



Home Owner's Association

Swan Creek Village

Spring 2021

Editor – Marty Malheiro

Message from the President

Swan Creek members, another spring and summer season is rapidly approaching. The summer season always brings excitement and anticipation of fun times ahead with family and friends. Swan Creek is indeed a wonderful gathering place for family, friends, and special guests. Memories that will last for generations are made as each of you come and enjoy this most special place on earth. The beauty of Swan Creek is truly the reason why so many have enjoyed their experience while staying at this wonderful community. Swan Creek Village Homeowners Association extends a warm welcome to all returning and new members of the community.

The board of trustees is interested in your ideas. Please know that your input might benefit not only your property, but also helping the Swan Creek community. If you observe anything that requires our attention, please contact one of the following representatives or send an e-mail to swancreekvillage@gmail.com:

President Robin Barraclough (801-550-7247)

Vice President Duane Beus (801-726-9295)

Project Manager Dave Oram (801-458-7281)

Trustees – Kelly Kent, Scott Goff, Dave Freestone, Marty Malheiro, Stephanie Norman.

Thank you for the support you provide our Board of Trustees and I urge you to continue your involvement as members of the SCVHOA. Monthly meetings are held the third Tuesday of each month at 6:00 PM. If you have need to appear before the Board, please contact me at least ten days prior to arrange a time on the agenda.

The Board has been very diligent expending many hours in making decisions that are in the best interest of SCVHOA. Many improvements to infrastructure and overall sustainment of the community have been accomplished with many more in the planning and execution phase. As a result of the aggressive improvement actions by the Board, interest in Swan Creek is ever on the rise resulting in increased interest

by prospective homeowners with 18 cabins planned in 2021. As a gated community Swan Creek Village enjoys increased security and a higher level of property value. Planned improvements will yet add more benefits to Swan Creek Village.

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

President

Important Reminders

Speed Limits are 15 MPH; we ask that ATV and motorbike riders also adhere to this speed limit and refrain from exhibition driving which increases wear on our roads adding to maintenance costs.

Mag water is scheduled for 23 June with road grading completed prior to this date.

Pets must always be on a leash when off your property.

No open fires are allowed especially fireworks. Propane fire pits are allowed with at least a six foot clear zone.

Roll off dumpsters for trash and other household garbage will be placed on Rendezvous Run and Ridge Road beginning the week of 24 May. Please cut up cardboard boxes prior to placing them flat in the dumpsters. This is a great option to dispose of yard debris which also helps reduce fire danger.

The annual Board meeting is scheduled for September 2021. Additional information will be forthcoming.

As requested at a previous annual meeting, a significant portion of the reserve account has been placed in a CD. This will provide a small amount of extra income annually. Thank you Jim Wise and Jack Chatburn for this suggestion.

Assessments are mailed the first of August each year with full payment due 1 September. Partial payments will not be accepted in 2021. A late fee will be assessed after 15 days from due date, and any account with unpaid balances after 30 September will be referred to collection.

If you may be planning to build a new cabin home, adding to an existing home, or developing an RV lot, please review the Swan Creek website for pertinent information:

<https://swancreekvillage.org/covenants-conditions-and-restrictions/> .

Covenants, Conditions, & Restrictions have been sent to members with a mandated return date for acceptance. SCVHOA Bylaws have recently updated by the Board of Trustees and can be accessed and reviewed here:

<https://swancreekvillage.org/wp-content/uploads/2020/11/20-1012-Recorded-Bylaws.pdf>

SCVHOA members by way of a long standing agreement have access the "Cook Water Front Park" located adjacent to the north boarder of the Boy Scout Camp. The gate key fee is \$50 and can be obtained prior to 1 June. A late fee of \$25 will be accessed after that date. Payment can be made in either of two ways:

Venmo@LLCook-Perpetual-Park
(or scan the QR code below from your Venmo app)
Please include your name in the 'Comments Section'



LLCook Perpetual Park

@LLCook-Perpetual-Park



venmo

Scan QR code for payment

If by check please mail it to the following address:
LL Cook Waterfront Park Corporation, Box 2362
Layton, Utah 84040.

Waterfront Users Association members are restricted to using an 80 foot wide access easement running along the southern boundary of the grounds from Highway 89 to the lake. Waterfront Users Association members are those who do not hold stock in the Corporation, but purchase the right to use an access key each year.

As stated last year, you are required to continue to follow State and Federal COVID mandates while on the grounds until such time the restrictions are lifted entirely. Please be conscious of such and understand that any time you spend on the grounds is completely at your own risk and the Corporation disclaims liability for any and all loss, damage or injury you or your guests may suffer from your and their use of the grounds.

Tim Pierce

President

LL Cook Waterfront Perpetual Park Corporation
PO Box2362, Layton, Utah 84040

