

[Subscribe](#)[Past Issues](#)[Translate ▾](#)[RSS](#)

[View this email in your browser](#)

**SWAN LAKE ESTATES  
HOMEOWNER'S ASSOCIATIONS  
QUARTERLY NEWSLETTER**

3rd Quarter 2017

Message from the President

Hi Neighbors,

By the time you receive this, Summer will be over, on the calendar at least. Once Fall kicks in, and the weather becomes more manageable, we would like to have a Volunteer day to clean up our playground and trail. A notice will be sent out once the date is set. I would also like to thank the many volunteers that have already been helping us complete various projects in our community.

I am sure by now most of you have received your new garbage collection containers. Please remember not to put them out until after the first of October. A notice will be sent out to notify you of the date

Waste Pro will begin picking up the new containers. Please join us at 7:00 p.m. Thursday, September 28th, for the HOA meeting at the pool area. This quarterly meeting will focus on our budget and outline some projects we would like to include in next year's budget. This year's projects have included the rebuilding of our pool equipment and maintenance of our fountain, building, and grounds. This is your chance to participate in decisions regarding what projects we undertake and how the association's money is spent to benefit our community. We look forward to seeing you at the meeting.

Bruce Osterberg

**Message from the Treasurer**

Dear Neighbors,

At our 3rd quarterly meeting, which I hope you will attend, we will present the 2018 budget. Your board has voted to maintain your dues at the current amount of \$250 per year. In the past few years, we haven't spent all the money in the budget. This has allowed us to fund some unexpected expenses without increasing dues or requesting a special assessment. We are currently

[Subscribe](#)[Past Issues](#)[Translate ▾](#)[RSS](#)

for the coming year. Projects under consideration are the painting of the fence around the pool and repair of the tennis court. We hope to accomplish at least one of these without special assessment. Below is the budget we are suggesting for 2018. This budget will be addressed at the 3rd quarterly meeting, where we will address your questions or concerns, before voting on the budget at the 4th quarterly meeting. If you have any questions, but cannot attend the meeting, please give me a call to discuss them.

Finally, remember that you will be receiving a generic dues notice with your 4th Quarter Newsletter in December asking you to pay your dues by January 1. Since our bills start January 1, we need to have money on hand to pay them. Realistically, we can pay some from carryover funds and delay others to the end of January, therefore we give you the month of January to pay your dues without a penalty.

Homeowners who have not paid by January 1 will be invoiced directly. To avoid late fees, all dues must be paid by January 31.

### **2018 Proposed Budget**

#### Revenues Pool & Fountain

Annual Dues 65,250

Monthly Fee 10,000

Key Cards 100

Repairs 2,000

Late Fees 100

Supplies 5,000

Miscellaneous -

Tennis Court

Total Revenues 65,450

Supplies 250

Expenses

Repairs 500

Capitil Improvements

Lake

Facilities 3,500

Supplies 500

Other 200

Miscellaneous 100

Professional Fees

Landscape

Accounting 3,000

Monthly Fee 6,000

Legal 1,500

Repairs 500

Insurance 6,500

Supplies 100

General

[Subscribe](#)[Past Issues](#)[Translate ▾](#)[RSS](#)

Banking 100  
 Social  
 Secretary Contract 3,500  
 Spring Fling 600  
 Office Supplies 500  
 Other Events 1,500  
 Postage 500  
 Awards & Gifts 500  
 Printing & Reproduction 100  
 Taxes  
 Website 150  
 MS Franchise 150  
 Club House  
 Property 450  
 Cleaning 3,750  
 Utilities  
 Repairs 500  
 Cable 1,300  
 Supplies 100  
 Electricity 9,000  
 Water 2,500  
 Pest Control 500  
 Total Expenses 65,450  
 Net Income -

Sincerely,

Frank Scott, Treasurer

### **Message from the Social Committee**

The Swan Lake Social Committee has the Fall Social scheduled for Saturday, October 14 at 3:00 p.m.

Please join us for fun, food and live music (Katie Jones 4-6 p.m.). The potluck was such a hit at the

Summer Social, we will be doing it again for the Fall event. There will be games, pumpkin painting, face painting, and a dessert contest, so bring your best dessert!

We would like to give a big WELCOME to our new residents:

Adam & Dana Kacarka Scott Nichols & Richard Jolly

Douglas & Kim Lemere Scott & Kim Langford

Glen Johnson & Marsha Mansfield

We will have several additional new families moving in over the next few weeks. If you see a new face

say hello and please help us welcome them!

If anyone would like to join the Social Committee or help with the Fall Social,

[Subscribe](#)[Past Issues](#)[Translate ▾](#)[RSS](#)

by phone at 228-697-1575, FB message, or email at [kristyyoung84@outlook.com](mailto:kristyyoung84@outlook.com) . We look forward to new ideas for social gatherings to bring our neighbors together!

