

# SWAIN'S CREEK PINES

Newsletter – Winter 2017

## CALENDAR of EVENTS 2017

May 6 Board Meeting  
May 27 Chili Cook-Off  
Spring Highway Clean Up\*  
June 24 Board Meeting  
July 1 Stop, Shop & Swap  
July 15 Board Meeting  
July 21 & 22  
Duck Creek Days  
Aug 12 Board Meeting  
Spaghetti Dinner  
Sept 2 Camp Golden Eagle  
Sept 3 Annual Lot Owners  
Meeting &  
Potluck Dinner  
Oct 7 Board Meeting  
Fall Highway Clean Up\*  
Jan 13 Board Meeting 2018

Board Meetings are at the Barn at 10 a.m. Mtn Time (with the exception of the Jan 2018 meeting which is at 10 a.m. usually in LV). \*Watch website/postings for Highway Clean Up dates!!!

## BORKE'S BANTER

Shirley & Rod Burke

Saturday, May 27<sup>th</sup> is the kickoff date for the 2017 season! We are celebrating our pond restoration with a fun filled fundraiser for our feisty firemen with a fiery Chili Cook-Off! There's so much excitement, Strawberry would like to get involved. Keep an eye on the website for more information. July 1<sup>st</sup> will be our annual Stop, Shop & Swap. Tables will still be \$10 and you can secure one by contacting Bill at the barn. Back by popular demand will be Spaghetti Night on August 12<sup>th</sup>. A healthy appetite is required. This year's Camp Golden Eagle will be on September 2<sup>nd</sup> and our annual meeting and potluck dinner will be September 3<sup>rd</sup>. And many of you did not know, Swain's participated in the First Annual Octoberfest in Duck Creek in 2016 and we're making plans for this year. We will get you more information in the coming months on our webpage and postings at the barn.

## CHAIRMAN'S CHAT

Janelle Pearce

Once again I'm honored to have been asked to serve as Chairman of the SCPLOA Board of Directors for 2017. Along with returning board members Chris Schlaffman, Clint Malburg, Gina Chapman, and Alan Zellhoefer, I want to welcome newly elected members Gary Dawes, Jane Lewis, Lauren Patt-Kirby and Ron Anderson. We are looking forward to a new year and serving the beautiful mountain community that we all love and enjoy. We also extend our sincere appreciation to Beth Bayley, Jimmy Bradford, Evan Fox and Cindy Gifford for all of their hard work and dedication to the SCPLOA.



The biggest priority for us this year will be to bring our community together after a very difficult 2016. To help in those efforts, Jane Lewis and Keene Sterrett have volunteered to serve as Community Liaisons. Jane and Keene will be developing ways to improve communication and bridge the gap between the board and the membership. They will assist lot owners with questions and possibly even recruit other volunteers to help our members resolve neglected property and compliance issues. There will be more information about this program in the coming weeks.

Thanks to our amazing volunteers, we are very excited to have a number of great events planned for 2017 including a Pond Celebration and Chili Cook-off on May 27 to benefit the Cedar Mountain Fire Protection District. Our famous Stop, Shop & Swap will be held on July 1 and a delicious Spaghetti Dinner is planned for August 12. Be sure to bring the kids and grandkids for Camp Golden Eagle on September 2 and our Annual Lot Owners' meeting and Potluck will be on September 3. As an added bonus, our very own Swains Creek Willie and Friends will be providing musical entertainment for us throughout the season. Check out the Calendar of Events in this newsletter and watch for updates posted to our website at [www.swainscreekpines.com](http://www.swainscreekpines.com)

Please take a few moments to review the Architectural Standards that are included in this mailing. The purpose of adopting standards is to offer guidance to lot owners and potential buyers to help them plan for the most common improvements. We are all required to submit a completed Architectural Form (available on [www.swainscreekpines.com](http://www.swainscreekpines.com)) to the ARC Committee prior to starting any non-maintenance type of project. Even if all the standards will be met, an Architectural Request is still required to be submitted in advance of beginning the work. Depending on the complexity of the project, the usual turn-around time is 2 to 4 weeks for ARC approval. These 2017 Architectural Standards are intended to help with planning new projects and will not be retroactively applied. However, all owners are expected to properly maintain their existing properties in accordance with the CC&Rs and Kane County ordinances.

