

# Swains Creek Pines

## Summer 2019 Newsletter



## Chairman's Chat

*Paul Placek, Chairperson*

Unbelievably, we are halfway through the season, the time is flying by. We need to give a big thank you to Mother Nature and the person who put her on notice to start doing her job. As we all know, Swains had a banner snow year, which has led to an equally banner runoff. You will note there has not been much discussion about the pond and its' water level and we are hoping that will continue. No one likes to see the pond dry, but the only way that is going to not happen is if Mother Nature cooperates.

The wildlife is abundant this season and after a many year absence we have a bear(s) back in the area. There have been numerous sightings and pictures of the bear throughout the community. As they say in the cartoons, don't feed the bear and keep your distance, we would hate to see anyone get hurt or anything adverse happen to the wildlife.

We have hosted a number of successful events so far and have a number still coming up. Please see the events update by Mike Mumford later in this newsletter for all the details. We need volunteers and attendees. If you can help out, please let the board know and we could use the assistance.

Lastly, I would like to remind everyone that we live in a covenant controlled community and everyone in the community is expected to abide by those CC&Rs. We have had a number of issues this season with from the dumping of furniture and appliances in the dumpsters to speeding and ATV complaints. You will see a new sign by the dumpsters that outline exactly what can and cannot be dumped. If the abuse of the dumpsters continues, the county has threatened to remove them and have everyone take their garbage to Duck Creek. None of us want this, so those of you that are abusing this privilege, STOP. If anyone sees violations to this or any other CC&R, please report them to the board.

Have a safe a safe and happy rest of the summer and be respectful of your neighbors and the community. Swains is the premiere community on the mountain and it takes all of us to keep it that way.

## What's been going on

*Mike Mumford, Board Member*

This year has been a lot of fun even though some of the bad weather that has scared so many off, we still seem to pull it all together.

May's Chili Cook- off only had 5 participants but a lot showed up and definitely got full. 1st place: Rod Burke, 2nd place Coalition Chili, 3rd place Cut Throat Chili, Spiciest and People's choice went to Hollands Hideway.

June's Family Fun Day All the kids had a blast thanks to Shirley and Rod Burke for hosting this event and doing all the cooking.

July's Stop shop and swap sold 39 Tables even with the mix up of start time it was a huge success and a large turnout thanks to Carmela for gathering the Raffle Donations, Gina and Steve Blackburn for stepping up to the plate and serving great food. July's Highway Cleanup thanks to the Volunteers that helped with this important task.

## Upcoming Events

### **August 10, Spaghetti Dinner 5:00 pm**

The Burke's are hosting this event like always its one of those Dinners you just don't want to miss.

### **August 31, Camp Golden Eagle**

Stephanie Malburg is hosting this event, she has a lot of good ideas and bringing back some of the old traditions this is a must for kids of all ages even some of the adults are going to have an opportunity to get involved in some activities.

### **September 1, Annual Pot Luck**

Event that will wrap up the 2019 Year, this is always a big turn out for everyone to bring out their favorite dishes and prepare to say good bye to all their mountain friends and neighbors for the winter.

### **October 5, Highway Cleanup**

This will be the last one we will do for the year so plan on volunteering to get the mountain ready for winter.

# Swains Creek Pines

## Upcoming Events cont'd

**BOARD MEETINGS:** August 10, September 1, October 5, and January 11, 2020

Special Thanks to Clint and Bob our Barn Managers without them most of our events would not be a success they do so much with set up and take down. Thanks to the Board Members that participate in these events their help is truly valued.

We are always looking for volunteers to help or host events so please get involved and make Swains Creek the best it can be even the smallest thing can make a difference.

Thanks to all that came and volunteered best wishes to all from the event committee.

## Word from the Barn

*Clint & Bob, Managers*

If you stop by the barn and need something, please leave a note on the door and we will contact you when we return to the barn.

So far, the pond has been stocked twice with a total of 1200 lbs. of fish and we are still letting water out to prevent overflowing.

The runway has been sprayed for weeds, rolled flat and there have been several planes using the runway. During business hours, you can call the barn for conditions. Please remember to **STAY OFF THE RUNAWAY**, you never know when a plane might be landing or taking off.

