

SWAN LAKE ESTATES HOMEOWNER'S ASSOCIATIONS QUARTERLY NEWSLETTER

1st Quarter 2017

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President's Message

Hi Neighbors,

Spring is just about here at Swan Lake Estates, and another year is now behind us. We ended last year with a positive balance sheet, and we again found no reason to increase the dues beyond what we have been charging for the past year; however, we still have at least 55 homeowners that have not paid their HOA fees for this year. These homeowners have been assessed a late fee of \$25.00. This late fee will increase to \$50.00 if the HOA dues are not paid before April 1st, 2017, so please get them in. Our biggest expenses from our accounting agency, and lawyer fees come at the beginning of the year. On another note, in case you do not know, our treasurer for the next few years is Frank Scott. Here is a message from our treasurer.

My name is Frank Scott, and I'm the new treasurer. Let me tell you about myself. I retired and moved here in April of 2015 after working for 40 years in the Property & Casualty insurance industry. I worked in the finance and account department for several national carriers. I was born and lived in Gulfport until I left after college. My wife, Charlotte and I live at 15397 Swan Lake Blvd and thoroughly enjoy the community. You may have seen me walking our 5 lb. Yorkie, Abigail.

Swan Lake HOA finished 2016 in excellent shape. We ended the year with an increase in cash and were well below our expense plan. Because of this, we saw no need for an increase in dues. If you have any questions, or would like a copy of the year end financials, please contact me at the phone number or email address below.

Our covenants demand that every lot be billed for annual dues. If you have 2 lots, you will receive a bill for each, but the board has a policy whereby the owner of 2 lots only pays for one. This is accomplished through the county Tax Assessor's Office at no cost to you. The great thing is that not only will you pay for just one lot, but you will save on your taxes as well.

There are two appropriate methods. The first is to have both lots combined into one parcel, thus you get just one tax bill with both lots being assessed at the same rate. The other method is to put both lots on your homestead exemption. Using this method, the second lot will be assessed at a 10% rate rather than a 15% rate. Again, this costs you nothing. Both can be reversed, so if

you want to sell your second lot in the future, you simply ask the Tax Assessor to separate the lots.

We ask that you send us evidence of this transaction, so we might have it on file. Some of you haven't been billed for the second lot in the past, but we have nothing to show that your lots were combined. That is why you received two invoices this year. We will give you 30 days to accomplish this, before we insist that the dues be paid. Just call me at [228.349.0474](tel:228.349.0474), or send me an email at scott_f@bellsouth.net to let me know.

Finally, if you have not paid your 2017 dues, please do so at once. Thanks for your understanding, and I look forward to meeting you.

The 1st Quarter meeting for the SLEHOA is set for Thursday, March 30, 2017 at 7:00 PM at the pool area. If you can attend, please do so. We will be talking about Victory Gardens, which is the proposed new sub-division that would impact our Eastern residents and potentially impact on our property values. We also must slow down on our streets: cars, trucks, and motorcycles are speeding around our neighborhood at an increasing rate. If we do not slow down, it may be necessary to install speed bumps to control this. We do not want to do this, but with summer approaching, our children will be out of school. Safety is more important than speed.

Please remember to remove boats and commercial vehicles from the front or side of your property. Not only is it unsightly from our neighbor's perspective, it is also the first thing people see when entering our community.

What happens at a Quarterly meeting? Here's the general life cycle of the Association. At every meeting, each Committee reports to the community about events/progress in their area.

- Q1 Meeting: Revenue/Dues Collection review
- **Q2 Meeting (the next meeting! On June 29th): IDEAs and suggestions stated - plans proposed for next year's neighborhood project. A list is created from YOUR input that will be voted on at the Q3 meeting. This is the time to suggest new ideas to meet the needs of our community. We want and need your input. Come ready with your suggestions.**
- Q3 Meeting: Folks who are suggesting projects will have more details for the voting membership. The members vote to proceed with a particular project or set of projects. The budget for next year is presented and published.
- Q4 Meeting: Voting to accept the budget.

This newsletter is distributed via email, or you can view it on the website: www.swanlakehoa.org. Please check your email and/or download it from the website. If you need to add your email address to the newsletter distribution list, please email a board representative. If you do not have a computer and would like to read the newsletter, you may pick up a printed copy at the clubhouse.

Also, mark your calendar for the Spring Festival. This will be held at the pool area on May 27, 2017 from 12:00 – 2:00 pm. There will be games, food, face painting, etc. If you would like to volunteer your help, please contact Kristy Young. A separate email will be sent out a few days

before to remind everyone of this Spring event.

Sincerely,

Bruce Osterberg

**SWAN LAKE ESTATES HOA
Quarterly HOA Meeting Agenda – March 30th**

AGENDA

1. Welcome – Neighborly introductions! Introduction of Board of Directors
2. Recognize volunteers
3. Committee reports
 - a. Treasurer
 - b. Social
 - c. Architectural
 - d. Beautification
 - e. Pool report
4. IDEAS FOR PROJECTS IN 2017
5. Open forum

Swan Lake Estates Homeowners Association

Note: Some of these phone numbers may be incorrect. Please check the website "Contact Us" page for the most recent and accurate contact information.

