

Swan Creek Village Home Owner's Association presents a new and improve newsletter. Look for issues each fall and spring.

Fall 2010  
Volume 1, Issue 1

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## Don't forget...

SCVHOA website –  
[www.swancreekvillage.org](http://www.swancreekvillage.org)

Check it out for:

- ~ Building requirements
- ~ CC&Rs
- ~ Amendments
- ~ Fine policy

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# Swan Creek Village

Home Owner's Association Newsletter

## 2010 Annual Meeting Summary

The SCVHOA annual meeting was held on September 18, 2010 in Garden City, UT. Board President Blaine Thornock welcomed attendees and introduced the board members:

President – Blaine Thornock  
Vice President – Mike Capron (excused)  
Secretary – Tana Richards  
Treasurer – Dave Bradley  
Members – Dean Nielsen, Chris Kinzel, Mike Numbers, Marty Malheiro, Terri Jurkiewicz  
Property Manager – Scott Crosbie  
Accountant – JoAnn Edminster

Board member Chris Kinzel reviewed the asphalt proposal that was included with the annual dues notice. It did not have enough support to continue.

Scott Crosbie reviewed the state fire code requirements.

JoAnn Edminster reviewed the process for collecting late assessments prior to turning delinquent accounts over to our attorney.

The SCVHOA attorney, John D. Richards III, gave an overview of the boards responsibilities. He noted that for a home owner's association to provide necessary services and maintenance, prompt payment of annual dues is critical.

He reviewed the collection policy he follows when delinquent accountants are turned over to him. He commended the association for a well-run organization.



Blaine opened nominations for expiring 3 board positions. Nominations included: Blaine Thornock, Tana Richards, Steve Call, Kelly Kent, Randall Knight, Lorin Thompson. The 3 positions will be filled by Blaine Thornock, Kelly Kent, and Randall Knight. Many thanks go to Dave Bradley and Tana Richards for their past service on the board.

Randall Knight reviewed his property tax appeal process and success for last year. Rich County taxed his quarter acre lot to the same value as a one acre. His property assessment was reduced from \$60,000 to \$40,000. He also won this year's appeal and had it further reduced to \$30,000. Give Randall a call if you want to hear more about his experience.

An RV lot owner requested a review of the requirement to remove RVs during the winter months. It was noted that this is a requirement in the contract that SCVHOA has with the local sewer district. Changing

this requirement would significantly increase the annual dues for the RV lots; not to mention the problems encountered with changing CC&R policy.



## Past Year's Accomplishments

As discussed at the annual meeting in 2009, a permanent site for the garbage bins has been a top priority. An offer was made on a piece of property at the northeast side of the entrance to Swan Creek Village. The offer was accepted, and at this time we are just waiting for bank approval. When this is finalized, property owners will be assessed \$100, as approved at the 2009 annual meeting.

Dyer's Woad Weed was controlled.

Roads were graded and brined in June.

We are now compliant with the state fire protection requirements with all three reservoirs connected to each other.

## Code Enforcement

The Board has found it necessary to establish guidelines for some of the frequent types of violations addressed in the CC&Rs. A new

fine policy was instituted in March this year. This was based on a review of several other HOA fine policies supplied by our attorney.

The goal of adopting this policy for violation notification is to make the homeowners aware of ongoing problems that affect the overall quality of Swan Creek Village. The violation process includes multiple notifications, ample time to take corrective actions, and fair enforcement by the association's legal partner.

The fining policy is to provide an incentive to members to address ongoing problems that are going without correction. Please review the details on our website under the Guidelines link. Report violations to Scott.

## Waterfront Access

Swan Creek Village property owner's has the privilege to purchase shares or rent an access key to beachfront property. A gate key may be rented yearly, 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 foot wide strip of land. This corporation is a separate entity from SCVHOA. For more information, contact Don Elroyd Rex at 208-887-5385.



## Reminders

Swan Creek Village is beautiful and one of the most desirable areas in the Bear Lake valley. To keep our property safe for everyone, please comply with the following:

- Pets must be on a leash when outside
- No open fires
- No shooting of firearms
- Quiet hours are 10pm-7am
- Any type of motorized vehicle must stay on designated roads. Driving on common areas and private property is prohibited. Please keep speed within dustless limit and below the posted 25 MPH, as we have many children in the area and want everyone to be safe and considerate of neighbors
- Please do not leave water running in the winter. It is a costly waste of chlorinated water and electricity for the pumps