



Swains Creek Pines



February 2021 Newsletter



2021 Upcoming Events

- SPAGHETTI DINNER – TBD**
- STOP, SHOP AND SWAP – TBD**
- ANNUAL POTLUCK– TBD**
- CAMP GOLDEN EAGLE– TBD**
- HIGHWAY CLEAN-UP– TBD**

2021 Board Meetings

- Saturday, May 8, 2021**
- Saturday, June 5, 2021**
- Saturday, July 10, 2021**
- Saturday, August 7, 2021**
- Sunday, September 5, 2021**
- Saturday, October 2, 2021**
- Saturday, January 8, 2022 (Tentative)**

All meetings will be held at the barn/pavilion unless otherwise noted.

Community Relations & Events

Paul Placek - Chairman

We are still uncertain about what the 2021 year will allow us to do with the Covid 19 Virus and social gatherings. Since we are still required to socially distance we are not comfortable with setting dates for specific events. If restrictions are lifted and we are able to schedule events, we will have CAM Utah send out an email notifying all members.

We look forward to hopefully getting everything back to normal in the 2021 year. Thank you! .





Swains Creek Pines



Word From the Barn

Hello everyone. I have accepted the position as the new manager, replacing Clint Malburg and Bill Roderick will be returning as the Assistant Manager. Dust Abatement scheduling opens up at the end of March. We will try contacting them early in the month, and hope to have it scheduled and completed before Memorial Day weekend, weather permitting. Our plan is to have the pond stocked twice before the 4th of July weekend, and future fish plants to be determined as the season progresses. Work on the barn improvements will continue, along with rolling of the runway, and raising the horse fence as soon as the weather breaks. Hope to see you all in the upcoming season.

Barn Information

Hours: 8 a.m. – 4 p.m. (Utah Time)

May through October

Phone: (435) 682-3127

Manager.swains@gmail.com

Thank you! Bob Chapman

Treasurer's Tell

Year End 2020

The Association ended the 2020 year with the following:

\$66,240.66 in the Operating Account
\$5,199.66 in the Playground Fund
\$1,832.91 in the Pond Restoration Fund
\$10,012.33 in the Fire Department Fund
\$1,000 in the Debit Card account
\$148,179.47 in the Reserve Fund

The Association had \$149,500.01 in total income in 2020 of which \$139,007 was from dues. A Year End Reconciliation of expenses for the Association will be completed so we can report back to the members.

Swains Creek Fire Council

Currently there are no updates to provide. Construction on the fire station (CMFPD Station #3) is underway and we will have additional updates for you at the first Spring meeting.....

If you have not done so already, it is highly recommended that you register your number with Everbridge at the following link to ensure you receive the all emergency notifications regarding pertinent information in Kane County:
<https://member.everbridge.net/index/892807736721500#/login>

Swains Creek 2021 Board Members

Officers

Dan Theisen – Chairman
Gina Chapman – Vice Chairman
Cynthia Holland – Secretary
Chris Schlaffman – Treasurer

Board Members

Trent Keenan
Travis Cottam
Alan Zellhoefer
Paul Placek
Dan Crowther



Chairman's Chat

Winter is in full swing on the mountain. As I sit down to write this, we have four days of snow in the forecast. This is much needed as we have had an unusually light snow fall thus far. Even with the light snowfall, we have had cold enough weather for community members to ice skate on the pond. With the exception of a few knuckle heads throwing large rocks onto the ice, the pond has turned into a beautiful natural skating rink. Many thanks to Andy Osterhout for fine tuning the ice.

In the January meeting, we welcomed three new Board Members, Gina Chapman, Alan Zellhoefer, and Chris Schlaffman and had one returning Board Member, Cynthia Holland. We would like to thank them for volunteering their time. We would also like to thank the outgoing Board Members, Mike Mumford and Chuck Harvey. During the summer, we lost Dave Pugh due to a cross country move and Lauren Patt-Kirby stepped down from the Board. The time, effort, and generosity of these members will be missed. We would like to thank Paul Placek and Alan Zellhoefer (the next highest votes received) for volunteering to fulfill the remaining terms.

