



Swan Creek Village

Home Owner's Association

Spring 2019

Editor – Marty Malheiro

Message from the President

Spring will soon be upon us and beginning of the summer season. The summer season always brings excitement and anticipation of fun times ahead. Swan Creek is a wonderful gathering place for family, friends, and special guests. The beauty of Swan Creek is truly the reason why so many have enjoyed their experience while staying at this special community. The Swan Creek Village Homeowners Association extends a warm welcome to all returning and new members of the community.

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

President Robin Barraclough

Vice President Mike Capron

Secretary/Treasurer Marty Malheiro

Trustees – Kelly Kent, Lorin Thompson, Dave Oram, Duane Beus, Scott Goff, Dave Freestone.

Thank you for the support you provide our board of trustees and I urge you to continue your involvement as 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. The challenges of this responsibility are often difficult; however I face each with a determination to do what is needed and right for the association. I look forward to meeting with each of you given the opportunity.

Robin Barraclough

Announcements

We are pleased to announce that the property access dispute has been finalized.

The roll-off dumpsters will be available again this year for trash removal. They will be available starting on May 24th on Rendezvous Run and Ridge Road. This is a great option to get rid of yard debris, which reduces the fire danger.

The entrance gate is fully operational. Please be mindful of our security when sharing the guest code with others.

The annual board meeting is scheduled for September 28, 2019 from 10:00a-12:00p. It will be held in the Millcreek Community Library (2266 Evergreen Ave., Salt Lake City, UT 84109). 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 or contact our property manager Dave Oram at 801- 458-7281.

Important Reminders

Pets must always be on leash when they are outdoors.

Check out the variance for overnight camping guests: 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 1st. The Board appreciates everyone's effort to pay in full and on time. An automatic late fee of \$25.00 will be added after 15 days from the due date on any unpaid amounts. Any account with unpaid assessments and fees after September 30th 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.

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.

If you need to dispose of cardboard boxes, please break them down. 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://swan creekvillage.org/wp-content/uploads/2018/11/SCVNewFinePolicyNov2018.pdf>

Road Maintenance

Every year our roads require maintenance. This year the mag water is scheduled for June 11th, weather permitting. Increased wear and tear add 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://swan creekvillage.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. And remind and contractors you employ, that they must provide their own means to dispose of worksite trash. They are not to use the SCV garbage. 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. The property starts at the north end of the Trapper Council Boy Scout camp and is 80 feet wide along the shoreline. A gate key may be rented yearly or shares in the L.L. Cook Waterfront Perpetual Park Corporation Waterfront Users Association may be purchased. Contact Shon Stander at 801-244-8700 or shonathon@hotmail.com for more information.



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://swan creekvillage.org/contact-us/>