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(Chairman's chat continued)

I'm very happy to report that there will be no increase in dues assessments for 2017 and, as of this date, nearly 90% of property owners have paid their Pond Special Assessment. That means that we were able to go forward with the pond project without draining our Reserve to Preserve fund and we are finally close to achieving the recommended reserve fund levels. The 2016 financial reports, the approved 2017 Budget, and much more information, are available on our website at [www.swainscreekpines.com](http://www.swainscreekpines.com).

Although the major work on the pond has been completed, there are still a few finishing touches to be done as weather permits – primarily restoring the grass around the horseshoe pit area and adding appropriate plants and grasses on the islands to prevent erosion and provide habitat for birds and ducks. Members of the Board met with the State Biologist at the pond in December and he was very pleased with the results, not only for our community, but for fish and waterfowl as well. We will continue to work with him and with the State Dept of Natural Resources. Please keep in mind that it was not possible to enlarge the size of the pond, increase the water capacity, impede the flow of water or remove dirt. Therefore it was necessary to create islands and add rock to secure the edges of deeper areas. The contractor warned that it would be ugly and smelly for a while. We ask for your patience to give the pond time to recover from the work that was done and it will once again be beautiful and filled with happy fish and fowl. In the meantime, please DO NOT ride snowmobiles, ATV's, or vehicles over, on or down into the pond for your safety and to prevent damage to the freshly excavated areas.

I encourage everyone to get involved, attend the meetings when possible, and participate in the upcoming events. Together we can keep Swains Creek Pines the best community on Cedar Mountain. On behalf of the Board, I wish all of you a very happy and healthy new year and I hope to see you on the mountain.



### TREASURER'S TELL Chris Schlaffman

Behind the Numbers...  
Total revenue for 2016 was \$249,867.82 but that included \$96,823 in pond assessment monies. The 2016 expenses also included "one-time" items of \$14,480 and \$105,000 for the Barn Improvements and the Pond Restoration expenses. These items were paid out of the General Account since the Reserve Account does not have checks but the monies were taken from the Pond Assessment monies raised and the Reserve Account.

2016 ended with \$25,279.83 in the General Account, \$300 in Petty Cash and \$5,197.06 in the Play Ground Account. We had savings of \$6,163.96 in 2016 that will be transferred to the Reserve to Preserve fund. The Reserve Account balance was \$141,725.31 which consisted of \$90,666.11 in the account and \$51,059.20 in the CD.

The 2017 Budget was approved that indicated \$144,713 in total revenue and \$4,388.36 being transferred into the reserve at year-end. It should be noted that there are a couple of "one-time" expenses such as an additional

\$5,000 in monies being budgeted to stock the pond with fish and \$2,250 in monies being budgeted to complete a new Reserve Study since the State of Utah requires one every 6 years (our last one was 2012). The most important aspect of the 2017 budget is there is NO increase in dues for 2017.

### MANAGER'S MESSAGE Bill Rodrick

Hello and Happy New Year!  
The 2017 season is fast approaching and it is starting off with lots of snow. A good thing for the pond and creek! Remember NOT to park on the roadway as the snow plow crews need plenty of room to move the snow. You can call Andy (435-691-3541) or Rudy at (435-590-7301) to clear your driveway. (Call early and give them ample time.)



The manager's schedule is from May 1<sup>st</sup> to October 31<sup>st</sup>. During that time is when our facilities are available. I start closing down the pavilion, rest rooms and water supply when the weather turns cold. Everything is closed at that time.

Dumpsters are removed and taken off the mountain in early November. Plan on taking your trash home or to the Duck Creek dumpsters if they are open. Please DON'T leave trash at our dumpster site if the dumpsters are not there. Thank you!



## SWAIN'S "STEPPING STONES / BRIDGE BUILDERS"

Volunteer and make a difference in our community!

- All skill levels welcome; no experience necessary!
- A perfect opportunity for a group of neighbors, friends, families, or an organization!

Community Liaisons:

- Jane Lewis and
- Keene Sterrett

STEPPING STONES will assist lot owners who struggle to maintain their property and/or the exterior of their cabins. Stepping Stones is part of the broader Community Relations Committee strategy to revitalize the neighborhood and strengthen connections within the community. Volunteers may be asked to provide a wide array of housing services such as painting, yard cleanup, and minor repairs that create significant exterior improvements on neglected structures or lots within our community. These projects

usually only take one to three days to complete.

