



2020 UPCOMING EVENTS

HIGHWAY CLEAN-UP – May 23rd
Memorial Day Weekend @11:00 a.m.

CHILI COOK OFF – June 6th
Beginning @ 1:00 p.m.

FAMILY FUN DAY – TBD

STOP, SHOP AND SWAP – July 4th
Independence Day Weekend

SPAGHETTI DINNER – August 8th

CAMP GOLDEN EAGLE – Sept. 5th
Labor Day Weekend

ANNUAL POTLUCK – Sept. 6th
Labor Day Weekend

HIGHWAY CLEAN-UP – October 3rd

2020 BOARD MEETINGS

May 9th - At the Barn

June 6th - At the Barn

July 11th - At the Barn

August 8th - At the Barn

September 6th - At the Pavilion

October 3rd - At the Barn

January 9, 2021 - To be determined



Community Relations & Events

Mike Mumford, Boardmember

2020 is going to be another great year in Swains Creek Pines. We will be having some type of community event every month. Please come enjoy the events and your community neighbors. As always we will be looking for volunteers to help with each event and would like to find that special person that would like to host (be in charge of) any event. I/we will assist through the entire event. Different people have ideas and a fresh view or opinion that would be welcomed.

We have other needs for improvements, for example around the barn, the pavilion, the playgrounds, etc.; so if anyone owns a company or works for one that can donate something please contact me for more information. We will have raffles at some events so anything that is donated would help towards these activities.

If there are any suggestions for a new or added event or you have an idea you would like to discuss, please feel free to contact me @ RMKustoms@gmail.com

Thank you... Mike

Fresh ideas and change can always be good!

Dumpster Rules

Dumpsters are only in Swains Creek Pines from sometime in May through October. They are NOT for construction or demolition materials. This means no refrigerators, water heaters, mattresses, carpet, doors, windows, etc. are allowed. Those items need to be taken to the landfill one mile south of Glendale, Utah. Also, please remember if the dumpsters are full, please do not leave your trash bags on the ground; take them with you to other locations on the mountain.

In conclusion, those who have furniture or large items may take them to the roll off containers located in Strawberry.

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 have already started to make plans for the summer. The roads will be graded and sprayed with mag chloride in the middle of May. Notices will be sent by email with the dates, and posted on our website and Facebook. We ask that you 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.

Once the snow has melted, we ask that you please stay off the runway (no ATV, walking or fishing from the runway). This summer we will be working on painting the barn, replacing the picnic tables and repairing the cattle fence.

We have already received several reservations for the use of the pavilion. If you would like to use it for a special occasion you may want to call and reserve it now to save the date. To reserve the pavilion, horse corrals or to check on the condition of the runway after a big storm, you can call the barn at 435-682-3127 or email at manager.swains@gmail.com. We 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 2019 and the 2020 Budget.

Total income for 2019 was \$160,706.21, which includes \$145,690.50 from dues.

Total expenses for 2019 were \$152,599.73

Below is the amount in each of the following accounts:

General: \$69,273.93

Pond Restoration: \$1,832.91

Playground: \$5,199.66

Fire Department: \$9,122.33

Petty Cash/Debit Card: \$1,000

Cash on Hand: \$500

The balance in the Reserve to Preserve account is \$157,118.96 and the Board transferred an additional \$5,000.00 into the Reserve to Preserve account at the end of 2019. This was \$1,325.00 more than budgeted.

The 2020 Budget was approved with total revenue of \$149,170.00 with \$2,340.00 being transferred to the reserve account at the end of 2020. I am happy to say that the Board will not be increasing dues for 2020.

Thanks to CAM's help, our total aging at the end of 2019 is down to \$7,798.00 from \$24,306.50 at the end of 2018...

I hope everyone enjoys the wonderful snow on the mountain.....

Swains Creek Pines

Fire Council

Vice Chairperson

Swains Creek lot owners were very busy cleaning up their lots last year! Our community nearly doubled last year's "In-Kind Dollars" by collectively reaching an outstanding total of \$60,529.00 to help secure Federal Grant money to be used for fire fuel reduction in the Greater Duck Creek Area subdivisions and surrounding areas. This year, the SCFC will continue to push lot owners to get their address numbers posted on their lots, which 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).



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. 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 included with this newsletter. It is also available at www.CAMUtah.com, or you can email your correct mailing address, phone numbers, and email address to manager@camutah.com.

Community Association Management

Phone: 435.674.2002

Email: mckenzie@CAMUtah.com

107 South 1470 East, Suite 204

St. George, Utah 84790

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



2020 Board Officers and Committee Responsibilities

SCPLOA BOARD OFFICERS

Chairperson: David Pugh
Vice Chairperson: Dan Theisen
Treasurer: Lauren Patt-Kirby
Secretary: Cynthia Holland

SCPLOA BOARD MEMBERS

Charles Harvey
Mike Mumford
Travis Cottam
Dan Crowther
Trent Keenan

COMMITTEES

Finance: Lauren Patt-Kirby, Trent Keenan

Legal: David Pugh, Dan Theisen

Facilities & Architecture Compliance: Dan Crowther, Charles Harvey

Community Relations & Events: Mike Mumford, Trent Keenan

Fire Council: David Pugh, Travis Cottam

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

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



[UTAH OHV Laws & Regulations](#)

Under 18 must wear helmets DOT Approved
Ages 8 to 15 must possess an ATV Education Certification
Under 8 may not operate on public land, trails, streets or highways
Ride only on designated routes and areas open to OHV
It is illegal to drive an OHV while under the influence of Drugs & Alcohol.

