



Swan Creek Village

Home Owner's Association

Spring 2014

Editor – Marty Malheiro

Message from the President

Swan Creek Village Home Owner's Association (SCVHOA) is off to a great start this year. Your HOA board members for the 2013/2014 year are:

President Dave Oram (801)-725-7167
bearlakedave@gmail.com

Vice President Mike Capron

Secretary/Treasurer Marty Malheiro

Trustees - Lorin Thompson, Dean Nelson, Laura South, Tana Richards, Kelly Kent.

We, as the board of trustees for Swan Creek Village HOA, agree that we have an open door policy. We want and need to hear from our members. If there are any concerns that you may have or see something that needs attention, please feel free to reach out and contact any of the board members.

We are in the process of launching a new website in the coming months. This is going to be a one stop shop where you will be able to get important updates and monthly and annual minutes. Important SCVHOA documents will be posted, as well as dates and location of all our meetings and special announcements. The goal is to have this website 'live' by May 1, 2014. The web address will continue to be the same as in the past: www.swancreekvillage.org

We are also planning a 'day of service' (June 28, 2014) where you can adopt a fire hydrant, clean up around it and paint it (materials will be supplied). After which, the Board will host a 'meet and greet' your neighbors barbeque. All those interested should meet in the parking area north of the garbage area at 9:00am. A

map of the fire hydrants will be available and you can sign up for the hydrants you would like to work on. We want each and every owner to take pride in our recreation area by participating in making Swan Creek Village the best in the Bear Lake valley.

I am pleased to be serving as your president.

Dave Oram

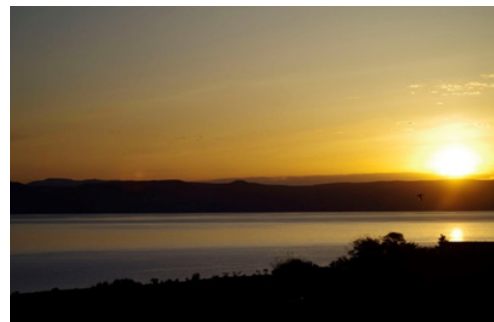
Announcements

The placement of roll-off dumpsters for trash removal was so successful last summer; they will be brought back again this year from May 2 to May 11. A notice will be posted on our new website about the dates and locations.

Road Maintenance

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 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 or Bear Lake Landscape at 435-946-8244.

This n' That...

Looking to build a cabin, adding to an existing cabin or wanting to develop your RV lot? Start here. Check our website and look under Architectural Guidelines or RV Guidelines. These documents will help guide you through the process. Don't waste time and money to later find out 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 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.

The Board has heard 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 in our area complete this valuable education. More information is available here:

<http://stateparks.utah.gov/resources/ohv/education>

Announcements

The annual board meeting is scheduled for September 20, 2014 from 11:00am – 1:00pm. 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 SCVHOA, get your questions answered, and meet your neighbors. Election

of expired board member terms will take place. Please plan to attend.

Yearly HOA fees will be due September 1, 2014. 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.



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. Purchase of shares provides additional access along the high water mark.

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