Trailers are not permitted at the barn without permission from the manager prior to arrival.

Horse pastures are set up and ready for visitors. If you would like to reserve a pasture or schedule an event at the pavilion, please contact the barn.

There have been several complaints by lot owners about Drones, mostly that they are loud and invading privacy. Drone regulations are at <https://www.faa.gov/uas/>. If you are legally flying a Drone, please use common courtesy.

Look forward to seeing everyone.

### Barn Contact Information

Hours: 8am-5pm (Utah time)  
Phone: (435) 682-3127

## Treasurer's Tell

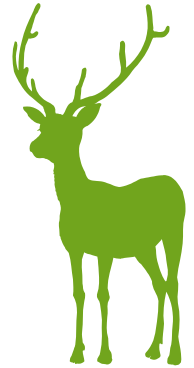
*Lauren Patt-Kirby, Treasurer*

The 2019 budget was approved with total revenue of \$151,665.00 with \$3,675.00 being transferred to the reserve to preserve at the end of the year.

As of June 30, SCPLOA's total income is so far is \$145,643.50 with the majority coming from dues. The profit is \$65,351.65 but we still have expenses to be paid through the rest of the year.

There was the amount in the following accounts:

**General: \$130520.68**  
**Playground: \$5,199.66**  
**Pond Restoration: \$1,832.91**  
**Fire Department: \$5,688.62**  
**Petty Cash/Debit Card: \$697.13**  
**Cash on Hand: \$500**  
**Reserve to Preserve: \$151,700.03**



We are on track to meet the budget.

Have a safe and cool summer up on the mountain!

## Fees are going Up and Down?

Yes, Western Kane County Special Service District is raising and lowering our fees for the dumpsters.

Current rates are \$50 per lot, per year. Fees will change in November as follows: For lots with improvements as designated by Kane County, fees will go up to \$85 per year. For lots without improvements as designated by Kane County, fees will go down to \$15 per year. This fee is included with our annual tax bill from Kane County.

Do you have a sofa, mattress, or other large item to throw away? They can now be put in the roll off container at Strawberry, it's less than ¼ mile from Highway 14. Or, items can be taken to the landfill south of Glendale, near milepost 88 on Highway 89. Summer hours are Monday, Thursday & Friday from 1pm to 6pm, and Saturday from 10am to 6pm.

They would like to know if you see any businesses or contractors dumping. Call (435) 644-5645, ext. #3 to report the name of the business, the date and time and types of items dumped.

Our dumpsters are for household use, no construction items, and please... do not leave items on the ground!

# Swains Creek Pines

## Fire Safety | CMFPD Update

Fire Chief Casey Tuttle

With the wet winter we experienced this last season not everyone is overly concerned with wildfire right now. The grass is tall and green in our meadow and there is plenty of water in our streams and pond. The problem is that our fire season while postponed is rapidly approaching. In fact it is already here. Fuels are drying out and the fire danger while not extreme is getting higher.

Firewise is a program that home owners can adopt to lessen the impact of wildfire. Fires will occur due to human caused incidents as well as natural caused incidents that are often caused by lightning.

With Firewise, the immediate zone is the area around a structure from 0-5 feet out. This is defined as a non-combustible area. That means that the ground should be down to mineral soil with the ground cover being noncombustible like gravel or rock. Clean roofs and gutters of dead leaves, debris and pine needles that could catch embers.

The intermediate zone is from 5-30 feet out from a structure and while walkways and driveways help to create fire breaks, it is important to limit or remove ladder fuels for the trees in this area. Always clear vegetation away from propane tanks and try to have a crown spacing of eighteen feet between groups of trees. Small groups of tree crowns are great but when the tree crowns extend across a large area it allows for fire in the tops of trees to spread.

The extended zone is from 30-100 feet and out to 200 feet on larger lots. Remove dead vegetation and accumulation of debris. Tree crowns between 30 and 60 feet away from the structure should have a spacing of 12 feet and tree crowns between 60 and 100 feet from the structure should have a spacing of 6 feet.

