



Swains Creek Pines



Winter 2021/ 2022 Newsletter



Swains Creek Pines 2022 Board Members

Officers

Gina Chapman – Chairman

Mike Lucero – Vice Chairman

Cynthia Holland – Secretary

Chris Schlaffman – Treasurer

Board Members

Alan Zellhoefer, Janelle Pearce, Lisa Lattimore, Ryan Phillips, Bill Rotroff



2022 Board Meetings

Saturday, May 14, 2022

Saturday, June 18, 2022

Saturday, July 16, 2022

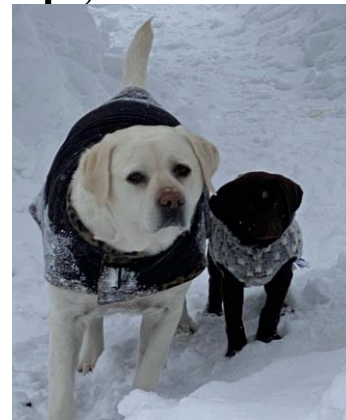
Saturday, August 13, 2022

Sunday, September 4, 2022 (Annual Mtg. @ 1:00 pm.)

Saturday, October 1, 2022

Saturday, January 14, 2023 (Tentative)

All meetings will be held at the barn/pavilion beginning at 10:00 a.m. (Mountain Time) unless otherwise noted.



Association Management Info

Please know that there is a new portal to log into for your HOA account. The information is included in the packet sent

CAM UTAH
(Community Association Management)

Phone: 1-435-674-2002

Email: McKenzie@CAMUtah.com

20 N. Main, Suite 100

St. George, Utah 84770

www.CAMUtah.com

Community Relations & Events

Mike Lucero- Chairman

Due to Covid Guidelines/Restrictions all community events are tentative and updates will be provided at each monthly meeting beginning in May. Following are the tentative events.....

Arts & Crafts Fair (Claudette Dunning) – May 28th

Stop, Shop & Swap – July 2nd

Camp Golden Eagle – September 3rd

Highway Cleanup – TBD

Proposed First Event of 2022

Cedar Mountain Art & Craft Fair

Two of our lot owners, Claudette Dunning and Keene Sterrett, came up with a great idea of rounding up Artisans and Crafters on the mountain, and implementing the first ever Cedar Mountain Art & Craft Fair. The Fair will be held Memorial Weekend, (**SATURDAY ONLY**), May 28th from 9AM to 6PM.

Any local mountain folks who create **handmade items** in a studio, a shop, a sewing room, a kitchen, or the like, are welcome to participate. If you're interested, and want more information please contact:

Claudette Dunning or Keene Sterrett at

(Note the dots between each word) cedar.mountain.art.craft.fair@gmail.com

Please include your name and email address, along with photos and a description of your craft. Space is limited, and you know what they say about the Early Bird.

This event is subject to change due to Local or State Covid mandates.

Chairman's Chat

Gina Chapman

I never expected to be serving as your Chairman this year and am honored to be doing so. I would like to thank the outgoing Board Members, Cheryl Case, Dan Crowther, and Travis Cottam for their dedication, hard work, and support of our association. They've done an outstanding job and are appreciated. I'd like to welcome our returning Board Members, Cynthia Holland, Michael Lucero, Chris Schlaffman, and Alan Zellhoefer, and our new Members, Lisa Lattimore, Janelle Pearce, Ryan Phillips, and Bill Rotroff. I'm looking forward to working with all of you and anticipate a productive, unified year. Even Mother Nature is being productive this year!

Finally! We have snow! December brought us close to 96 inches, which made it really tough for snow removal considering the majority of it came over a few day period. Andy Osterhout and his crew did a fantastic job keeping up with plowing and made sure everyone was able to get in and out of Swains. Let's hope we continue to get the much-needed moisture over the next few months, so we have a good fishing season.

