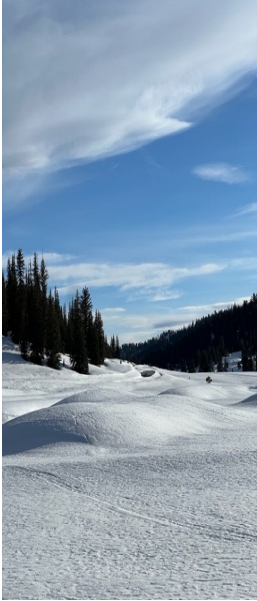




Swains Creek Pines Winter 2022/ Spring 2023 Newsletter



Swains Creek Pines 2023 Board Members

Officers

Gina Chapman – Chairman
Cheryl Case – Secretary

Mike Lucero – Vice Chairman
Janelle Pearce – Treasurer

Board Members

Alan Zellhoefer, Crystal Rock, Dan Crowther, Lisa Lattimore, and
Devon Kampshoff



2023 Board Meetings

Saturday, May 13, 2023

Saturday, June 17, 2023

Saturday, July 8, 2023

Saturday, August 12, 2023

Annual Meeting, September 3, 2023 1:00 pm (may change to 9/2/23.)

Saturday, October 7, 2023

Saturday, January 13, 2024 (Time/Location TBD)

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



[Association Management Info](#)

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 [the](#) association email address below.

CAM UTAH (Community Association Management)

Phone: 1-435-674-2002

Email: SwainsCreekPines@HOALiving.com

20 N. Main, Suite 100

St. George, Utah 84770

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.

[Community Relations & Events](#)

Mike Lucero- Chairman

We have a great summer planned with lots of activities and events, including the return of Camp Golden Eagle thanks to Stephanie Malburg for offering to take the lead on this. The Second Annual Cedar Mountain Arts & Crafts Fair has been postponed due to the amount of snow we received. More information to follow for this event.

We will also have Stop, Shop, and Swap and the Annual Potluck. Further information will be posted when events get closer. If you would like to volunteer to help at any of these events, please feel free to stop by the barn and talk to us about it, as it takes a large amount of effort and many hands to make these events come together.

Thanks to our Barn Managers. Without them most of our events would not be a success as 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 big difference.

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

Highway Cleanup – June 17th

Stop, Shop & Swap – July 1st

Camp Golden Eagle – September 3rd

Chairman's Chat

Gina Chapman Chairperson

It's hard to believe that we are in the beginning of April and still dealing with snowstorms! We are looking at about 26-28 feet plus for the season. Mother Nature has been very good to us this past winter. The pond, along with the vegetation and wildlife, will benefit greatly this spring and summer.

It was fantastic to see many lot owners work together last year on various events! Many thanks to Claudette Dunning and Keene Sterrett who worked tirelessly putting together the first ever Art & Craft Fair. There were so many people who assisted them to make it a huge success! Manager, Bill Rodreick, Cooks, Steve & Gina Blackburn, and Rod & Shirley Burke, Traffic Directors, Cathy Jones, Phil Dunning and Beth Bayley. Set up and raffle booth, Gregg & Ziola Sterrett, Kathy Bell, Carmella DiNardi, and Cheryl Case. They say it takes a village to tackle big events and our community proved it!

Additionally, our managers Bill Rodreick and Lucas Jorgensen did a wonderful job spear-heading Stop, Shop, & Swap, which was also a big success. Many thanks to our Board Event's Committee for running the Labor Day potluck. As for this year, we look forward to bringing back Camp Golden Eagle, thanks to Stephanie Malburg who graciously offered to make it happen. This will be very exciting to offer this much missed event!

We also conducted the Adopt-A-Highway clean-up in August. Thank you Butch & Sheila Davis, Rod & Shirley Burke, Bill Rodreick, Beth Bayley, and Cheryl Case. Your time and effort is greatly appreciated!

I'd like to thank our outgoing Board Members Chris Schlaffman and Cynthia Holland. Your service is appreciated! I'd also like to welcome back Lucas Jorgensen, who is now our On-Site Manager, and welcome John Manning, who will be our Assistant On-Site Manager. Please stop by the barn to introduce yourself to these two awesome guys!

Lastly, I would like to thank all of you for your appreciation and kindness to our Board, for your support attending the monthly meetings in a respectful manner, and for your continued passion of all things Swains Creek. We look forward to a wonderful 2023 season!



