



# Home Owner's Association

## Swan Creek Village

Spring 2024

Editor – Tana Richards

### Message from the President

Members of Swan Creek Village, spring has finally arrived having experienced yet another record winter season. Bear Lake has been replenished from the heavy snow fall. The snow amounts that accumulated in our community created many challenges and some reported damage. There were water breaks that would have been a daunting repair task, however our Project Manager and Dirt Head Services aggressively tackled each one and restored water service in record time. This was an amazing work effort and we are thankful to have this team of dedicated experts continually supporting our Swan Creek community. Additionally, our Roads required extensive work in keeping them accessible for our members and again this was an amazing work effort requiring many extended hours day and night to ensure our roads remained open. There was a frozen sewer line which the sewer district corrected because of faulty installation.

Summer brings excitement and anticipation of fun times with family and friends. Swan Creek is indeed a wonderful gathering place. Lasting memories for generations are made as each of you 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. Your input could be of benefit not only for you, but also the Swan Creek community. HOA members that have specific questions are encouraged to contact the Project Manager or a Board Member. Social media such as Face Book is not a reliable source for correct Swan Creek information and is more often uninformed opinion. Also, if you observe anything that requires attention, please contact one of the

following 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)
Business Office		(385-368-5532)

Trustees – Kelly Kent, Scott Goff, Jim Redmond, Doug Maughan, Tana Richards, Duane Beus, Robin Barraclough

Thank you for the support you provide the 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 the Business Office at least ten days prior to arrange time on the meeting agenda.

The Board has been very busy expending many hours of personal time making decisions that are in the best interest of Swan Creek. Many improvements to infrastructure and overall sustainability of the community have been accomplished. Several more are in the planning and execution phase. As a result of these improvement actions, public interest in Swan Creek continues to increase resulting in new interest by prospective buyers. The number of lot sales and new construction these past 12 months has substantially increased. As a gated community, Swan Creek Village enjoys increased security and a higher level of property values equating to increased prosperity for the community. 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 very difficult; however, I

face each with a determination to do what is needed and right for the association. Many hours of personal time are expended each year meeting with the Board, Project Manager, legal team, HOA members, and community leaders, all necessary to meet the demands of this important office. I pledge to continue doing what is truly in the best interest of Swan Creek Village.

I look forward to meeting each of you given the opportunity.

Robin Barraclough

President

### Important Reminders

- Speed Limits are 15 MPH: We ask ATV and motorbike to adhere to this speed limit and refrain from exhibition driving which results in extreme safety hazards. New digital signs are being phased in to further enhance speed limit reminders. These new measures reminding those driving through our community of the mandated speed limit will be in place by summer.
- Mag water for all Swan Creek roads is scheduled for 11 June and needed final road grading will be completed prior to this date.
- Lot owners with an uphill cabin without a culvert, or a culvert less than 12" must replace it when it is below the crown of the road.
- Pets must always be on a leash when off the owners property. Ten o'clock is the hour all pet noise must cease for the evening.
- No open fires or fireworks are . Propane fire pits are allowed with at least a six-foot clear zone.
- HOA members and guests must ensure all refuse is properly deposited in the dumpsters and lids are closed. No unacceptable refuse is to be deposited in the dumpsters or a substantial fine could result from either the HOA or Rich County. Unacceptable refuse is to be taken to the Rich County dump site in Randolph.
- Roll off dumpsters for trash and other household garbage will be placed on Rendezvous Run and Ridge Road June 1<sup>st</sup> to July 1<sup>st</sup>. Please cut up card

board boxes prior to placing them flat in the dumpsters. This is a good opportunity to dispose of yard debris which also helps reduce fire danger.

- Annual Board meeting is schedule for 7 September 2024 at the Centerville City Founders Park: 300 N 100 E, 9:00 – 11:00 am. Board Member voting, HOA financial information, and other agenda only business matters will be conducted.
- Assessments are mailed the first of August each year with full payment due 1 September. Partial payments are not accepted, late fees and interest will be assessed on all over due account. Accounts with unpaid balances after 30 September will be referred to collection. If you have questions about your account please email or call the business office.
- If you are 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, restrictions](https://swancreekvillage.org/covenants,conditions,restrictions).
- Proposed Amended Covenants, Conditions, & Restrictions were sent to all members in March. It is important that all HOA members vote on this important governing document. Ballots will be due September 7, 2024 at or before the Annual Meeting. Additional information will be sent soon by email to members or mailed if no email is available. You may review documents at <https://Swancreekvillage.org>
- Beware of property scams where a fake property owner lists a property with a real estate agent and all documentation is done by electronic means. Rural and undeveloped land are at greater risk of this scam where owners may not be regularly present. Ways you can help prevent this is to contact the county clerk's office to see if they will email you if a change to title is requested. Occasionally drive by your property or befriend someone in the community that can keep an eye out for anything suspicious.