



# Swan Creek Village

## Home Owner's Association

Spring 2017

Editor – Marty Malheiro

### Message from the President

Record snow fall this year has resulted in many of our cabin owners having water damage. If you haven't yet visited your cabin this spring, I would advise you to do so. Additionally, someone broke into a cabin in March and took some electronic equipment. When you visit Swan Creek Village this year, please watch for anything out of the ordinary and report it as necessary, to the Rich County Sheriff's office.

As always, 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.

President	Dave Oram
Vice President	Mike Capron
Secretary/Treasurer	Marty Malheiro

Trustees - Dean Nelson, Tana Richards, Lorin Thompson, Duane Beus, Scott Goff, Robin Barraclough.

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. All HOA members are welcome to attend. If you plan to address the board, please contact me 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) 458-7281

### Announcements

The roll-off dumpsters will be available again this year for trash removal. They will be available from 5/25-6/22 at Rendezvous Run and Ridge Road. A notice will be posted on our new website regarding dates and locations. This is a great option to get rid of yard debris, which reduces the fire danger.

The annual board meeting is scheduled for September 23, 2017 from 11:00pm – 1:00pm. It will be held in the Clearfield Library (562 S 1000 E, Clearfield, UT 84015). This is your opportunity to receive in person updates on all activities of the SCVHOA, get your questions answered, and meet your neighbors. There are 3 board positions to be filled. Please plan to attend.

An increase in the summer population in our development has also brought an increase in overnight visitors causing CC&R violations and parking concerns. The Board recognizes the value in sharing property with family and friends, but it is important to comply with the CC&Rs and be courteous to all the neighbors. The Board has developed guidance that is in line with our CC&R's. Please review and inform your guests of these policies. The variance is on our website here: [http://swancreekvillage.org/wp-content/uploads/2016/09/Variance\\_OvernightCamping.pdf](http://swancreekvillage.org/wp-content/uploads/2016/09/Variance_OvernightCamping.pdf)

SCVHOA fees were adjusted last year. These adjustments will help to minimize the burden to the entire HOA when individual lot owners build or make major improvements to their lots. The details can be found here: <http://swancreekvillage.org/about-scvhoa/fees-and-assessments>

If you have questions about our subdivision, you may send an email to [swancreekvillage@gmail.com](mailto:swancreekvillage@gmail.com) or contact our property manager Dave Oram at 801- 458-7281.

## Important Reminders

The annual assessment is critical to the maintenance and improvement of Swan Creek Village. Timely payments are the only means to managing a stable budget. Assessments are mailed out the first of August each year and the payments are due September 1<sup>st</sup>. The Board appreciates everyone's effort to pay in full and on time. Unfortunately, it is necessary to assess late fees, interest, and eventually turn some accounts over to a collection agency. The Board will enforce a firm policy on all delinquent assessments. Article 5.3 of the CC&Rs notes that assessments unpaid after 15 days of the due date will incur interest and other penalties. An automatic late fee of \$25.00 will be added. Any account with unpaid assessments and fees after September 30<sup>th</sup> will be turned over to the collection agency.

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 dump furniture, appliances, bed frames, car parts/tires, construction material or hot coals in the garbage area. These types of items need to be taken directly to the Rich County Landfill for disposal. Leaving these items for the HOA to dispose of may result in an increase to fees for everyone. We ask that everyone make an effort to keep the garbage area picked up and close the container lids.

Check out the Fine Policy for other rules and regulations: [http://swancreekvillage.org/wp-content/uploads/2017/03/Fine-Policy-and-Schedule\\_Feb2017.pdf](http://swancreekvillage.org/wp-content/uploads/2017/03/Fine-Policy-and-Schedule_Feb2017.pdf)

## 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 Broadhollow at the entrance, but the limit applies throughout the development. Please make sure all guests are aware of speed limits and the need to adhere to them. Just a reminder, no motorized vehicles are allowed on any

common ground, around water tanks or on other owners' lots.

## 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 Dave Oram at 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 \$75, 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. Contact Shon Stander at 801-244-8700 or [shonathon@hotmail.com](mailto:shonathon@hotmail.com) for more information and the cost of shares.

Our website has a wealth of information for everyone. All architectural requirements, Board minutes, past newsletters, etc. are included in this site. You may also utilize the website to email any questions you may have: <http://swancreekvillage.org/contact-us/>