If you need assistance or you would like to volunteer, please contact Jane at [jlewmail@gmail.com](mailto:jlewmail@gmail.com) or Keene at [keesttt.sterrett@gmail.com](mailto:keesttt.sterrett@gmail.com) so they can start planning projects for when the weather warms up! "It takes a community!"



## CHIEF'S COMMUNICATION

Casey Tuttle, Chief CMFPD

Colder temperatures bring the necessity to heat our homes. Many use wood burning fireplaces or stoves. Who doesn't like a cozy fire inside when the weather outside is cold. Over the years we have become comfortable with fire inside our homes and maybe a little complacent. Everyone should remember to use good safety habits when lighting fires in their homes.

One safety procedure that often gets overlooked is the necessity to have our chimneys cleaned yearly. Chimneys often get corroded with creosote

which can ignite. Certain conditions encourage the buildup of creosote. Restricted air supply, unseasoned wood and cooler than normal chimney temperatures are all factors that can accelerate the buildup of creosote on chimney flue walls. Creosote buildup can lead to a fire in the roof or attic. Last year CMFPD responded to three chimney fires with one of them causing extensive damage to the home.

Regardless of the reason for the buildup inside your chimney, it is a good idea to have it inspected and cleaned yearly. There are several businesses that service Duck Creek home owners and can facilitate chimney inspection and cleaning. CMFPD has included advertisement space inside the annual newsletter publication we send out.

Feel free to contact the fire department if you need further information on chimney cleaning. Safety is always a priority of our fire department and a proactive approach is typically the best approach.

2016 Calls for Service:

193 total calls

- Fire: 30
- EMS: 77
- Motor Vehicle: 20
- Public Assist: 25
- Fire Pit Inspections: 41





## NUMBER UP PEOPLE!

Yes, you have seen this before, but there are still many lots without an address posted.

Kane County requires us to post our street address. The numbers need to be 3" and reflective. Posting the street name is not required, but is helpful. Please, discontinue the posting of lot numbers as this has created a lot of confusion for emergency responders. Not only is it important for emergencies, your UPS, FedEx & Home Depot delivery drivers will appreciate it!

Not sure what your street address is? Check your tax bill, or email

[Irene@swainscreekpines.com](mailto:Irene@swainscreekpines.com)



### \*\*\* Reminder \*\*\*

If you have been designated as an RV Lot Owner (RV-only lots that existed prior to July 13, 2016), please remember to complete and return the Verification Form that was sent to you in October, 2016. A completed form is needed to confirm accurate ownership information. It will be kept on file with SCPLOA along with the associated Waiver of Enforcement documentation. If you have any questions regarding the Waiver of Enforcement or need a replacement Verification Form, please email chairman @swainscreekpines.com



## Officer & Committee Assignments for 2017

Janelle Pearce, Chairman  
Gina Chapman, Vice-Chairman  
Jane Lewis, Secretary  
Chris Schlaffman, Treasurer

**Finance Committee:**  
Chris Schlaffman, Chairman; Lauren Patt-Kirby, Vice Chairman; Janelle Pearce and Irene Briggs to assist

**Legal Committee:**  
Janelle Pearce, Chairman; Gina Chapman, Vice-Chairman; Alan Zellhoefer, Lauren Patt Kirby, Irene Briggs, Cheryl Case and Chuck Costa to assist

**Property & Facilities Committee:**  
Clint Malburg, Chairman; Gary Dawes, Vice-Chairman; Ron Anderson and Bill Rodreick to assist

**Architectural & Compliance Committee:**  
(formerly ARC & Neglected Properties)  
Clint Malburg, Chairman; Gina Chapman, Vice-Chairman; Gary Dawes, Lauren Patt-Kirby and Bill Rodreick to assist

**Community Relations & Events Committee:**  
Alan Zellhoefer, Chairman; Jane Lewis, Vice-Chairman; Ron Anderson, Chris Schlaffman, Shirley & Rod Burke, Kelly Harrington, and Bobbie Cobell to assist

**Community Liaisons (Stepping Stones/Bridge Builders):**  
Jane Lewis and Keene Sterrett