### **Message from Dave Mandel, Vice President**

Our association is fortunate to be able to provide amenities, such as the pool, to our residents. We do ask that all residents please be aware of the etiquette regarding the use of these facilities. For reasons of safety and security, the pool has a controlled access system. Please do not leave your key card hanging from the gate. Doing so defeats the purpose of the controlled access. The pool area is a NO SMOKING area. There are NO SMOKING signs clearly posted around the pool and patio areas, yet I continue to find cigarette butts and boxes. When leaving the pool area, please lower the umbrellas. It's like a "last man out turns off the lights" policy.

Thank you,

Dave Mandel

### **Beautification Committee:**






The purpose of the Beautification Committee is to ensure the proper maintenance and upkeep of the landscape in the Swan Lake Subdivision. Cajun Cutters is continuously cutting and pruning the shrubbery at the clubhouse, tennis court, overlook entrance, and around the fountain area. The bulk of the beautification committee responsibilities take place during the growing season which is just around the corner. Please contact the Swan Lake Estates Board of Directors if you are interested in assisting.

### **Architectural Committee**

The purpose of the Architectural Committee is to preserve and enhance the value of our community by maintaining basic conformity with the general architectural style, overall design, and aesthetic standards of Swan Lake Estates. The Architectural Committee, which is comprised of volunteers from the community, has a working knowledge of all the SLE covenants and restrictions, and can communicate that knowledge to its homeowners. The Architectural Committee is charged with maintaining the beauty and flow of our neighborhood, by reviewing requests for property alterations, additions or changes proposed by the homeowners, and then compare these requests to the existing SLE covenants. We look forward to working with you. A list of common improvements that require approval by the SLE Architectural

[Subscribe](#)[Past Issues](#)[Translate ▾](#)[RSS](#)

the following:

-  [Additions / Garages](#)
-  [Storage Buildings / Sheds](#)
-  [Detached Gazebos / Pergolas](#)
-  [Fences / Walls](#)
-  [Pools](#)

We ask that you please submit all plans for your projects to the SLE Architectural Committee for approval prior to beginning your project. Please contact Architectural Committee Chairman, Glen White by phone at 228-314-0452 or email at [gwhiteslhoa@gmail.com](mailto:gwhiteslhoa@gmail.com) , for further information.

### **SWAN LAKE ESTATES HOA**

Quarterly HOA Meeting Agenda

Thursday, September 28, 2017

#### **AGENDA**

1. Introduction of Board of Directors
2. Committee reports
  - a. Treasurer
  - b. Social
  - c. Architectural
  - d. Beautification
3. Open forum

### **Swan Lake Estates Officers & Volunteers**

President Bruce Osterberg

Vice President Dave Mandel

Secretary Kristy Young

Treasurer Frank Scott

### **Committees**

Architectural

Glen White 228-314-0452 [gwhiteslhoa@gmail.com](mailto:gwhiteslhoa@gmail.com)

Dave Mandel 228-539-3969 [damarasu@aol.com](mailto:damarasu@aol.com)

Bruce Osterberg 815-354-3131 [N9BX73@gmail.com](mailto:N9BX73@gmail.com)

Charlie Wanner 228-832-9230 [rcwslhoa@cableone.net](mailto:rcwslhoa@cableone.net)

Beautification

Board of Directors – Volunteer Needed

Social

Kristy Young 228-697-1575 [kristyyoung84@outlook.com](mailto:kristyyoung84@outlook.com)

[Subscribe](#)[Past Issues](#)[Translate ▾](#)[RSS](#)


Dave Mandel 228-539-3969 [davemarsu@aol.com](mailto:davemarsu@aol.com)

Jim Dutton 228-539-2559 [jaclet@aol.com](mailto:jaclet@aol.com)


228-617-8043

#### Directors

##### Phase 1 Unit 1


 Frank Scott [scott\\_f@bellsouth.net](mailto:scott_f@bellsouth.net) (term exp. 03/18)

228-349-0474

 Kristy Young [kristyyoung84@outlook.com](mailto:kristyyoung84@outlook.com) (term exp. 03/18)


228-697-1575

##### Phase 1 Unit 2

 Bruce Osterberg [N9BX73@gmail.com](mailto:N9BX73@gmail.com) (term exp. 03/18)

815-354-3131

##### Phase 2 – Unit 1

 Board of Directors – Volunteer Needed

##### Overlook – Phase 3 Unit 1


 Dave Mandal [damarasu@aol.com](mailto:damarasu@aol.com) (term exp. 03/18)

228-539-3969 or 228-860-2903

 Glen White [gwhiteslhoa@gmail.com](mailto:gwhiteslhoa@gmail.com) (term exp. 03/18)

