improvements to our beautiful recreation area. The annual budget will be posted on our website under the member's login. If you need login information, please send an email request to: swancreekvillage@gmail.com.

Announcements

The roll-off dumpsters will be available again this year for trash removal. They will be available from May 27th at Rendezvous Run and Ridge Road. A notice will be posted on our new website regarding dates and locations.

The annual board meeting is scheduled for September 17, 2016 from 12:00pm – 2:00pm. It will be held in Garden City in the Lake View Conference Center (69 N Paradise Parkway). This is your opportunity to receive in person updates on all activities of the SCVHOA, get your questions answered, and meet your neighbors. There are 3 board positions to be filled. Please plan to attend.

The fees related to SCVHOA have been posted on our website under the Member Login.

If you have questions about our subdivision, you may send an email to swancreekvillage@gmail.com or contact our property manager Dan Stringham at 801-458-7281.

Important Reminders

No open fires are allowed, this includes fireworks. Propane fire pits are allowed with at least a 6 foot clear zone in all directions.

Pets must be on leash at all times they are outside.

RV lots must be vacated by 10/31 each year.

Please do not overfill the dumpsters and close the lids to prevent scattering of garbage.

Road Maintenance

Every year our roads require maintenance. Increased wear and tear adds to the maintenance costs. We ask that ATV and motorbike riders respect the speed limit and refrain from trick moves, such as "donuts".

Please remember to keep the speed of any vehicle under 25 MPH. A speed limit sign is posted on Broadhollow at the entrance, but the limit applies throughout the development.

This n' That...

Looking to build a cabin, adding to an existing cabin or wanting to develop your RV lot? Start here: <http://swancreekvillage.org/covenants-conditions-and-restrictions>. Review the relevant guidelines under Guideline listing. These documents will help guide you through the process. Don't waste time and money to find out later you are out of compliance with SCVHOA CC&Rs (Covenants, Conditions & Restrictions). Understanding the CC&Rs ahead of time may help in your planning process. To maintain the quality of Swan Creek Village, it's important to follow the CC&R guidelines. If you notice any violations, please report them to Dan Stringham at 1-801-458-7281.

The Board has received several concerns about youth driving ATVs in an unsafe manner. Utah law requires youth, ages 8-15, to complete a Utah State Parks and Recreation off-highway vehicle course. The Board strongly recommends that children under 16 who may have the opportunity to operate such vehicles complete this valuable education. For more information: <http://stateparks.utah.gov/resources/ohv/education>

Waterfront Access

Swan Creek Village property owners have the privilege to purchase shares or rent an access key to beachfront property. A gate key may be rented yearly for \$50, or shares in the L.L. Cook Waterfront Perpetual Park Corporation Waterfront Users Association may be purchased. The property starts at the north end of the Trapper Council Boy Scout camp and is 80 feet wide along the shoreline. Shares are available at \$525.00 per share. Contact Shon Stander at shonathon@hotmail.com or 801-244-8700 for more information.

