



Home Owner's Association

Swan Creek

Spring 2025

Editor – Tana Richards

Message from the President

Members of Swan Creek village, Summer has finally arrived having experienced yet another winter season. Bear Lake has been replenished because of the heavy snow fall. The snow amounts that accumulated in our community created many challenges and some reported damage. There were water breaks that occurred 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 an occurrence of 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 Facebook is not a reliable source for correct Swan Creek information and is more often uninformed opinions. 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)

swancreekvillage@gmail.com

Trustees – Daniel Cragun, Jim Hyde , Scott Goff, 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 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 truly in the best interest of Swan Creek. Many improvements to infrastructure and overall sustainability of the community has 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 several 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, community leaders of which are necessary to meet the demands of this essential 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 that ATV and motorbike riders adhere to this speed limit and refrain from exhibition driving which results in extreme safety hazards in our community. In addition to existing speed limit signs, 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 23 June and needed final road grading will be completed prior to this date.

Lot owners that have 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 are allowed, especially fireworks.

Propane fire pits are allowed with at least a six foot clear zone.

HOA members and guests must ensure all trash is properly deposited in the dumpsters and thereafter close the lids. No unacceptable trash is to be deposited in the dumpsters or a substantial fine could result from either the HOA or Rich County. Unacceptable trash 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 beginning on June 1st – July 1st. Please cut up cardboard 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.

The annual Board meeting is scheduled for 6 September 2025 at the Centerville City Founders Park: 300 N 100 E. at 9:00 – 11:00. 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. A late fee will be assessed after 15 days from the due date, and any account with unpaid balances after 30 September will be referred to collection.

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.

Covenants, Conditions, & Restrictions (CC&R's) are currently being sent to HOA Members and I encourage all to respond with your vote. Additionally, HOA Bylaws have recently been updated by the Board of Trustees and can be reviewed here: <https://Swancreekvillage.org>

One final note, the waterfront park is available for Swan Creek Village HOA members to use by way of a signed use agreement and annual fee. This is a wonder courtesy extended by Mr. Adam Hepworth and been in the works for many months.