228-314-0451

##### Village –

 Vanessa Smith [nessasmith74@hotmail.com](mailto:nessasmith74@hotmail.com) (term exp. 03/19)

919-931-2131

#### Profit & Loss Budget Performance

##### Aug 17 Budget

Jan - Aug

17

YTD

Budget

Annual

Budget

Income

Contingency Fund from Previous - 833.33 - 6,666.64 10,000.00

Homeowners Yearly Dues 1,121.35 6,000.00 58,358.03 48,000.00 72,000.00

##### Miscellaneous Revenue

Funds Rollover - 41.67 - 333.36 500.00

Key Cards 80.00 4.17 140.00 33.36 50.00

Late Dues Fees 75.00 375.00

Total Miscellaneous Revenue 155.00 45.84 515.00 366.72 550.00

Uncategorized Income - 4.17 - 33.36 50.00

Total Income 1,276.35 6,883.34 58,873.03 55,066.72 82,600.00

##### Gross Profit

1,276.35 6,883.34 58,873.03 55,066.72 82,600.00

##### Expense

##### Capital Improvements

##### Facilities -

598.00

Subscribe	Past Issues	Translate ▼	RSS
Total Capital Improvements - 416.67 598.00 3,333.36 5,000.00			
Contingency Fund - 833.33 - 6,666.64 10,000.00			
Contract Labor			
Cleaning Contracts 450.00 375.00 2,200.00 3,000.00 4,500.00			
Grounds Contracts 450.00 1,000.00 3,600.00 8,000.00 12,000.00			
Pool & Fountain Contracts 1,301.66 916.67 11,289.51 7,333.36 11,000.00			
Secretary Contract - 270.83 2,065.00 2,166.64 3,250.00			
Total Contract Labor 2,201.66 2,562.50 19,154.51 20,500.00 30,750.00			
General			
Banking Expenses 5.00 20.83 40.00 166.64 250.00			
Insurance - 458.33 6,364.00 3,666.64 5,500.00			
Legal-Prof Fees			
Accounting 295.00 191.67 3,942.30 1,533.36 2,300.00			
Legal 665.08 125.00 1,085.08 1,000.00 1,500.00			
Website - 134.95			
Total Legal-Prof Fees 960.08 316.67 5,162.33 2,533.36 3,800.00			
Office Expenses - 62.50 158.89 500.00 750.00			
Postage - 33.33 386.12 266.64 400.00			
Printing and Reproduction - 16.67 - 133.36 200.00			
Refunds - 8.33 - 66.64 100.00			
Website - 25.00 - 200.00 300.00			
Total General 965.08 941.66 12,111.34 7,533.28 11,300.00			
Repairs & Maintenance			
Family Club House - 125.00 310.31 1,000.00 1,500.00			
Fountain - 50.00 - 400.00 600.00			
Lake - 41.67 215.00 333.36 500.00			
Landscape 425.00 83.33 859.60 666.64 1,000.00			
Pool			
Labor - 208.33 - 1,666.64 2,500.00			
Parts 43.92 127.66			
Total Pool 43.92 208.33 127.66 1,666.64 2,500.00			
Roads & Sidewalks -			
11.78			
Supplies 32.36 20.83 126.57 166.64 250.00			
Tennis Court - 41.67 6.27 333.36 500.00			
Total Repairs & Maintenance 501.28 570.83 1,657.19 4,566.64 6,850.00			
Social			
Association Events			
Spring Fling -			
557.89			
Association Events - Other - 375.00 - 3,000.00 4,500.00			
Total Association Events - 375.00 557.89 3,000.00 4,500.00			
Awards & Gifts - 25.00 250.00 200.00 300.00			
Total Social - 400.00 807.89 3,200.00 4,800.00			
Taxes			
MS Franchise Tax -			
115.00			

[Subscribe](#)

[Past Issues](#)

[Translate](#) ▾

[RSS](#)

423.90					
Total Taxes -					
538.90					
Utilities					
Cable for PC	108.51	108.33	868.08	866.64	1,300.00
Electricity	706.73	708.33	5,731.03	5,666.64	8,500.00
Pest Control	32.10	83.33	256.80	666.64	1,000.00
Water	124.12	250.00	1,081.13	2,000.00	3,000.00
Total Utilities	971.46	1,149.99	7,937.04	9,199.92	13,800.00
Total Expense	4,639.48	6,874.98	42,804.87	54,999.84	82,500.00
Net Income					
(3,363.13)	8.36	16,068.16	66.88	100.00	
for management use only					



Copyright © 2017 Swan Lake Home Owner's Association, All rights reserved.

Want to change how you receive these emails?  
You can [update your preferences](#) or [unsubscribe from this list](#).