During the January meeting, we introduced Bob Chapman as the Manager and Bill Roderick as the Assistant Manager. These two gentlemen will make a great team and are an invaluable resource to our community. The Managers are involved in many aspects of the community. Oftentimes their activities require them to be away from the barn, i.e. mowing, rolling the airstrip, walking the pond. If you need to contact them please, leave a note at the barn or call and leave a voicemail.

As we finished out 2020, the improvements to the barn are complete. New siding and a lower level of rock facade have been installed. Thank you to the managers Bob Chapman and Clint Malburg for their work on these modifications.

The pandemic really curtailed most of our community events in 2020. We are looking forward to getting back to our summer events this year (provided restrictions allow). Paul Placek and Trent Keenan are heading up the community relations committee this year. These are two energetic, fun loving guys who will do a great job getting the community back into the swing of things. Please keep an eye out for dates and volunteer requests. The more people involved the better the event.

I look forward to another fun and relaxing year on the mountain. Thank you for the opportunity to serve as the Chairman.

Dan Theisen

Community Info

As years go by, many lot owners who own multiple lots are joining their lots to create one in the effort to reduce the cost of their annual dues, fees and taxes. This is not a bad thing at all for those lot owners, but as years go on and we have less “lots” paying dues, the money that is lost from those lots will need to be distributed to all lot owners to cover the difference. We would like to ask that all lot owners keep an open mind when it comes to the cost of the annual dues and realize that when certain owners join their lots, we support that, but we are all going to be affected by that in a small way.

Swains Creek Pines offers the most amenities to our lot owners, **more** than any other sub-division on the mountain. In addition to the dust abatement, we have the barn with managers on duty in the spring/summer/fall months, the pavilion, the air strip, the horse corral, walking trail, horseshoe pits, playground and a pond that is stocked with fish at least 2x each season in which your fishing permit is included with your dues. The below comparison of dues for other sub-divisions on the mountain will give you an idea of what we receive for our \$200 annual dues vs. others.

We surely understand that times have been very tough for all of us this past year, but now is a time to come together, not to criticize, point blame and argue. It is time to listen, keep an open mind and constructively and courteously express your opinions. If you disagree with something, please state your concerns, but at the same time, offer a solution as to how we can make it better. Board members are volunteers who give and donate their time to help enforce the rules as written in the CC&R’s and do our best to make our mountain home community the best it can be. Criticizing and pointing blame will not make things better, but coming together and offering solutions and assistance will make our community the best on the mountain. Below is a comparison of dues from other mountain communities.

Greater Duck Creek Area Subdivision Comparison

*Data compiled with input from local Realtors.

<u>SUBDIVISION</u>	<u>ANNUAL DUES</u>	<u>AMENITIES</u>
Elk Ridge	\$340.00 (Units 1 & 2) \$780.00 (Units 3 & 4)	Water and snow removal are included in the dues. All lots have DSL.
Duck Creek Pines	\$220.00	Dust abatement
Duck Creek Ridge	\$200.00	Mandatory lot clean- up restriction
Swains Creek Pines	\$200.00	Dust abatement, barn, pavilion, air strip, fishing pond, horse corral, walking trail, horseshoe pits, playground, & various community events.
Aspen Highlands* (some optionally belong to Mammoth Creek)	\$200.00 annual water	Water Master to maintain water system.
Timber Trails	\$100.00	Dust abatement
Yellow Pine Water Co. (subdivision of Mammoth Creek & optionally belong to Mammoth Assoc.)	\$100.00	Dues cover water costs, well, water testing, rural water assoc. dues, liability insurance.
Meadowview Heights	\$85.00	NONE
Strawberry Valley	\$75.00 (Voluntary)	Dust abatement (voluntary-extra cost)
Strawberry Valley Estates	\$75.00 (Voluntary) + \$40.00 for air strip	Dust abatement (voluntary-extra cost), Air strip
Mammoth Creek	50 (Voluntary)	NONE
Tommy Creek	\$50 (Voluntary)	NONE

Revised 1/22/21 Chapman

*"Alone, we can do so little; together, we can do so much" -
Helen Keller*

“Coming together
is a **beginning** Keeping
together is a **progress**
Working together
is a **sucess..**”

Anonymous

Monday - Aug 27, 2012(3:43 am)

It's good for all of the
community, ... Anytime
the community can
come together,
everyone benefits.