

# Swains Creek Pines Lot Owners Association



**NEWSLETTER**  
**WINTER 2018**

Web: [www.swainscreekpines.com](http://www.swainscreekpines.com) ~ Facebook: Swains Creek Pines Lot Owners Association  
Community Association Management (CAM): [www.camutah.com](http://www.camutah.com)

## Chairman's Chat

Paul Placek, Chairperson

Mother Nature has decided to play a cruel trick on us this year. At this point last year, the snow was above our heads. This year, it's not above our ankles. We have all gotten used to the ebbs and flows of our weather patterns, but this one is especially tough to swallow after the incredible winter we had last year. I, along with my fellow snowmobilers, skiers, and winter sports lovers are in a state of mourning.

Hello all, my name is Paul Placek and I have been elected Chairman of the Swains Creek LHOA. I am looking forward to serving our incredible community and getting to meet some of my fellow neighbors. The board that has just been seated consists of

5 new members, along with 4 returning members. The 5 of us, including me, are new to this and would ask your patience as we get up to speed on all things effecting Swains and our role(s) in how we deal with them.

We have a number of goals for this year, two of which we are moving forward on immediately. We are working on the live cameras for the community and a re-design of the web site. We will be announcing projects throughout the year and update you on our progress.

We would like to give a heartfelt thank you to the group of outgoing Board Members that have dutifully served our community: Janelle Pearce,

Gina Chapman, Clint Malberg, Alan Zellhoefer, and Chris Schlaffman. Also, thank you Irene Briggs, Briggs Business Services, for your many years dedication. Thank you for all that you have done for Swains Creek.

I look forward to seeing you all on the mountain this year.

I found a short article on the duties of HOA Board of Directors that I thought might be a good read for us all. We have a pretty fresh start, with a lot of new faces, both on the board and on the mountain.

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## Manager Message

### WELCOME

**Clint Malburg, SCPLOA New Property Manager**, and **Bob Chapman** as SCPLOA Assistant Property Manager. Bill Rodreick retired the end of October 2017 after serving Swains Creek for over 17-years. Bill wants to thank the Boards he has served the

past 17-years. Swains Creek will now have a manager on-site daily with 7-day coverage. During the SCPLOA January 2018 meeting, Bill passed the "official manager's gavel" to Clint.

Clint and Bob look forward to 2018.



**Passing the Gavel**

## Duties of Our Board of Directors

### Cont. Chairman's Chair

"Our Board of Directors is charged with maintaining, preserving and enhancing the common assets of our association. In order to perform those duties our Board depends upon the advice and counsel of experts in various fields of association management: our Management Company [CAM], attorneys, landscapers, insurance specialists, board member expertise and experience, etc.

When making decisions regarding our community, the Board is expected to consider all the facts and factors involved in the issue

and make the best business decision possible. Sometimes those decisions may not appear to be in the best interests of all of the owners, however if each owner understood all of the underlying issues that go into making the decision; they would understand that the board's choice of action is usually the most practical and well thought out.

In addition to dealing with insurance, maintenance, financial and contractual decisions, the board must also balance their positions on the board with their

role as a homeowner. If assessments are increased that means they are increased for them also. If rules are enacted, that means they have to obey them, too. Being a board member does not grant one immunity from the responsibilities of living in an association. In fact, serving on the board reflects just how seriously they take that responsibility. So, please keep in mind that our board members are actually doing "double-duty" for our community: they serve as board member and neighbor...and they deserve a heartfelt "thank you" for all of their contributions to our community.

## TREASURE'S TALES

**So here's the Numbers** for 2017 and 2018 Budget. Total Income for 2017 was \$160,936.87, which includes \$132,460 from dues. The 2017 expenses were \$128,323.19.

To end 2017, we had \$51,336.51 in our general account, \$300.00 in petty cash, \$5,199.66 in the playground account, \$1,832.91 in the pond restoration fund and \$2,134.23 in the Fire Dept. Fund.

The Board transferred \$4,388.36 to the

Reserve to Preserve account. The Reserve to Preserve account balance is \$146,235.55 which consisted of \$51,135.85 in the CD and \$95,099.70 in the account.

**"HOAs should have at least three months of contingency funds in the operating budget"**

The 2018 budget was approved with total revenue of \$149,482.95 with \$4,638.95 being transferred to the reserve to preserve at the end of the year. There were some increases in 2018 for the addition of our new Assistant Manager and for our new Business Service/Bookkeeper - CAM. Because of these increases, the Board voted to increase our dues by \$5.00, from \$185.00 to \$190.00 for 2018.

Lauren Patt-Kirby, Board Treasurer

## \$5 Annual Dues Increase for 2018

**Yes, it's true. Dues increased \$5** for this year. Why the increase?

One of the reasons is Swains Creek will have both a Manager, and an Assistant Manager. They will provide 7 days per week coverage for the season - May 1<sup>st</sup> through October 31<sup>st</sup>. Another reason is the change for our bookkeeping and financial services. For many *many* years,

Irene Briggs, Briggs Business Services was the bookkeeper and so much more. Briggs Business Services did not renew the contract

**"Swains Creek Pines Lot Owners Association has not had an increase in dues for two years."**

to provide services for 2018. We are now using Community Association Management (CAM), (page 4) and that brought an increase in costs.



