

# Swains Creek Pines

Winter 2019 Newsletter



## 2019 UPCOMING EVENTS

**CHILI COOK OFF – May 25**

*Memorial Day Weekend*

**HIGHWAY CLEAN-UP – June 1**

**FAMILY FUN DAY – June 15**

*Father's Day Weekend*

**STOP, SHOP AND SWAP – July 6**

*Independence Day Weekend*

**SPAGHETTI DINNER – August 10**

**CAMP GOLDEN EAGLE – August 31**

*Labor Day Weekend*

**ANNUAL POTLUCK – September 1**

*Labor Day Weekend*

**HIGHWAY CLEAN-UP – September 21**

## 2019 BOARD MEETINGS

May 18

June 15

July 20

August 10

September 1

October 5

January 11, 2020



## Chairman's Chat

*Paul Placek, Chairperson*

**Winter is upon us in Swains!** I have been fortunate enough to spend a number of weekends on the mountain snowmobiling and sledding with the family and we have a good amount of snow. It is not near the levels of 2 seasons ago, but it is there and as I write this (late January), there are 4 days of snowfall forecast for the upcoming weekend. If things continue the way they are, we will have a nice spring runoff, which will fill the pond to the delight of all.

After much scrutiny of the budget, it was deemed necessary to raise the yearly HOA dues by \$5 to \$195 per year. The increase was necessary to simply maintain the current services that we have. We were able to see significant savings in a few areas due to the managers performing work that was previously contracted out to third party vendors. This will allow us to remain in the black for 2019. Much thanks to Clint Malburg and Bob Chapman for their efforts this past year as well as the many projects they have planned for the upcoming season.

Last season we experienced quite a bit of abuse to our restroom facilities by the pond. It has become apparent that our restrooms have become part of the greater Cedar Mountain trail system and are known by riders to be very nice restrooms while out on adventures. Due to the high use and destruction caused, we have found it necessary to put commercial, combination locks on the doors. The combination to these locks will be found on your fishing permits.

At the January meeting, we welcomed 3 new board members, Cynthia Holland, Mike Mumford, and Charles Harvey and had one returning board member, Lauren Patt-Kirby. We would like to thank them for volunteering for the Board. We would like to also thank outgoing members Cheryl Case, Jane Lewis and Ron Anderson for all the effort they put in while serving.

Lastly, I would like to wish everyone a wonderful 2019. Enjoy your time on the mountain and be safe and courteous while enjoying all the outdoor activities that are available to us. Looking forward to seeing you all on the mountain.

# Swains Creek Pines

## Word from the Barn

Clint & Bob, Managers

Even though it is the middle of winter and the snowfall has been good so far, we are starting to make plans for the summer. The roads will be graded and sprayed with mag chloride in the beginning of May. We will send out notices with the dates, please try to stay off the roads while they are being treated. Driving on the roads before they had a chance to soak in and dry is not good for the roads or your vehicle. Some of the projects we will be working on over the summer are painting the barn, refinishing the pavilion picnic tables and repairing the cattle fence.

Remember, once the snow has melted, please stay off the runway (no ATV, walking or fishing from the runway). Swain Creek Pines is a registered FAA runway and certain rules apply to drones, for more information please see [www.FAA.gov](http://www.FAA.gov) (B4UFLY mobile app).



There have already been several reservations made for the pavilion, if you would like to use it for your special occasion you may want to reserve it now to save the date. To reserve the pavilion, horse corrals or to check on the condition of the runway especially after a big storm you can call the barn at 435-682-3127 or email at [manager.swains@gmail.com](mailto:manager.swains@gmail.com)

Look forward to seeing everyone.



## Fishing Permits

Once your annual assessment is paid in full, you will be mailed one (1) fishing permit per lot. There is a limit of five (5) fish per day, per permit. **If you do not have the permits in your possession while fishing you will be asked to leave the fishing area.** Please note, the bathrooms are now locked and can be accessed by using the code printed on the fishing permits.