[Swains Creek Pines](#)

Motor cycles, ATV and side by sides operated within the confines of Swains must have a muffler or other Noise reducing devices as well as spark arresters. Speed of no more than 25 MPH is allowed.
Please respect other properties that are not yours.

[OHV Rules for 2020](#)

New permit rules for all off road vehicles in 2020. Visitors in Utah will have to buy a Utah Permit to drive on Public Lands. They will no longer have reciprocity with any of the other 49 States. The Non-Resident OHV Permit cost is \$30.00 and is good for 12 months from time of purchase.

WWW.Utah.Gov

Chairman's Chat

As I sit here writing this today, it's 32 degrees outside in Swains, but the wood stove is crackling and although it is cold outside, my heart is always full when I think of my time on the mountain. I'm looking forward to a great year!

Spring will soon be upon us and although beautiful in the winter, I'm looking forward to the glorious spring days ahead on the mountain. There is still time for a few more storms, but I'm hoping the moisture we have so far will keep Swains creek flowing throughout the year, our pond full and the fish biting. Of course, the downside to spring is the ever present run off that takes a toll on our roads. Just as a reminder the roads are maintained by Kane County, not the association, and any damage should be reported to Kane County Road Maintenance Shed at (435) 644-5312.

I'd like to thank the outgoing Board, Paul Placek, John Colman, and Charlie Duvall for all their work over the last 2 years, and giving up so many hours of their time volunteering, attending events, meetings, and the general work behind the scenes that make Swains Creek enjoyable for all. I would like to take this moment to encourage everyone to get involved in planning and helping whenever you can with this year's events which are listed on the first page of the newsletter. Many hands make for light work, and I know the event organizers would appreciate all the help they can get.

As those of you who live year-round are already aware, we are undergoing a physical change on the mountain as the construction of Swains Creek Heights is now underway. The Swains Creek Heights development is being built on approximately 216 acres of private land that borders the Swains Creek Pines association. We are already laying the groundwork to have a great relationship with these new owners on the mountain, and we are working with the developer to have the two communities complement one another. Although it is a large area, there are plans for only approximately 60 large lots for sale, compared to the 713 lots in The Swains Creek Pines subdivision. It will be located on both sides of the Swains Creek Road as you drive into the community. We'll keep everyone informed of future developments via the newsletters, and we encourage you to join us at the upcoming board meetings at the Barn, also noted on the first page of the newsletter.

Please make every effort to attend these meetings if you're on the mountain, so we all get a chance to talk in person about the community's latest news and things that are important to you. Remember the board is just a group of lot owners like yourself who volunteer their time to serve you and the community, and this is the best place for your voices to be heard.

As the snow melts and the wildlife returns, there is always a great temptation to feed the animals, especially the deer. Something I was only made aware of this year, by the Division of Natural Resources, was the negative effect that feeding corn can have on the deer. According to the DNR the deer's stomachs are not equipped to handle sudden changes in diet and are unable to process the corn, the main ingredient in the deer feed many of us buy and put out. The corn can lead to stomach ailments and even death if they gorge on too much at one time. There are many articles on the appropriate things to feed deer, and I'd recommend checking with your local feed store or even Amazon before laying in this year's supply.

As spring arrives, everyone will want to spruce up their cabin for the upcoming season. Please remember that the dumpsters are for household garbage only. Appliances, building materials and slash are not permitted. Those items must be taken to the Long Valley landfill, located 2 miles south of Glendale on Hwy 89, Glendale, UT 84729. If you want to check for times of operation please call (435) 644-5089. Furniture and large household items may be taken to the roll off container near the dumpsters in the Strawberry development.

Our managers will be working hard again this year to keep Swains Creek Pines looking nice, but we look to our members to help guide us when a problem is noticed. If you should see downed fencing or other problems this year, please reach out to either Clint or Bob and let them know by calling the Barn or stopping in to see them in person.

I'd like to thank all of you for allowing me the opportunity to serve as your Chairperson this year, and I look forward to seeing all of you on the Mountain in 2020.

Dave Pugh,
Chairman

www.SwainsCreekPines.com



Dumpster Fees as of November 2019 are as follows:
Rates changed from \$50 per lot per year, starting November 2019.
Lots with improvements as designated by Kane County,
Fees went up to \$85 per year.
Lots without improvements as designated by Kane County,
Fees went down to \$15 per year.

[Contact Info & Fishing Permits](#)

Please pay special attention to the contact form included with this newsletter. We are encouraging all lot owners to provide CAM Utah with their email addresses so we can easily and quickly communicate and distribute information to everyone.

Thank you for your lot assessment payment for the year 2020. Thanks also to those who have contributed additional donations to the Association.

Your fishing permit is enclosed (if you have not yet paid your 2020 assessment, your fishing license will not be included with this newsletter). Hopefully, we will have a good fishing season this year. Please remember there is a limit of five (5) fish per day, per permit. If you do not have the permit(s) 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 permit. There will be a \$50.00 charge for lost permits.

**-Board of Directors
Swains Creek Pines Lot Owners Association**