

Swains Creek Pines Lot Owners Association

Newsletter

Summer/Fall 2017

Web: www.swainscreekpines.com ~ Facebook: Swains Creek Pines Lot Owners Association

CHAIRMAN'S CHAT

Janelle Pearce

As I write this article, the Brian Head fire has burned over 71,000 acres and is 80% contained. Even though the smoke in Swains Creek Pines has diminished, we continue to keep our mountain neighbors in our thoughts as they deal with the devastation of this fire for many years to come. We are so fortunate that the firefighters were able to keep the flames from coming our way and that there are people who are willing to put themselves at risk in order to save lives, our properties and the beautiful forest around us. The cause of the fire is still under investigation, but it is believed to be human related. It is a stark reminder that, under the wrong conditions, even actions that seem minor or routine can quickly turn into a major disaster that impacts the lives of thousands of people. We all need to think about the worst case scenario before burning that slash pile, parking that hot ATV, lighting a sparkler, shooting a firearm into the woods, throwing warm ashes or charcoal in the dumpster or just storing oily rags. Keeping your trees trimmed up, removing dead vegetation, clearing debris and properly storing firewood will go a long way in protecting your property and your neighbors will be grateful too!

We were also very fortunate to have had a perfect winter with enough snowmelt to fill our creeks and pond. Thanks to the support of our membership, the pond restoration project was a huge success. As I've mentioned before, it was difficult to predict how far or how deep the heavy equipment would be able to reach. It was not possible to increase the size or capacity of the pond or haul away any dirt. So in order to make the pond deeper, we had to somehow reduce the surface area - thus the need to create islands. It will take some time for them to look natural, but we already have several families of geese, an eagle and other birds that are making the islands their home.



Although enforcement of vacation rentals, recreational vehicles and other violations has dominated the discussions over the past couple of years, your Board of Directors has been hard at work on many other important issues that affect our membership and protect the value of our properties. In addition to the pond project, a badly needed barn renovation was completed before winter. Architectural Standards were adopted to give consistent guidance to current and future lot owners. The Architectural Committee has approved dozens of requests for construction of new cabins, additions, and remodels. There has been significant progress in working with neglected property owners to make improvements. The Reserve to Preserve fund balance will be at or near recommended levels for the first time in Swains Creek Pines history. Election Procedures were adopted and the SCPLOA Bylaws were updated in accordance with State of Utah laws. We are working with Kane County to make necessary improvements to roads within our development and we have joined forces with other associations on Cedar Mountain to identify and resolve common problems. The board is also participating in a work group to update the state mandated Community Wildfire Prevention Plan (CWPP) for the Greater Duck Creek area. The Bridges Sub-committee was created to assist lot owners in resolving complaints and concerns. And new reflective signs have been installed to make visitors more aware of our rules and private use status. Any lot owner who observes an unauthorized person using our common facilities should direct them to the signs and ask them to leave the premises.

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TREASURER'S TELL

Chris Schlaffman

Through June 2017 the association has total income of \$149,094, the majority of which is from dues that have been paid. The profit is \$73,787 but that is deceiving since we will not have any additional significant income but still have expenses throughout the balance of the year such as stocking the pond, insurance, salaries, the new reserve study, etc... Speaking of the reserve study I will be scheduling the inspection in September and look forward to the results. As many of you know, the past reserve study indicated that we were significantly under funded. But with the special assessment on the pond and the

repairs that were completed on the barn last year, I expect to see an improved situation on our reserves.

The Association has a total cash position of \$248,152.45 of which \$141,785.88 is in the reserve account. The remaining monies are held in various funds including \$5,198.35 in the playground fund and \$1,832.45 in the pond fund.

Overall, I believe we are on track to meet the budget which includes a deposit of \$2,250 into the reserve account at year-end. Have a good summer on the mountain.



The CMFPD is pleased to announce the Intermountain Medical Mobile Clinic will now be available at Station #1, 3620 Mammoth Creek Rd Duck Creek Village for quick care. The clinic will be at the station on Monday and Thursday from 2pm to 4pm.

DUMPSTER RULES

Editorial



If you were up at Swains Creek Pines for the 4th of July weekend, you know what I am talking about – **TRASH!** Dumpsters are for household garbage. Appliances, construction or demolition materials

are not allowed and should be taken to the landfill – NO stoves, microwaves, refrigerators, water heaters, mattresses, furniture, carpet, doors, windows, and above all no hot charcoals or ashes.

"If the dumpsters are full

Don't leave trash there.

Take it with you!"

Landfill is located 1 mile south of Glendale, UT. Open from

1 – 6 p.m. Thursday and Friday.
10 a.m. -6 p.m. on Saturday.

2017 CAMP GOLDEN EAGLE

Looking for a wilderness skills camp that focuses on the skill-building aspect of wilderness living? Would you know what to do in any wilderness survival situation? 2017 Camp Gold Eagle is teaching outdoor skills that are useful to anyone who loves the Great Outdoors, and could even be life-saving. Boys Scouts and their Leader, Kelly Harrington, will lead this year's camp. Through their guidance and

supervision, campers will work on wilderness skills, develop empathy for the natural world (page 2, Bluebird), and acknowledge the unique gifts they

have to share. Campers will learn fire safety, first-aid, and participate in traditional camp activities such as relay games and the night hike. Don't forget to sign up for Swains Creek 1st Ever-Evening Talent Show!

