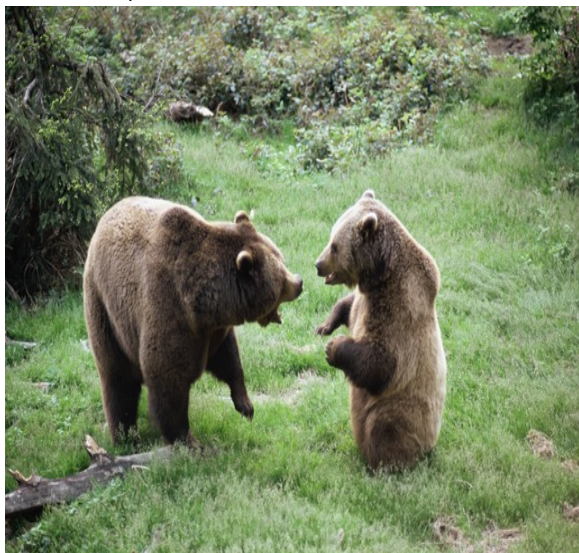




# News From Swains Creek

Volume 14, Issue 2

July 2011



Bear sightings near Duck Creek and Color Country sub divisions.

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## Bear Alert

At least one bear has been recently spotted near the Duck Creek Campground and also at a cabin near the Pinewoods Resort. Kevin Bunnell, Mammals Program Coordinator for the Utah Division of Wildlife Resources, says people are seeing bears across Utah right now and in places they've never seen them before. June is the time of the year when mother bears kick their one-year-old cubs out on their own because the breeding season is starting. The young bears tend to wander as they search for an area to call their own. Bears prefer higher meadows, but the amount and lateness of snow this year has forced bears to look for food at lower elevations.

Most of the bears are eating grass and seeds right now. But Bunnell says bears aren't shy at all about eating the same food people eat and they have excellent memories. They will remember where they found food before and continue to return to that location. That can lead to a tragic outcome—usually for the bear. "When a bear begins to lose its fear of people," Bunnell says, "we have a dangerous situation on our hands - a wild animal that's more likely to act aggressively towards people. In these situations, we sometimes have to trap and euthanize the bear to keep people safe." Fortunately, taking some simple precautions will help protect you and the bear:

- Keep your cabin area clean. Wipe down picnic tables and burn off outdoor stoves and grills.
- Store food, drinks and scented items securely.
- Don't toss food, scraps, or drippings outside or in your fire pit.
- Keep garbage, dog food and bird seed secured in a bear-proof can.
- Never approach or feed a bear.

### Precautions when hiking:

- Stay alert at dawn and dusk, when bears are more active.
- Go with a group, if possible.
- Make noise as you travel, especially through dense cover.
- Store food, wrappers and scented items, like sunscreen, in airtight containers or plastic bags.
- Keep kids in the center of the group.

### If you encounter a bear:

- Stand your ground. Never back up, lie down or play dead. Stay calm and give the bear a chance to leave. Do not corner the bear.
- Don't run away or climb a tree. Black bears are excellent climbers and can run up to 35 mph - you cannot out climb or outrun them.
- Know bear behavior. If a bear stands up, grunts, moans or makes other sounds, it is not being aggressive. These are the ways a bear gets a better look or smell and expresses its interest.

If you see a bear in your area, please contact Dustin Schaible, Wildlife Biologist for the State of Utah Department of Natural Resources, at (435) 865-6100, (435) 691-1383 or [dustin-schaible@utah.gov](mailto:dustin-schaible@utah.gov).

## Chairman's Chat

The year is half over already and we have had a lot of fun so far. Our Chili Cook-off on Memorial Day weekend was a good time for all. We enjoyed lots of great chili, got to socialize and we raised over \$800.00 for the proposed playground. It was so much fun in fact that we are already planning next year's Chili Cook-off on Memorial Day weekend. We hope to do another playground fundraiser this fall with a "Spaghetti Social" The playground is thousands of dollars short of becoming a reality, so if you would like to help with any donation, it will be welcomed and appreciated.

We got our third application of dust control and the pond has been stocked a few times already. Someone even caught a 6 lb. trout in Swains Creek this year. If that was you, we sure would like to see a picture of it.