This is just a snapshot of the firewise program. For more detailed information you can look at the annual newsletter distributed by our fire department or stop by the station and gather information. A firewise property will allow our firefighting force the time to gain control on the fire once it occurs. Fire safety is everyone's concern and by becoming a firewise resident you not only help yourself but you help your neighbor and in effect the entire community.

I'd like to thank you in advance for doing your part in the conservation of our mountain community.

## ATTENTION

### Unit 1 Amended Lot Owners

Our CCRs, created in 1969, include the option to amend them by a majority vote of the Unit 1A lot owners every twenty-five years. 2019 is one of those years!

If you would like to see changes to our Unit 1A CCRs, please send your suggestions or comments to Cheryl Case at [cheryl.swainscreek@gmail.com](mailto:cheryl.swainscreek@gmail.com)

**Guidelines, Rules & Regulations can be found on our website, at <http://www.swainscreekpines.com/resolutions-policies/>.**

## Welcome Packet

The Board has approved a new welcome packet to be sent to all new homeowners that includes important documents for the association to ensure they are aware of the rules. If you are a new homeowner and have not received a welcome packet, please email the Management Office at [manager@CAMUtah.com](mailto:manager@CAMUtah.com). The welcome packet is also available on the website for all owners to view/print or can be emailed upon request.

## Address Changes

It is very important that the Management Office has your correct contact information. Please submit the owner information form that is available on the website to the management office, or you can email your correct mailing address, phone numbers, and email address to [manager@camutah.com](mailto:manager@camutah.com).

### Community Association Management

Phone: 435.674.2002  
Email: [McKenzie@CAMUtah.com](mailto:McKenzie@CAMUtah.com)

107 South 1470 East, Suite 204  
St. George, Utah 84790

[www.CAMUtah.com](http://www.CAMUtah.com)

*CAM has an interactive website, where one can have access to your account with the HOA, access to SCPLOA governing documents; find newsletters, helpful forms, and pay your dues online.*



# Swains Creek Pines

## Architectural Update

John Colman, Board Member

To say this summer has been “busy” with all sorts of construction projects would be an understatement! New cabins, garages, storage sheds, additions and general improvements have all been submitted and approved through the Architectural Committee. As great as that is, we still have people proceeding with projects WITHOUT following the process and obtaining approval FIRST. As a reminder, the HOA requires Architectural Applications to be submitted for most projects, so please check with us if you have any questions as we need to review and approve the application PRIOR to any work being done. Aside from new construction, there have been some complaints submitted regarding neglected properties. As these are received, and they must be in writing not via social media or in passing while walking your dog, they will be handled on a case-by-case basis. If the complaint is valid and the property is deemed in violation, a letter will be sent and the process followed until the violation is corrected.

## 2019 Board Officers and Committee Responsibilities

### SCPLOA BOARD OFFICERS

Chairperson: Paul Placek  
Vice Chairperson: Charlie Duvall  
Treasurer: Lauren Patt-Kirby  
Secretary: Dan Theisen

### SCPLOA BOARD MEMBERS

John Colman  
Charles Harvey  
Cynthia Holland  
Mike Mumford  
David Pugh

### COMMITTEES

Finance: Lauren Patt-Kirby, Paul Placek  
Legal: Paul Placek, Dan Theisen  
Facilities & Architecture Compliance: John Colman, Charles Harvey  
Community Relations & Events: Mike Mumford, David Pugh  
Fire Council: Charlie Duvall, David Pugh

Board Member emails are available on our website.

## Important and Up-to-Date Information is Always Available!

Please checkout our newly designed website  
[www.SwainsCreekPines.com](http://www.SwainsCreekPines.com)

You will have access to information on the following:

SCPLOA Board Members  
Governing Documents  
Rules & Regulations  
Meeting Minutes • Agendas  
Architectural Guidelines  
The Fire Council  
Gallery • News • Events • Weather  
Contact Information

Please join our **Residents Only Swains Creek Pines Lot Owners Association Facebook Page**

Members are posting regularly on the following:

Weather • Road Conditions • Snow Removal  
Images of Swains Creek and Events