There will be a \$50.00 charge for lost permits.

## Treasurer's Tell

Lauren Patt-Kirby, Treasurer

### Here's the numbers for 2018 and the 2019 Budget.

Total income for 2018 was \$150,395.59, which includes \$138,611.50 from dues.

Total expenses for 2018 was \$133,452.55.

There was the amount in the following accounts:

**General: \$64,982.16**

**Playground: \$5,199.66**

**Fire Department: \$5,394.62**

**Petty Cash/Debit Card: \$1,000**

**Cash on Hand: \$500**

The balance in the Reserve to Preserve account is \$146,630.97 and the Board will transfer the 2018 budget amount of \$4,639 into the Reserve to Preserve account.

The 2019 Budget was approved with total revenue of \$151,665 and \$3,675 being transferred to the reserve account at the end of 2019. Because of some revenue decreases and expense increases in 2018, the Board voted to increase dues from \$190 to \$195. Without this increase, the Board could not fund the reserve account with a contribution in 2019.

Hope everyone enjoys the wonderful snow on the mountain.

# Swains Creek Pines

## Fire Council

Charlie Duval, Vice Chairperson

**Hello and Happy New Year from your 2019 Swains Creek Fire Council!** We have exciting news about the new Swains Creek Fire Station. Last month, the property donated by the Christiansen family was officially transferred over to the Cedar Mountain Fire Prevention District (CMFPD). Also, we met with the zoning commission, and had the property rezoned from private to commercial. As one of the new Board of Directors of the CMFPD, I would like to invite all of you who are interested to attend the upcoming meetings on February 7th and 8th as the Board will be choosing the contractors/builders, for the Swains Creek Fire Station project. The selected contractor will be announced at the monthly CMFPD meeting February 9th. Each meeting starts at 10 AM and is held at the CMFPD station on Mammoth Creek Rd. Keep in mind that we are probably 2 to 3 years out before the station is completed, **HOWEVER**, we are finally on the move!!!

Other Station news is that the two new fire engines have arrived, and Chief Tuttle is in the middle of getting them both setup and checked out. He is also sending his crew for crucial training on the new equipment.

In Swains, the Fire Council will continue to push lot owners to get their address numbers posted on their lots, which, by the way, is required by Kane County (LAW). Also, there are many lots out there that have fire fuels on the property that need to be reduced (when you clean up your property, please take before and after pictures if possible, and remember to go on-line to our Website and submit for "In-Kind Dollars" for future grant money). Gina, Cheryl and Theresa did a wonderful job last season, and turned in over \$34,000 of "In-Kind Dollars" to the forestry service. With your help, we can beat that this coming year. If you have any questions or need help with filling out the form, anyone on the Fire Council will be glad to help!



**GREATER DUCK CREEK AREA  
FIRE COUNCIL**

Lastly, the Greater Duck Creek Fire Council has been formed, and will be working directly with Swains Creek Fire Council, other subdivision fire councils on the mountain, the Forest Service, DNR, and the Kane County Fire Warden.

Thank you,  
Charlie Duvall – duvalc111@gmail.com



## 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: [Amanda@CAMUtah.com](mailto:Amanda@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

**Just because the snow is flying doesn't mean people aren't building or planning their builds for this spring.** We have received a few applications for additions and cabins so far and expect more in the upcoming months. As a reminder, the HOA requires Architectural Applications to be submitted for most projects, so please check with us if you have any questions. From placing a storage shed to building a garage, adding a roof over a deck to major addition, we need to review and approve PRIOR to any work being done. There have been a few requests for alterations to the Architectural Guidelines so a small group of us have started reviewing both the current guidelines as well as the requested changes. Once we determine the appropriate action, we will notify everyone, allow for a review period and then vote on the changes. If you have any questions, concerns or suggestions please reach out to someone on the Architectural Committee.

## 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

