



Swan Creek Village

Home Owner's Association

Summer 2013

Editor – Marty Malheiro

Postcard Email Project

To improve the cost and efficiency of communicating with lot owners, the Board of Directors requested email addresses from all the lot owners. A postcard was sent in March to all lot owners requesting they send their email address to the Swan Creek email address. To encourage participation, a gift card incentive was offered.

Three names were drawn at random from all the responses that were emailed by May 1st. Congratulations to the following: Kenneth Thigpen, Scott Boehme, and John Chatburn.

The Board wants to thank all who sent in their emails. We will continue to ask for emails from those who have not shared them. We would really like to get 100% of lot owners, so we can provide emergency notifications and economical communication in the future.

To help keep lot owners informed, we have added the monthly board meeting minutes to the website.

Please feel free to email any questions or concern. We appreciate your feedback.

Road Improvements

This summer we saw major maintenance work completed on our roads. The sections with the most damage were scarified with new road base added. The entrance from Highway 89 to the intersection of Broad Hollow Rd. and Cisco Run was completely redone with new road base. All roads were graded.

A contract was let to asphalt the entrance at Highway 89 into our subdivision approximately 100 feet first; then an addition was added to continue it to the garbage area. This will help tremendously with the continual damage.

Magnesium chloride was applied to all of our roads for dust control. 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 Broad Hollow at the entrance, but the limit applies throughout the development.



Spring Maintenance

Weed control is always an ongoing challenge. SCVHOA contracts to have the weeds along the sides of the road, fire hydrants, and pump houses sprayed. The spraying is done as soon after the weeds sprout in late May. Each

lot owner is responsible to keep their property clear of noxious weeds; such as, Dyer's Woad and white top. Lot owners are also requested to keep a fire break around their cabins. If you need professional assistance, you may contact Chuck Sims at 208-847-5602.



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 an 80 feet wide along the shoreline. Purchase of shares provides additional access along the high water mark.

Shares are still available at \$525.00 per share. Shares must be purchased in lots of 2. If you are interested in purchasing shares or renting a key, contact Don Elroyd Rex at 208-887-5385.

This n' That...

- Inappropriate items continue to be dropped off in the dumpster area. To reduce this practice, roll-off dumpsters will be available in our development this summer. As soon as the dates and locations of the dumpsters are confirmed, an email will be sent out to owners who have provided an email address. Please hold large items on your lot until then.
- Three new constructions were started in 2012. As our area builds out more, it's important for all to help patrol for trespassers.

- To maintain the quality of Swan Creek Village, it's for the benefit of all to follow the CC & R guidelines. Please review the details on our website under the Guidelines link. Report violations to Scott Crosbie at 1-801-458-7281.

Announcements

The annual board meeting is scheduled for September 28, 2013 from 1p – 3p. It will be held in Clearfield Library Auditorium (562 South 1000 East, Clearfield – I15 exit 334). This is your opportunity to get updated on all the activities of Swan Creek Village HOA, get your questions answered, and meet your neighbors. Election of expired board member terms will take place. Please plan to attend.

Dues will be due September 1, 2013. Your board of directors voted to keep the 2013 dues the same as last year. Each lot is assessed \$400.00. In order to keep our property value as high as possible and well maintained, please pay your dues promptly.

If you have questions about our subdivision, you may send an email to swancreekvillagehoa@gmail.com or contact our property manager Scott Crosbie 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.