Swains Creek Pines



Word From the Barn

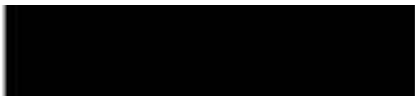
Lucas Jorgensen, Manager

Hello Swains neighbors and friends. Oh what a winter it has been! We will be welcoming a new assistant manager for the community. He will be a great asset and part of the team. The barn will be opening May 1st. At this time bathrooms will not be open until the snow is melted and the risk of freezing is no longer.

As most of you have seen or heard we have received record numbers for snow levels this year. As the weather begins to warm up and the snow begins to melt, we would like to remind you that our roads are wet and muddy. We ask that you please slow down, as it is still possible to get stuck or slide off the road with the current road conditions. As soon as we hear from the county regarding when road maintenance and mag chloride will be applied, we will send out a bulletin with information.

With the warmer weather upon us, the ice on the pond is starting to melt and become hazardous. We would like you to please be careful and aware of your surroundings. Please do not ride across the pond. When the runway and meadow snow has melted, this is a reminder that those areas are off limits for OHV usage.

Our Pavilion project will resume as soon as the snow is melted and is accessible. During the construction process we please ask that you do not block any machinery or park in front of the Pavilion during that time. I look forward to seeing you this season!



Barn Information

Hours: 8 a.m. – 4 p.m. (Utah Time) May through October

Phone: (435) 682-3127

Manager.swains@gmail.com

Treasurer's Tell

Janelle Pearce, Treasurer



Explanation of Annual Dues for 2023

For the Association to continue to operate and meet our obligations, it is necessary for annual dues to remain at \$205 for 2023, with no credit issued. When lot owners voted to increase dues by \$80 beginning in 2011, there were 804 dues paying lots. Since that time, Kane County has approved over 100 lot joinders in Swains Creek Pines. It is estimated that we will have only 690 dues paying lots for 2023.

In 2018 in response to lot owner concerns, a second on-site manager was hired in order to have 7 day a week coverage with more access and to protect our pond and other facilities. This year, as BIDR begins construction on the adjacent development, we are preparing for increased activity and the need for more security, and enforcement will be essential.

A professional property management company was also hired in 2018 to provide accounting and administrative services. These services are necessary to reduce risk to the Association and assist the board in adhering to state laws and accepted accounting procedures for community associations. Legal services are necessary to review and update our aging governing documents in keeping with state codes. Management and legal services, utilities, insurance, fuel, and property taxes have significantly increased over the past 12 years. However, the budgets have not kept up with the costs of operating and properly maintaining the assets of our Association.

In addition, the Reserve to Preserve contributions have been a small fraction of what was recommended for each year. The most recent Reserve Study indicates our reserve account has dropped to 63% of the recommended amount of funding. It is not only in the best interest of lot owners, but Utah law requires that we adequately fund our Reserve to Preserve account. Per the Reversionary Agreements with the original developer, we also have an obligation to properly maintain our assets. In order to do so, we must increase the budget to include sufficient Reserve to Preserve funding. We appreciate your understanding.

Swains Creek Pines Lot Owners Association Board of Directors.

Swains Creek Fire Council



Alan Zellhoefer, Chairman

Last year's fire season was relatively mild compared to previous years due largely to the return of the Monsoon rains. The Color Country Interagency Fire Center (CCIFC) had issued a Stage 1 restriction alert early last year, but never progressed to a Stage 2 alert and eventually cancelled the Stage 1 alert. We did have several lightning strikes that resulted in fires, but they were all quickly controlled. Unfortunately, we also had several wildfires that were directly caused by campers not following the rules, and common sense, allowing their campfires to escape and igniting the surrounding wildland. These were reported by other campers in the area, and we are very grateful to those who act responsibly. All were extinguished with help from our Color Country friends. Last year, the completion of a study and review of our ISO rating was conducted. Please contact Station #1 at 435-682-3225 for more information. Looking forward, please be mindful that the mass amount of moisture from the winter creates a lot of brush, which can potentially be susceptible to wildland fires.

Welcome to Swains Creek Pines!

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

SwainsCreekPines@HOALiving.com.

The welcome packet is also available on the website for all owners to view/print or can be emailed upon request.

Architectural Update

Dan C., Board Member

Hello Everyone! What a busy first quarter of 2023! The Architectural Team had a lot of new ARC Requests come in during this time. We had five new cabin requests submitted. Three will be built in Unit 1A, one in Unit 3, and another in Blackman Hills. Two more lots conjoined, which equates to less revenue for the community. The ARC Committee is working with CAM on changing procedures for on-line submissions, which will simplify and streamline the process. We look forward to continue serving the community. Have a great season!

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

Please checkout our 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

www.SwainsCreekPines.com