We have Camp Golden Eagle and the lot owner's annual meeting coming up on Labor Day weekend. We could use volunteers for Camp Golden Eagle. Also, don't forget to visit the Swains Creek Bulletin Board by the barn and the website often for news and updates.

I hope to see you on the mountain, our little piece of heaven. And don't forget to wave as you pass by!!

Bill Moser

Chairman, Swains Creek Pines Lot Owners Association



Memorial Day Chili Cook-off winners! This event raised over \$800 to be used toward the playground project!!

## Reminder from the Architectural Committee

The Swains Creek Pines Conditions, Covenants, Reservations and Restrictions (CC&R's) require that all lots be used, built upon, improved and held in such a way as to preserve and enhance their pastoral, scenic beauty as mountain cabin residential sites free from unsightly neglect or abuse. The CC&R's state that no improvement or structure whatever, other than a first class private dwelling house, patio walls, swimming pool, and customary outbuilding, garage, carport, servants' quarters, or guest house may be erected, placed, or maintained on any lot in such premises.



If you are planning to construct, build, assemble, erect or place any type of structure, shelter, or improvement on your lot, you must first submit an Architectural Request Form, along with a detailed description and a copy of your plans, to the Swains Creek Pines Manager. This includes cabins, re-

models, add-ons, decks, outbuildings, garages, sheds, storage containers, playhouses, guest houses etc., whether or not a building permit is required. The Manager will forward your request to the SCPLOA Architectural Committee for review. When planning your project, please allow sufficient time for the Committee members to review, clarify any questions or view the site if necessary. **Written approval from the Architectural Committee is required prior to the start of any construction or placement.** If you have any questions, please contact the SCPLOA Manager.

## Board Approves Resolution Regarding Lot Joinders

At the June 25, 2011 meeting of the SCPLOA Board of Directors, a Resolution was adopted in response to lot owners within the Swains Creek Pines Subdivision who have been approved by Kane County to join two or more of their contiguous lots into one parcel. Numerous requests were made to the Board to adjust dues and assessments according to recently revised plat maps. Fewer lots means decreased revenue and a mid-year budget shortfall could prevent the Association from meeting their service and financial commitments. The Board carefully reviewed several options in order to minimize the financial impact to the community and sought legal advice prior to adopting the new policy. The Resolution of June 25, 2011 states:

The Board will accept joined lots as a single lot, as platted by Kane County, upon the filing of a proper application and payment of a proper fee to SCPLOA. The application for approval of joined lots to be subject to one assessment must contain documentation from Kane County confirming the joinder of two or more contiguous lots and must identify the surviving lot number.

For lots joined together and approved by Kane County on or before December 31, 2011, the application fee shall be equivalent to the principal of all past assessments applicable to the lots as though they had not been joined.

Cont'd on pg 4

Meeting Dates for 2011-12 Board of Directors

All meetings are held in the Swains Creek Pines Barn at 10 a.m. (Utah time) unless otherwise noted



- August 14, 2011
- **September 4, 2011 (Annual Meeting 1 p.m. Pavilion)** Remember to mark your calendar now and to volunteer to help create this wonderful experience for all lot owners!!!
- October 1, 2011
- January 7, 2012 (Location to be determined)

A pot luck dinner is held at 6pm (Utah time) at the Pavilion on Board meeting dates. Come meet your neighbors & Board Members in a relaxing setting, while feasting on the great dishes that are brought by all. This is a nice time for all lot owners to get together & visit with the people they may not get the chance to meet otherwise. We hope to see you all there!

Duck Creek Days — August 12th & 13th (Date changed due to meadow conditions!)



Lot Cleanup - Our Story



Great 4th of July on the Mountain, cool temps & a little thunder made for a nice getaway for this Las Vegas Family. Due to the December storm, we did have some lot cleanup to do, as it took down 13 trees on our property. We cut 6 or 7 of them up Memorial Weekend, then took the left over branches to the burn pit on Monday, July 4th. The reason I mention that, I want to remind everyone, that you can only get your permits from the Cedar Mountain Fire Dept, Monday through Thursday for the burn pit. We were lucky they were open on Monday the 4th of July Holiday, as

we would have had to dump them back on our lot. We spent a lot of time Saturday & Sunday trying to call the Fire Dept with no returned calls from them, even went over there & the whole station was open & unlocked, but no one was there. Found out that the clerk is the only one that can sell you the permit. We also went over to the Glendale landfill, which was closed, Summer Hours are Thursday - Saturday only. For those that need to do some cleanup on their lots, it may take a little pre-cleanup planning on your part.