## Swains Creek Fire Council

Charles would also like to send out a special THANK YOU to the members of the SCFC Council that helped get us off to a GREAT start in 2017. The SCFC will help shape the future of SCPLOA. The Cedar Mountain Community Coalition (CMCC), which includes Swains Creek Pines, Strawberry POA, Meadow View, Ponderosa, Elk Ridge, and Duck Creek Ridge are working together to become a **Firewise Community**. Thank You to Salli Shackelford (Strawberry) and Sheri DeMott (Duck Creek Ridge) for

helping to get the CMCC Coalition off the ground and running. During 2017, with the directions of Bevan Killpack (Community Fire Planner for Five County Association of Governments), Fire Warden Spencer Rollo, Fire Chief Casey Tuttle, Sheriff Tracy Glover, Commissioner Jim Matson, CMCC was able to create the Community Wildfire Preparedness Plan (CWPP). The Cedar Mountain Community Coalition will continue to update the CWPP document. 2018 will be a very good year for SCPLOA becoming a

*Firewise Community*. The main goals for 2018 are: 1) cleanup lots that have potential fire fuels and debris, 2) trim trees and weeds to fire code standards and 3) have approved address signs for every lot. The council will review the goals at our first meeting in the spring. If you are interested in being an active member of the SCFC, please contact Charlie - we can only do this with everyone's help.

Charlie Duvall – Board Vice-Chair  
SCFC Chairman  
[duvalc111@gmail.com](mailto:duvalc111@gmail.com)

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### **Community Connections:** *Get Involved, Stay Informed, Do Your Part*

When most of us decided to buy our cabin and live within an HOA, the last thing that probably came to mind were the possibilities that community association living presented. After all, anytime a group of homeowners work together for a common goal, practically anything is possible. The possibilities are limited only by our ability to work together. Unfortunately, without a clear understanding of how and why our community association operates, those possibilities will elude us. When we can grasp the theory that underlies our

governing documents and the reasons that our Board and management company must, at times, do what they do, then we take a giant step towards realizing the potential of our community. Our community association is no different than any other organization. In order to succeed and reach its potential, it needs the support and involvement of its members. Just think of

**“Just think of the goals that can be achieved when we all work together for the betterment of our community.”**

the goals that can be achieved when we all work together for the betterment of our community. Instead of perceiving our association as an obstacle to overcome, try thinking of it a tool to help us create a more comfortable life-style. But, like any tool, we need to learn how to use it effectively before it can do any good. Get involved, stay informed and do your part. You won't be sorry.

JHL

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## 2018 Board Officers and Committee Responsibilities

**Board Chairperson:** Paul Placek  
**Board Vice-Chairperson:** Charlie Duvall  
**Board Treasurer:** Lauren Patt-Kirby  
**Board Secretary:** Jane H Lewis

**Finance Committee:** Lauren Patt-Kirby, Chairperson; Paul Placek Vice-Chairperson

**Legal Committee:** Paul Placek, Chairperson; Dan Theisen, Vice-Chairperson

**Facilities and Architectural Compliance Committee:** John Colman, Chairperson; Dan Theisen, Vice-Chairperson

**Community Relations and Events Committee:** Jane H. Lewis, Chairperson; David Pugh, Vice-Chairperson

**SCPLOA Fire Council:** Charlie Duvall, Chairperson; Paul Placek, Vice-Chairperson

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## **Community Association Management**

107 South 1470 East, Suite  
204, St. George, Utah 84790.  
**Phone: 435.674.2002**  
**E-mail:**  
Amanda@CAMUtah.com

The Board is happy to announce and welcome **Community Association Management (CAM)** as our new HOA Management Company starting January 1, 2018. Working together, we can create a beautiful and thriving mountain community. As part of CAM's services, all questions, concerns, and correspondence should be directed to the CAM office. Our CAM manager will be: Amanda Crosby – [Amanda@CAMUtah.com](mailto:Amanda@CAMUtah.com). Correspondence is always more effective if your concerns are communicated in writing, therefore, it is best to email Amanda questions and concerns. That way there is a written record of your concern and you can be updated on the progress in resolving or addressing

Lot Owners will be receiving an invoice for your annual dues late-January 2018. Please make check payable to *Swains Creek Pines Owners Association* and reference your Lot(s) # and CAM Account #.

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, pay your dues online and a great deal more.

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## **Community Events & Board Meetings**

### **EVENTS**

May 19: Spring Highway Clean-up  
May, 26: Chili Cook-off  
June 16: Summer Celebration  
June 30: Stop, Shop & Swap  
August 11: Spaghetti Fundraiser  
September 1: Camp Golden Eagle  
September 2: Annual SCPLOA Lot Owners Meeting and Potluck  
October 6: Fall Highway Clean-up

### **BOARD MEETINGS**

May 19  
June 16  
July 14  
August 18  
September 2 – Annual Lot Owners Meeting  
October 6  
January 19, 2018

Board meetings are at SCPLOA Barn at 10:00 a.m. MDT.  
Annual Lot Owners Meeting: 1:00 p.m. MDT

**Looking forward to your participation!**

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