***"Learn how to make 12 Survival
Items from Duct Tape?"***



MANAGER'S MESSAGE

A Brian Head and surrounding area that was devastated by Brian Head Fire has been a terrible tragedy. I believe it has made us all more aware of the importance of being careful and taking extra precautions while we are enjoying our cabins and our beautiful community. (see *Ready, Set, Go!*, Page 4). I want to thank all the fire fighters and responders that helped with this fire.

Here are a few reminders for all our cabin and lot owners.

- Parking by the ponds water edge is **not allowed**, please park your ATVs, trucks, and cars in the

designated areas.

- Parking signs have been put around for your convenience.
- Reservations are needed to use the pavilion and it is suggested a month in advance, as the pavilion has gotten more request than in the past.
- Reservations are needed if you plan on bringing horses to the corals. A weeks' notice is required prior. Also, you must be in Swains Creek Pines while your horses are here.

- The horseshoe pit area has been reseeded, so we ask that you avoid that area for the next few weeks. However, you can still fish along the ponds edge there, and please avoid the runway.

Frank & Trude Jackson donated several Helmets of different sizes for kids. See Bill if you are in need of one.

Enjoy Swains Creek and Thank You for taking care of it.

SCPLOA Manager: Bill Rodreick
manager@swainscreekpines.com

MAKING ANY CHANGES?

Don't Forget To Obtain Approval First!

Our governing documents require that the Association approve all proposed architectural changes **BEFORE** any work is **STARTED**. The importance of this requirement cannot be overstated when one consider the reason for such a restriction. Membership in a community association requires compliance with existing Covenants, Conditions and Restrictions and other governing documents. One of the biggest advantages of these conditions

is the protection of our property values. The value of your cabin is directly related to the condition, appearances, and aesthetics of our community as a whole. By regulating the kind and



**Getting your proposed architectural changes approved is not just a good idea to protect your investment,
It Is A Requirement!**

Clint Malburg &
Gina Chapman

types of architectural changes that can be done, SCPLOA is better able to maintain property values. A copy of the SCPLOA Architectural Standards and Change Application is on the SCPLOA website or at the Barn in the Manager's Office. If you have any questions, please do not hesitate to contact a representative on the Architectural & Compliance Committee.

Bluebird Birdhouse ~ The Perfect Complement to Your Cabin

The powder-blue male Mountain Bluebird is among the most beautiful birds of the West. Providing bird houses or nesting boxes to wild birds is an important component of your mountain habitat. Wild birds will visit your backyard and stay to nest year after year.

As part of an **Eagle Scout Project**, participants attending **Camp Golden**

Eagle will be assembling Mountain Bluebird nesting boxes. These boxes will be available for lot owners and placed on their lots during the months of October and September, ready for spring 2018 nesting. Cabin owners interested in having a nesting box placed on their lot will have an opportunity to sign up at the **Annual SCPLOA Meeting**.

These bluebird houses will help to increase the population of bluebirds in Swains Creek!



Chairman's Chat ~ Cont. from page 1

We continue to look for ways to improve communication and unify our community. We've had some great events this summer - the BEST Chili Cookoff ever during Memorial weekend, lots of bargains and good food at Stop, Shop and Swap on July 1 and a fabulous Pond Celebration and Family Fun Day on July 15. You won't want to miss the delicious Spaghetti Dinner on Saturday, August 12, and be sure to bring the kids to Camp Golden Eagle on Saturday, September 2. Our annual Lot Owners Pot Luck dinner is set for Sunday, September 3. Please check the calendar of events on www.swainscreekpines.com for more information and volunteer to help make these events successful. Proceeds raised will support the efforts of the Cedar Mountain Fire Protection District to locate within Swains Creek Pines.

A big THANK YOU to our Manager, Bill Rodreick, and the volunteers who make these events possible: Bobbie Cobell and family, Shirley and Rod Burke, Kelly and Gerald Harrington, Teresa Zellhoefer, and Cheryl Case. Also our deep appreciation to Mike Guerra and Plano for their generous donation of fishing tackle boxes for the Camp Golden Eagle kids every year!

Serving on the board is both challenging and rewarding. I appreciate all those who have submitted their names to fill the 5 upcoming board vacancies. Please take time to read about these candidates and cast your ballot either by mail or at the Annual Lot Owners meeting at 1pm (Utah time) on Sunday, September 3.

Wishing everyone a safe and enjoyable time on the mountain and I hope to see you at the next SCPLOA gathering or board meeting.

Janelle Pearce, SCPLOA Chairman

SCPLOA Newsletter
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Ready. Set. Go!

It is not a question of if, but when, the next major wildfire will occur. Through advanced planning, understanding, and preparation we can all be partners in the wildland fire solution.

Ready – Be Ready.

Take personal responsibility and prepare long before the threat of a wildland fire so your cabin is ready in case of a fire. Create defensible space by clearing brush. Assemble emergency supplies and belongings in a safe place. Plan escape routes and make sure all those residing in the home know the plan of action.

Set – Be alert.

Pack your emergency items. Know how to receive and stay aware of the latest news and information on the fire from local media, your local fire department, and public safety.

Go! - Act early!

Follow your personal wild fire action plan. Also be sure to adhere to your local jurisdiction's evacuation processes. Doing so will not only support your safety, but will allow firefighters to best maneuver resources to combat the fire.

**If you spot an uncontrolled fire
CALL 911**

CMFPD: 435.682.3225.

Sign up for **Everbridge** Emergency
Notification: www.kane.utah.gov