*By Darcy Grizzle - Board of Directors Secretary*

The 8th Annual Stop, Shop and Swap – July 2nd, 2011

This year’s event was lots of fun as usual and many people showed up to buy stuff, sell stuff and just stopped by to say “Hi”. We made \$530.00 toward the playground and we now have a total of \$2,107.00 in the bank.

We also had the dedication of the piece of property for the playground and a Playground Advisory Committee has been created. These ladies and gentlemen will give their input as to what is needed for a playground in our area, what type of playground equipment and possibly ideas of fundraisers. Once these 11 people come up with a final draft, we will submit it to the Architectural committee and then on to the Swains Creek Board for final approval.

I would like to personally extend Thanks to the people that bought a table and to those same people for donating an auction item. All monies received are given to the playground fund. Cash donations were also received and proceeds of table sales received from Kim Weisner and Dee Ewing.

If you have any suggestions as to how we can improve the Stop Shop and Swap Event, please feel free to contact myself or Bill Rodreick.

Our email address is [krodreick@cox.net](mailto:krodreick@cox.net) and please put Swains Creek Playground on subject line.

God bless You, Kathy Rodreick



News Tidbits and Board Notes

ABANDONED WATER TANK ENTRAPMENT HAZARD

John Rynes, Deputy Fire Chief for the Nevada Test Site and a Swains Creek Pines lot owner, sends us this warning: Now that we have municipal water, unused water tanks pose a serious threat. The underground tanks are no different than abandoned mines and wells and should be treated as such. Underground tanks can deteriorate, collapse or cave-in. Water seeping into the underground tanks, erosion, corrosion, and lid failure need to be

addressed. The potential for a child, family pet, or even wild-life to become trapped is a real concern and could result in serious injury or even drowning in very shallow water. Please take appropriate measures to secure or remove any unused water storage tanks from your property. If you have suggestions, solutions or just need information, please contact Bill Rodreick, Swains Creek Pines Manager, or any Board Member.

**Swains Creek Pines Lot Owners Association uses two addresses:**

1. Dues and assessment payments should be sent to our Computer Service:  
Briggs Business Services, Inc.  
Irene Briggs  
694 S Main Street  
St. George, UT 84770
2. Invoices to be paid should be sent to the Association Address:  
Swains Creek Pines Lot Owners Association  
P.O. Box 1164,  
Duck Creek Village, UT 84762
3. Matters concerning management of the development or facilities, may be addressed to the Association c/o Bill Rodreick at the Association address.
4. Barn Phone Number (435)-682-3127. Updated weather and road conditions are available by calling this number.
5. E-mail Address: [Irene@swainscreekpines.com](mailto:Irene@swainscreekpines.com) This e-mail address is accessed by Irene Briggs at her office in St. George. Sorry, she's not able to answer questions about road conditions and weather.



**facebook**

Look us up on FACEBOOK!!!  
Search "Swains Creek Pines Lot Owners Association" and join.

**Check out the following web site for Swains Creek Pines Info and Association postings: <http://www.swainscreekpines.com>**

## **Lot Joinders**

*cont'd from Pg 2*

For all lots joined together and approved by Kane County on or after January 1, 2012, the application fee shall be equivalent to the principal of all current and past assessments applicable to the lots as though they had not been joined, interest, late fees, and costs of collection, and a one-time administrative fee of \$100.

Therefore, if all dues and assessments have been paid for all lots as if they were not joined together, the owner is required to submit a completed Application for Joined Lots, along with proper documentation from Kane County. Dues and assessments will be reduced for future fiscal years, based on the revised plat maps as approved by Kane County.

If dues and assessments have not been paid for all the lots as if they had not been joined, the owner is required to submit payment in full, along with the completed Application for Joined Lots and documentation from Kane County. Applica-



tions for joined lots will not be considered until all dues, assessments, interest, late fees and costs of collection are up to date.

Requests received on or after January 1, 2012 will also pay an administrative fee of \$100, which is subject to change by further resolution of the Board.

For questions regarding payments, how to obtain and complete the Lot Joinder Application and the required documentation, please contact Irene Briggs at 435-688-2811 or [Irene@swainscreekpines.com](mailto:Irene@swainscreekpines.com).