

Swan Creek Village Home Owner's Association presents a new and improve newsletter.

Summer 2012
Volume 3, Issue 1

Editor – Marty Malheiro

Inside this Issue

- 1 Water Rights Certification
- 2 Reserve Study and Fund
- 3 Spring Maintenance
- 4 Dues Increase and More

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



Spring Maintenance

Our roads have been graded and some gutters have been improved to mitigate erosion problems. Magnesium chloride was applied to control dust. The full effect will be dependent on how much rain we get right after it is applied.

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. Each lot owner is responsible to keep their property clear of noxious weeds; such as, Dyer's Woad and white top. Lot owners will be notified by the property manager if their lot(s) are not in compliance. Lot owners will have 30 days to remedy the problem. If weed management has not been resolved after 30 days, SCVHOA will have it done and bill the lot owner. If you need professional assistance, you may contact Chuck Sims at 208-847-5602.

Fire hydrants have been tested and required repairs have been made.

We had several dumpster fires over the winter months. Please don't deposit ashes from fireplace or barbecues in the dumpsters. SCVHOA has incurred expenses from the damage.

Water Rights Certification

The SCVHOA has been working hard for several years to get our water rights certified by the Utah State Division of Water Quality and Utah State Division of Water Rights. The process has finally been completed. This guarantees that our subdivision will have sufficient water to support every cabin and RV lot at full build out.

Reserve Fund

The Utah State Legislature recently passed a bill (SB 278) requiring HOAs to perform a Reserve Funding Study and subsequently establish a reserve bank account to fund such. The sole purpose of a reserve account is to fund high cost infrastructure replacement items and curtail special assessments.

Our reserve fund study has been completed. Beginning in August this year, 10% of the annual dues will be applied to the reserve bank account. HOAs are allowed several years to fully fund a reserve account.



Dues Increase

The HOA dues will be increased to \$400.00 this year. SCV is a lovely subdivision and it takes a lot of upkeep to operate and maintain it. We are now required to fund a reserve account as mentioned previously. This is a new cost for SCVHOA.

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 foot wide strip of land.

More shares in the waterfront are available this year. Currently, there are 631 shares available at \$425.00 per share. Shares must be purchased in lots of 2. The share price will increase to \$475.00 as of September 1, 2012 and \$525.00 as of December 31, 2012.

If you are interested in purchasing shares or renting a key, contact Don Elroyd Rex at 208-887-5385.

Code Enforcement

The board has establishes guidelines related to violations addressed

in the CC&Rs.

The goal of adopting these guidelines 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.

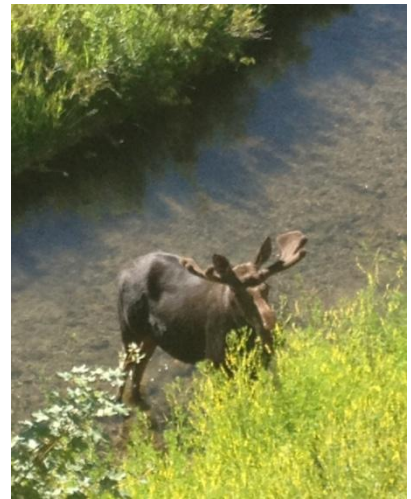
Please review the details on our website under the Guidelines link. Report violations to Scott Crosbie at 1-801-458-7281.

Announcements

The annual board meeting is scheduled for September 15, 2012 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, get your questions answered, and meet your neighbors. Please plan to attend.

Dues will be due September 1, 2012. Each lot is assessed \$400.00. In order to keep our property running well and 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.



Dropping by for a snack

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 they are outside.
- RV lots must be vacated by 10/31 each year

Sometimes called the “Caribbean of the Rockies”, Bear Lake is a treasure with its azure blue water.