Swan Lake Estates Volunteers

Phase 1 Unit 1

· Vice President: Dave Mandel - [228-860-2903](tel:228-860-2903) (term expires- March 2018)
Secretary: Kristy Young - KristyYoung84@outlook.com [228-697-1575](tel:228-697-1575)
Frank Scott: Phase 1, Unit 1 BOD (term expires March 2018)

Phase 1 Unit 2

Bruce Osterberg: [815-354-3131](tel:815-354-3131) n9bx73@gmail.com (also President)

Phase 2 – Unit 1

Treasurer and Beautification open position

Villages

Vanessa Smith nessasmith74@hotmail.com

Overlook – Phase 3 Unit 1

· Vice President – Dave Mandel [228-860-2903](tel:228-860-2903)

(term expires March 2018)

- Architectural Committee-Glenn White - gwhiteslhoa@gmail.com [228-314-0452](tel:228-314-0452)
(term expires March 2018)

Strategic Volunteers:

Upkeep and Key cards:

- **Jim Dutton** - jaclet@aol.com – [228-539-2559](tel:228-539-2559)
- **Dave Mandel** - damarasu@aol.com – [228-860-2903](tel:228-860-2903)

Architectural committee:

- **Charlie Wanner** - rcwslhoa@cableone.net – [228-832-9230](tel:228-832-9230) or **Glen White** - gwhiteslhoa@gmail.com [228-314-0452](tel:228-314-0452) or **Dave Mandel** [228-860-2903](tel:228-860-2903)

Statement of Financial Position

Budget versus Actual

	Jan - Feb 17	Budget	\$ Over Budget	% of Budget
Income				
Contingency Fund from Previous	0.00	1,666.66	-1,666.66	0.0%
Homeowners Yearly Dues	45,116.66	12,000.00	33,116.66	375.97%
Miscellaneous Revenue				
Funds Rollover	0.00	83.34	-83.34	0.0%
Key Cards	0.00	8.34	-8.34	0.0%
Total Miscellaneous Revenue	0.00	91.68	-91.68	0.0%
Uncategorized Income	0.00	8.34	-8.34	0.0%
Total Income	45,116.66	13,766.68	31,349.98	327.72%
Gross Profit	45,116.66	13,766.68	31,349.98	327.72%
Expense				
Bank Service Charges	0.00			
Capital Improvements	0.00	833.34	-833.34	0.0%
Contingency Fund	0.00	1,666.66	-1,666.66	0.0%
Contract Labor				
Cleaning Contracts	200.00	750.00	-550.00	26.67%
Grounds Contracts	900.00	2,000.00	-1,100.00	45.0%

Pool & Fountain Contracts	1,459.47	1,833.34	-373.87	79.61%
Secretary Contract	590.00	541.66	48.34	108.92%
Total Contract Labor	3,149.47	5,125.00	-1,975.53	61.45%
General				
Banking Expenses	10.00	41.66	-31.66	24.0%
Insurance	0.00	916.66	-916.66	0.0%
Legal-Prof Fees				
Accounting	1,347.30	383.34	963.96	351.46%
Legal	0.00	250.00	-250.00	0.0%
Website	134.95			
Total Legal-Prof Fees	1,482.25	633.34	848.91	234.04%
Office Expenses	0.00	125.00	-125.00	0.0%
Postage	0.00	66.66	-66.66	0.0%
Printing and Reproduction	0.00	33.34	-33.34	0.0%
Refunds	0.00	16.66	-16.66	0.0%
Website	0.00	50.00	-50.00	0.0%
Total General	1,492.25	1,883.32	-391.07	79.24%
Repairs & Maintenance				
Family Club House	0.00	250.00	-250.00	0.0%
Fountain	0.00	100.00	-100.00	0.0%
Lake	0.00	83.34	-83.34	0.0%
Landscape	0.00	166.66	-166.66	0.0%
Other				
Pest Control	64.20	166.66	-102.46	38.52%
Total Other	64.20	166.66	-102.46	38.52%
Pool				
Labor	0.00	416.66	-416.66	0.0%
Total Pool	0.00	416.66	-416.66	0.0%
Supplies	0.00	41.66	-41.66	0.0%
Tennis Court	6.27	83.34	-77.07	7.52%
Total Repairs & Maintenance	70.47	1,308.32	-1,237.85	5.39%
Social				
Association Events	0.00	750.00	-750.00	0.0%
Awards & Gifts	250.00	50.00	200.00	500.0%
Total Social	250.00	800.00	-550.00	31.25%
Taxes				
Property Tax	423.90			
Total Taxes	423.90			
Utilities				
Cable for PC	217.02	216.66	0.36	100.17%
Electricity	1,326.63	1,416.66	-90.03	93.65%

Water	266.48	500.00	-233.52	53.3%
Total Utilities	1,810.13	2,133.32	-323.19	84.85%
Total Expense	7,196.22	13,749.96	-6,553.74	52.34%
Net Income	37,920.44	16.72	37,903.72	226,796.89%