



# Swan Creek Village

## Home Owner's Association

Spring 2018

Editor – Marty Malheiro

### Message from the President

Welcome to another summer of enjoying the beauty and natural wonder that is Bear Lake and Swan Creek Village (SCV). The Homeowners Association (HOA) would like to welcome all returning residents as well as our newest residents to the community.

Our board experienced a change after the September 2017 Annual Meeting. Kelly Kent was newly elected replacing a long-time board member, Dean Nelson. I want to thank Dean for his many years of dedicated service as president and board member. He will continue to serve as an advisor to the board as needed, due to his history with and knowledge of SCVHOA.

The board of trustees has an open-door policy and is very interested in your suggestions and concerns. Please know that your suggestions benefit not only your property, but you are also helping the entire community. If you observe anything that requires our attention, please contact one of the following board members:

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

Trustees – Kelly Kent, Tana Richards, Lorin Thompson, Duane Beus, Scott Goff, Robin Barraclough.

Our entrance sign has been redesigned and completed. An entrance gate was overwhelmingly supported by HOA members who attended the 2017 Annual Meeting. We are in the process of finalizing gate design and location. Barring any unforeseen circumstances, construction is planned for 2018.

After several years of minimal growth to our community, seven new cabins have been built or are in the process of being approved and built. Additionally, there are plans for several RV lots to be developed.

Over the past year, we have noticed some occurrences that are of concern to us and to quote a popular adage, "If you see

something, say something". Please help us by reporting vandalism to the county sheriff as well as any member of our HOA Board. Additionally, if anyone observes the dumping of appliances, furniture, construction materials, pallets, etc. in our dumpster area, please record the license plate number and report it to Dave or Mike for resolution.

Finally, I completed the requirements to become a certified water master. This is the first time that SCV has had an "in-house" certified water master. I conduct all state required tests including weekly chlorine tests and quarterly contaminant tests. I also record and report monthly water usage results. I am pleased to report that all contaminant tests have been negative and SCV is at an all-time low in deficiencies.

Thank you for the support you provide our board of trustees and I urge each of you to continue to be involved members of the SCVHOA. Our monthly meetings are held the third Tuesday of the month at the Fox Chase Professional Plaza, 1475 E. 5677 S., in So. Ogden. All HOA members are invited and encouraged to attend. If you plan to address the board, please contact me 10 days prior to the meeting to have your issue placed on the agenda.

I am honored to serve as your president again this year. I look forward to meeting or reconnecting with each of you! If you have any questions, do not hesitate to reach out to me.

*Dave Oram*

[bearlakedave@gmail.com](mailto:bearlakedave@gmail.com)

(801) 458-7281

### Announcements

The roll-off dumpsters will be available again this year for trash removal. They will be available from 5/24-6/24 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 22, 2018 from 10:30am – 12:30pm. 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.

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

Check out the variance for overnight camping guests: [http://swancreekvillage.org/wp-content/uploads/2016/09/Variance\\_OvernightCamping.pdf](http://swancreekvillage.org/wp-content/uploads/2016/09/Variance_OvernightCamping.pdf) .

Check here for fees and assessment information: <http://swancreekvillage.org/about-scvhoa/fees-and-assessments/> . 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.

It is a violation of the CC&Rs to cross property lines and Swan Creek Village boundaries. This includes OHVs, cars, trucks, motorcycles, snowmobiles, etc.

Pets must always be on leash when they are outside.

Lot owners are responsible for their guests. Please make sure they are aware of the policies and rules of our community. This includes obeying the speed limit, noise ordinance, parking restrictions, no discharging firearms, etc.

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-](http://swancreekvillage.org/wp-content/uploads/2017/03/Fine-Policy-and-Schedule_Feb2017.pdf)

[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. This year the mag water is scheduled for June 19<sup>th</sup>. 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: <https://stateparks.utah.gov/activities/off-highway-vehicles/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 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.