In reviewing the budget, The Board found it necessary to raise our HOA dues by \$5.00. The additional amount is needed to offset a first time ever increase of the CAM Management Services. As their responsibilities have increased, so does the cost of doing business. As a result, the Board is looking at ways to reduce the costs we can control. One of those is the high cost of mailers that go out to the membership. If we could use email instead of snail mail, we could save quite a bit annually on printing, postage, and the labor costs involved with stuffing and mailing. Currently, we only have about 35 -40% of membership emails. So, if you have not given CAM your email address, please consider doing so. CAM often sends out email blasts, and we would like everyone to receive this important information.

Speaking of CAM, they recently sent out a letter explaining their new portal. Through this portal, members can pay dues on-line, find important association information, and opt out of having their own public record data displayed for other members to see. We encourage you to log in and check out this new portal!

I am excited to report that we have some ambitious goals for updating our facilities this season. As you know, we started with re-siding the barn, adding stone wainscot, and then finished this year with replacing the metal roof. We've discussed adding a front deck cover to the barn this year, doing some paint refresh on the bathrooms, adding matching siding (barn) to the pavilion ends, and will look at possibly upgrading the barbeque grill area.

It has been a long time since we've been able to plan events, and I am hopeful that we will be able to gather this season. I am pleased to announce that two of our members, Claudette Dunning and Keene Sterrett, are working hard to bring together Artisans and Crafters for the first ever Cedar Mountain Art & Craft Fair to be held in the Swains Pavilion on Saturday, May 28th. In addition to the Fair, we plan on having the Stop, Shop, & Swap in July. We are in dire need of volunteers to run Camp Golden Eagle during the Labor Day weekend, which we had to forego last year due to lack of involvement. CGE has been a huge tradition of Swains and it would be wonderful to be able to bring this back to our community. If you have a desire to help out, please let us know!

I look forward to continuing to serve our wonderful community this year and hope to see you on the mountain!



Swains Creek Pines



Word From the Barn

Hello everyone. My wife Kathy and I would first like to express our condolences to Gina Chapman on the passing of Bob Chapman her beloved husband and our former manager. Bob worked for Swains Creek Pines for four years, last year as manager. I was privileged to work with him and will indeed miss him.

The past two winters have not provided enough snow to keep the pond full all summer, so we are hoping by winter's end we will have had enough snowfall to fill the pond for the upcoming summer.

The barn has a new roof! We will also continue work on the pavilion and possibly on a barn patio on the north end. I would like to have some cabin and lot owners volunteer if possible. We will have a sign-up sheet in the barn office.

As spring comes and the snow melts, please stay off the runway. No machines, ATV's, etc. or walking on it as the tracks are difficult to smooth out. Also, please do not move the riprap (rocks) at the edge of the pond. They are there to protect the pond from erosion. I look forward to this upcoming season and want to wish you all a very

Happy New Year!

Barn Information

Hours: 8 a.m. – 4 p.m. (Utah Time)

May through October

Phone: (435) 682-3127

Manager.swains@gmail.com

Thank you! Bill Roderick

Medical Transport Programs Available

Cedar Mountain Fire Protection District is offering an annual Paramedic Subscription Program to protect subscribers from out-of-pocket expenses for paramedic treatment and ambulance transport. Program fees start at \$100 per year. For more information, call 435.682.3225.

Emergency Air Medical Transport Services Available

Classic Air Medical offers a subscription membership program to provide members with a reliable and available air ambulance service in exchange for advanced financial support from you. Classic Air Medical will not charge any subscribing member for co-payment and deductible amounts that are otherwise billable on a pre-transport basis, as allowed by law.

Membership fees start at \$69 per year and more information is at

<https://classicairmedical.com/membership/> or (801) 295-5700



Swains Creek Fire Council



Fire Station 3 in Swains Creek Pines has been completed and is now open and active!

This spring you will see a lot of slash burning. Please look for signs and/or notifications of controlled burns so we do not have an abundance of unnecessary reporting.

A representative from the Insurance Services Office (ISO) reviewed the Cedar Mountain Fire Protection District facilities, procedures and certifications at the end of November and they are awaiting their report. The ISO Rating has not yet been adjusted.

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 all emergency notifications regarding pertinent information in Kane County:

<https://member.everbridge.net/index/892807736721500#/login>

True or False?

