



# Swan Creek Village

## Home Owner's Association

Spring 2015

Editor – Marty Malheiro

### Message from the President

Swan Creek Village Home Owner's Association (SCVHOA) is off to a great start this year. We implemented two homeowner suggestions by installing lights on our entrance sign and widening Broad Hollow over the canal making it safer for two vehicles to pass.

As I stated in my last newsletter, the board of trustees has an open door policy. We are very interested in your suggestions and concerns. If you notice anything that requires our attention, please contact any of the below listed board members. Contact numbers are available on the website.

President	Dave Oram
Vice President	Mike Capron
Secretary/Treasurer	Marty Malheiro
Trustees -	Dean Nelson, Tana Richards, Lorin Thompson, Duane Beus, Jon Prescott, Scott Goff

The SCVHOA website is available and updated regularly. This is a one-stop shop where you can access new information as well as monthly and annual minutes. Important SCVHOA documents and special announcements are posted, as well as dates and locations of all meetings. The web address is: [www.swancreekvillage.org](http://www.swancreekvillage.org)

An extended lease agreement for our garbage area has been completed. A new fence and gate will be installed; along with substantial barriers to protect the back of the fence.

Thank you for the support you have given the board of trustees and I urge you to continue to be involved as

members of the SCVHOA. Our monthly meetings are held on the third Tuesday of each month at the Fox Chase Professional Plaza, 1475 East 5677 South in So. Ogden. Meetings include a general session beginning at 7:00 p.m. All HOA members are welcome to attend. If you plan to address the board, please contact Scott Crosbie 10 days prior to the meeting and have your issue placed on the meeting agenda. I am proud and honored to be acting as your president this year.

*Dave Oram*

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(801) 725-7167

### 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.



## Announcements

The placement of roll-off dumpsters for trash removal was very successful last summer; they will be brought back again this year from June 5<sup>th</sup> to 15<sup>th</sup>. A notice will be posted on our new website regarding dates and locations.

The annual board meeting is scheduled for September 19, 2015 from 12:00pm – 2:00pm. It will be held in the Clearfield Library Auditorium (562 South 1000 East, Clearfield – I-15 exit 334). This is your opportunity to receive in person updates on all activities of the 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, 2015. 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](mailto: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.

## Road Maintenance

Every year our roads require maintenance. Increased wear and tear adds to the maintenance costs. 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.

## This n’ That...

Looking to build a cabin, adding to an existing cabin or wanting to develop your RV lot? Start here: <http://swancreekvillage.org/covenants-conditions-and-restrictions> . Review the relevant guidelines under Guideline listing. These documents will help guide you through the process. Don't waste time and money to find out later 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 important to follow the CC&R guidelines. If you notice any violations, please report them to Scott Crosbie at 1-801-458-7281.

The Board has received 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 complete this valuable education. For more information: <http://stateparks.utah.gov/resources/ohv/education>

## 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 available at \$525.00 per share. Contact Don Elroyd Rex at 208-887-5385 for more information.