



# Swan Creek Village

## Home Owner's Association

Spring 2020

Editor – Marty Malheiro

### Message from the President

SCVHOA members, spring will soon be here again and beginning of the summer season. Summer always brings excitement and anticipation of fun times. Swan Creek is a wonderful gathering place for family, friends, and 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 Homeowner's Association extends a warm welcome to all returning, new members, and full-time residents 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 often benefit not only you as an SCV property owner, but also the community. If you observe anything that requires our attention, please contact one of the following Board Members or Property Manager:

President	Robin Barraclough	(801-550-7247)
Vice President	Duane Beus	(801-726-9295)
Property Manager	Dave Oram	(801-458-7281)

Trustees – Marty Malheiro, Kelly Kent, Stephanie Norman, Scott Goff, Dave Freestone, Robin Barraclough, Duane Beus.

Thank you for the support you provide our Board of Trustees and I urge you to continue your involvement as members of the SCVHOA. The Board's monthly meetings are held the 3<sup>rd</sup> Tuesday each month at the Fox Chase Professional Plaza, 5677 S 1475 East, South Ogden. HOA members are invited to attend the General Sessions. If you intend to address the Board, please contact me 10 days prior to the meeting to be placed on the agenda.

Although it is a great responsibility entailing much work, 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 each of you given the opportunity.

*Robin Barraclough*

### Announcements

The roll-off dumpsters will be available again this year for trash removal. They will be available starting on May 18<sup>th</sup> on Rendezvous Run and Ridge Road. This is a great option to get rid of yard debris, which reduces the fire danger.

As noted in a previous updates, the entrance gate was damaged. It will be repaired for the summer influx. Please be mindful of our security when sharing the guest code with others.

The Bear Lake Sewer District sent the following notice: *"Unlike wipes that are marketed as 'flushable', toilet paper breaks apart easily in water. The wipes maintain their mass and bind together, often with grease that people mistakenly send into the sewer lines. We need your help to keep our sewer pumps free of these clogging items. It is the wipes and personal sanitary products that are the big problem. We remind customers not to flush wipes of any kind, or paper towels, facial tissue and other materials other than toilet paper. Flushing these items causes additional maintenance issues and more importantly, potentially clog your home's lateral and cause sewer backups in surrounding homes and neighborhood streets."*

The annual board meeting is scheduled for September 22, 2020 from 11:00a-1:00p. It will be held at a Salt Lake County library. The exact location will be emailed to SCVHOA members with emails on file when the reservation has been confirmed. This is your opportunity to receive in person updates on all activities of the SCVHOA, get your questions answered, and meet your neighbors. Open board positions will be voted on. 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

**Pets must always be on leash when they are outdoors.**

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.

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

Check here for fees and assessment information: <http://swanreekvillage.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. 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 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.

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 try to keep the garbage area picked up and **please close the container lids**. The birds wreak havoc when the lids remain open.

Check out the Fine Policy for other rules and regulations: <http://swanreekvillage.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 22, 2020, 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 15 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://swanreekvillage.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 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. All ATV riders under the age of 18 must wear helmets. Utah law requires youth, ages 8-15, to possess an OHV certificate. 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 [shonathon@hotmail.com](mailto: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://swanreekvillage.org/contact-us/>