1. **Conex boxes / metal storage containers are prohibited. TRUE.**

Metal storage containers, roll off containers, Conex boxes, pods, or similar structures are not considered to be customary outbuildings in accordance with CC&R's, and are not permitted to be placed on any lot whether above or below ground. (See rule dated July 21, 2012).

2. **Short term rentals are not allowed. TRUE.**

The rental of a cabin for a period of less than thirty (30) consecutive days is prohibited. (See Resolution adopted 5/11/2015.)

3. **ARC approval is required before starting projects. TRUE.**

You can find ARC guidelines and more on our website, www.swainscreekpines.com

4. **Snow fall totals as of Mid-January were 45 inches. FALSE.**

Snow totals as of January 10, 2022, were 96 inches !

Dust Mitigation and Association Dues

In the Fall of 2021, the Kane County Commission approved a special assessment for the Cedar Mountain Fire Protection District to contract for dust abatement services for all the developments on Cedar Mountain. The \$100 special service fee was included on our 2022 tax bill that was due to Kane County on November 30, 2021. In the past, Swains Creek Pines contracted for our own dust mitigation and approximately \$75 per lot of our annual dues was being spent for that service. Because the SCPLOA will not be performing dust abatement this year, the Board of Directors asked the membership how they would prefer to handle the adjustment for 2022. It is not yet known if communities will be able to opt out of the County dust mitigation program in the future. With that in mind, several options were considered which would allow our Association to be prepared if there is an opportunity to return to doing our own dust control.

Thank you to everyone who completed the email survey. Twenty-five percent of our membership responded, and the results were as follows:

Option 1 – received 48% of the votes. Keep dues the same but issue a \$75 credit to each lot for 2022.

Option 2 - received 18% of the votes. Reduce our dues by \$75 beginning in 2022.

Option 3 - received 34% of the votes. Dues remain the same for the next 2 years with \$75 per year being placed into a separate, designated account.

Based on the survey results, the Board voted to approve Option 1 with a \$75.00 credit to each lot for 2022. At the January 8th meeting, dues were raised \$5.00 for 2022 to cover increased operating expenses, bringing the dues amount to \$205.00 for this year. After subtracting the \$75.00 credit, the amount of dues to be paid for this year will be \$130.00 per lot.

Winter Access

By Andy Osterhout

Snowstorms are a lot like kisses, you never know when you're going to get them, how many you're going to get, or how wild they will be. Well in Swains sometimes we get a lot, sometimes we get a little; of Both! Most of us hope for a bunch to keep that pond full and keep the fish from breathing too much air. Many want enough to frolic about with their snowmobiles or just gaze out the window listening to its silence. Snow fanatics all want to be here for it. Before 2007 you had to park at Highway 14 and you either had to be in good shape with a nice set of snowshoes to get in, own a couple snowmobiles and trailer or snowcat at considerable expense and parked at the Highway, or resolve to not access your cabin for 5 months of the year.

Now for a relatively small piece of your tax bill (much smaller than owning snow machines) and cheaper than parking at the Vegas airport for a week, you get a fleet of equipment with some hardy operators that have every road open within a few hours of the storm ending. Final cleanup and widening taking days more. Now you can drive a decent four-wheel drive on the street to which your cabin awaits. This leads to one of the first rules. **Which is do not park on the street.** Our Swains Creek roads, many of them, are like goat trails where you need to slow down or pull to the side in the summer to pass; add a little snow and a vehicle left in the roadway and now the snowplow either can't make it up your street or barely gets around and the next pass because it is too narrow to get by. P.S. Cars have been hit during storms and if the insurance company determines that a car is illegally parked with no precautions like hazard lights or flares, that vehicle is at least 50% at fault and must cover their own damage. Tough to see a snow-covered Fiat in a windy storm. Doesn't do much to the plow. What also happens is if we can't get around your car, we must abandon that road until the vehicle is cleared. Often a blocked road is a main artery closing off a big loop of the subdivision. Think of the older gentleman up the street stroking out shoveling, who the ambulance couldn't get to because the road was blocked. Just PLEASE don't do it.

