

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

Summer 2011
Volume 2, Issue 1

Editor – Marty Malheiro

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Don't forget...

SCVHOA website –

www.swancreekvillage.org

Check it out for:

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

Swan Creek Village HOA
PO Box 13948
Ogden, UT 84412
1-801-458-7281
www.swancreekvillagehoa@gmail.com

Swan Creek Village

Home Owner's Association Newsletter

Garbage Area Update

Current Garbage Area

Some of you may have noticed that our 5 dumpsters have been replaced. Rich County Sanitation removed the old ones and replaced them with 4 much larger dumpsters.

These new containers are much taller. The lids are higher up than the previous ones. Please don't send children to the dumpster area to deposit garbage. They won't be able to reach high enough to open the lids.

It benefits all of the home owners when garbage is properly deposited inside the dumpster. It's important not to leave trash outside the containers, and please close the lids after depositing trash.

Rich County Sanitation has initiated a new policy regarding items that are placed in the trash that are not allowed; such as, furniture, electronics, appliances, hazardous waste (i.e. paint, paint thinner, batteries, antifreeze, degreasers), etc. They will no longer have county employees risk injury to remove items. They will take pictures on the scene. If any of the items cause any damage at all to the trucks, the property owners will be billed for repair or replacement. This would be very costly to our home owners association. Please be respectful and comply with the sanitation requirements.

Future Garbage Area

Since our current garbage area is only temporary, it has been a major concern of the Board to find a permanent location that would be acceptable to all property owners.

At the 2009 SCVHOA annual meeting, a plan was presented to purchase property for a permanent trash site. This would require a special assessment of \$100 per lot. It was approved by a majority of those in attendance and reaffirmed by attendees at the 2010 annual meeting.

An offer was made shortly after, but due to ownership issues of the specified property, the purchase process has been on hold. Recently SCVHOA was notified that the ownership issues have been resolved. The Board is moving forward with a new offer at this time. We hope to be successful in the near future. Be sure to plan for the special \$100 assessment.



Update on Winter Issues

This was harsh winter in Garden City. There were many problems due to freezing weather conditions. The Board has acted promptly to mitigate problems as they arose. The Board would like to be able to

contact lot owners rapidly if concerns arise due to weather conditions. If you would like to be contacted, you can leave your phone number and email at the following email:

swanreekvillagehoa@gmail.com , or call JoAnn Edminster at 801-298-4367 or our property manager Scott Crosbie at 801-458-7281.

Road Maintenance

Brining of our roads is on hold until next summer due to continued wet roads into June. Funds will be spent on road upgrades, maintenance, and guttering to mitigate erosion problems.

Weed Control

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. This has already been done twice this year. Each lot owner is responsible to keep their property clear of noxious weeds; such as, Dyer’s Woad and white top. If you need professional assistance, you may contact Chuck Sims at 208-847-5602.



Steve Dewey
Utah State University

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 Crosbie at 1-801-458-7281.

Announcements

The annual board meeting is scheduled for September 17, 2011 from 1p – 3p. It will be held in the Garden City office, Lakeview Bldg C. This is your opportunity to get updated on all the activities of Swan Creek Village HOA and get your questions answered. Plan to attend.

Dues will be due September 1, 2011. Each lot is assessed \$325.00. In order to keep our property running well and maintained, please pay your dues promptly.

Important reminders:

- For everyone’s safety, keep speeds of any vehicle to

under 25 MPH, this includes ATVs and motorbikes. Speed limit signs have been posted on Broadhollow, but the limit applies throughout the development.

- All vehicles must stay on graveled roads. Please do not trespass on other members building lots or cut roads through our common areas.
- 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
- RV lots must be vacated by 10/31 each year.

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, or shares in the L.L. Cook Waterfront Perpetual Park Corporation Waterfront Users Association may be purchased. Please remember to lock the gate upon entering and leaving. 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.

Swan Creek Village is truly one of the jewels at Bear Lake. With the wet spring, the vegetation is very green and the wildflowers are plentiful. Come up and enjoy the beautiful scenery and many recreational activities.