Next kind of big issue that makes the job a little tougher is folks that put their snow in the street. Could be a snowcat, snowblower, skid steer or whatever. Dragging your snow across the street and dumping it on the neighbor's lot often leaves a speed bump and rough section for everyone the rest of the season once it freezes. We try and keep it nice, but this is one of the battles. That and the guys that like to have competitions to see how many times they can cross the cleared street with their snowmobiles spinning tracks, loading the street back up with a zillion speed bumps. Oh man I just cleared that!

More hindrances for us are **roadside decorations and obstacles**. I'll start with improperly installed culverts. **Any culvert that is higher than the surface of the road is vulnerable to the snowplow.** These should be marked at the street side edge; just about touching the leading edge of the culvert. This keeps the plows away but lets us get max width on the roads. Next would be the cute little rock borders that several folks line the edge of their driveways and the street with. This is often past their own property line and into the street. I don't think they are cute at all, mainly because they end up in our snowblowers breaking sheer pins or worse! So, I am biased I suppose. Maybe they really are cute?

Winter Access Continued.....

Fences right at roads edge, real estate signs, yard gnomes, lights, all slow things down and put your stuff at risk plus ultimately will increase the cost of the operation. Fire hydrants, we clear them usually by day 4 after the storms is over. This year I found firewood stacked right behind a hydrant, railroad ties blocking them, in addition to finding my favorite little rock deco walls surrounding them. **Please keep the hydrants obstacle free.** We go in there with a snowblower 7 feet wide on each side getting as close as we can, then come back and hand shovel the rest.

The next issue causes a lot of hate and discontent for the snowplow guy. One unfortunate result of clearing the roads is the **snowplow berm** in your driveway. The snow must go somewhere, right? Usually, it's about half to one side and 50% to the other. Maybe you get 60/40. Nobody's picking on you. If you want to feel special, I suppose you can take it that way. Look up the street and down the street and it's all about the same. "Turn the blade the other way and bury my neighbors", "they don't come up" they say. Sounds fair. Everybody knows what we should do with the snow in front of their piece of heaven but not the other 17 miles and 700+ lots in Swains. Or how about "stop and scoop it out". Well, we tried that once and did a little math. A snowplow traveling at 15mph covers 1320 feet per minute and must stop and scoop a drive entrance. It takes about 2 minutes to go past, then reverse to messily scoop the drive, massage it back into the path and get going again. The snowplow will have lost 1/2 mile of progress in that two minutes. On a day I had this complaint I thought 'maybe we can do this' so I went around and counted drives that had been noticeably cleared in the last storm or so. I came up with 140 driveway entrances. Some properties had 2+ entrances. Which one do you hook up? Who do you hook up? All of them of course. This doesn't count uncleared drives at all. Add another 400+ thinking what might the future hold. So, 1/2-mile times existing 140 drives equals 70 miles of lost progress and about 5+ hours of time. Sure, it can be done but we are talking about another expensive tractor out running with another man or 2 driving and obviously it all costs \$\$\$. In some snowy cities they load it in a dump truck and haul it off. Utopian right? "I don't want that snow in my yard." Talk about expensive. And guess what? We aren't in a city so suck it up buttercup. But really, I love snow tractors and would buy more if I can get paid to run them!

Snow is great fun, and you should get up here and play but safely. Always check that forecast and if there's a hazardous warning maybe get here before or after the storm hits but not during. If the locals say maybe stay put for a day, maybe do it. Sleeping in the car while stuck in a snowdrift hoping to not get pounded by a snowplow or have the car die could be fun with the right company but mostly not advisable. Remember, even though you are a super driver and have big jacked up tires or have one of those super-duper capable SUVs with snow mode that you see on commercials driving through several feet of snow, **it's always good to have a set of tire chains, emergency kit, sturdy shovel**, and maybe put on your long pants leaving the flip flops in Vegas. There's not always help in the middle of the night in the middle of the storm so just keep that in mind when you decide to take that risk. Mountain environments can be unforgiving and are not the 24/7 go go you are used to. If I'm not mistaken, that's why you come here so properly chill like a cold brew and Enjoy!

Thank you....

Andy Osterhout