



Swan Lake Estates HOA



1st Quarter Newsletter 2020



1st Quarter Membership Meeting

Please join us on **Thursday, March 19th at 6:00pm** at the pool for the 1st Quarter Membership Meeting. We will have **Thirsty Thursday** in conjunction with the meeting. We have a few Board members whose term is expiring. If you have interest in serving, please come to the meeting or contact a current Board member.

Other Upcoming Events

March 22nd — Easter Bunny is coming to Swan Lake!!

May 16th — 2nd Annual Crawfish Boil

Details of each event will be posted on the Facebook page and sent via email as they are finalized.

Congratulations to our Christmas Decorations Winners!!

There was a TIE for Best Decorated Yard:

Huntley & Debra Biggs

Scott Nichols & Richard Jolly

Best Decorated Mailbox:

Jamie & Stephanie Knipper

Best 'Lit' Street (Luminaries):

Patrick & Stacy Wadsworth

Thank you to all who participated! We wanted to show pictures, but they just don't show up very well printed in black and white. Yard of the Month will resume in April!!

From the Board President...

Hello Neighbors,

It is time for our first quarterly meeting of 2020.

We hope to continue to improve both the neighborhood as well as deepening our sense of community. Currently, primary importance is the front entrance. There is a leak at the front that has been killing the plants. We have drained the fountain and plan to clean and paint it before refilling it and turning it back on. We are trying to turn things back on in stages to determine the location of the leak. Unfortunately, it has rained every time we wanted to turn the water back on and made it impossible to attempt to isolate where the water is coming from.

In March, we plan to have our 2nd Annual Easter Egg hunt followed by a crawfish boil in May. Please mark March 22nd and May 16th on your calendar and plan to attend. Thirsty Thursdays have been an enjoyable time. The weather should be returning to normal temperatures soon making it a more enjoyable experience. We would love to see everyone there.

During the many meetings held over the past year, one of the most prominent questions asked was, "Why do we have multiple sets of Covenants for our neighborhood?" Swan Lake currently has six different sets which must be navigated to accomplish anything. Several residents have expressed an interest in forming a committee to examine rewriting and propose a single set of Covenants for all phases. We are requesting that residents consider taking part in this endeavor. There is no one better to write Covenants than individuals that live here. If you are interested, please contact the Board member for your phase.

As the weather warms, and we return to more outdoor activities, please remember to keep the Covenants in mind as you develop plans for projects around your home. The Architectural Committee, chaired by Murray Ladner, will be glad to assist you with any questions you may have.

As everyone knows, 2020 is an election year. People of all political persuasions see this as a very important time in the life of our country. While we all have strong feelings, I feel it is important to remind everyone that the Covenants do not permit signs in the yards other than "For Sale" signs. Please keep this in mind as the primaries and election draws near.

Let's have a great Spring!

Glenn White, President



From the Social Committee...

Please make plans to attend our upcoming social events:

Starting with our 2nd annual Children's Easter Egg Hunt and festivities on March 22nd at 2:00 p.m. Please bring 12 pre-filled Easter eggs, per child, to one of the social committee members before the day of hunt.



On May 16th, at 11 a.m. we will have our 2nd Annual Crawfish Boil with games, music and family fun! Bring a covered dish if you would like. Crawfish and drinks will be provided. B.Y.O.B.

Planning is in the works for more social events, such as an end of Summer/Back to School Bash, Halloween Trunk or Treat, Christmas progressive social. Stay tuned for more details, and as always if you have any suggestions please let me know.

Social Committee: Kristy Young, Sabrina Reid, Linne Nowell/Holly Rager, Rose Murphy, Kasey Barnett, Bobbi Jo Theaux, Stephanie Knipper, Mary Currie, Kathy Kirk. Updates to the events planned will be made on Facebook and via email. You can reach the Committee by sending an email to the HOA at slehoa39503@gmail.com or contacting Kristy at 228-697-1575 or by email at kristyyoungsells@gmail.com.

Kristy Young, Social Committee Chair

From the Treasurer...

I'm very happy to report that through February 29th, we have collected \$83,837, which is 90% of our plan for 2020. Thanks to all who paid their dues on time.

Those homeowners who did not pay by February 1st, had a \$25 late fee added to their bill. If we don't receive their check by March 1st, access to the pool will be suspended until the account is paid in full.

Since, the annual assessment was increased, we now have funds to make our community stand out from our neighbors on both ends of North Swan. We need your ideas on what we can do to make our subdivision more desirable. Please pass them on to a board member so it can be considered.

My time on the Board is coming to an end. But I will stay on so that we don't have so many members leaving at the same time. If you have a desire to serve your neighbors, let me know and I'll get you elected. You don't have to be Treasurer.

Frank Scott, Treasurer

**Swan Lake Estates HOA
Statement of Financial Position
as of February 29, 2020**

ASSETS

Current Assets

Checking/Savings

Association's CD 10,000.00

Total Association's Checking Account 96,140.14

Total Checking/Savings 106,140.14

Total Current Assets 106,140.14

TOTAL ASSETS 106,140.14

LIABILITIES & EQUITY

Equity

Retained Earnings 32,912.41

Net Income 73,227.73

Total Equity 106,140.14

TOTAL LIABILITIES & EQUITY 106,140.14



**Swan Lake Estates HOA
P & L Budget Performance as of February 29, 2020**

	<u>Feb 20</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Feb 20</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
Income							
Homeowners Ann. Dues	11,342.77	25,000.00	(13,657.23)	83,837.77	90,000.00	(6,162.23)	92,750.00
Key Cards	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Late Fees	25.00	0.00	25.00	25.00	0.00	25.00	0.00
Returned Check Chrg	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Income	<u>11,367.77</u>	<u>25,000.00</u>	<u>(13,632.23)</u>	<u>83,862.77</u>	<u>90,000.00</u>	<u>(6,137.23)</u>	<u>92,750.00</u>
Gross Profit	11,367.77	25,000.00	(13,632.23)	83,862.77	90,000.00	(6,137.23)	92,750.00
Expense							
General							
Insurance	0.00	0.00	0.00	0.00	0.00	0.00	6,000.00
Office Supplies/Exp.	0.00	0.00	0.00	0.00	0.00	0.00	100.00
PO Box Rental	0.00	0.00	0.00	0.00	0.00	0.00	250.00
Postage	0.00	0.00	0.00	0.00	0.00	0.00	450.00
Printing and Copies	0.00	0.00	0.00	0.00	0.00	0.00	100.00
Total General	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>6,900.00</u>
Professional Fees							
Admin. Contract	1,116.00	1,116.00	0.00	2,232.00	2,232.00	0.00	13,392.00
Legal	(250.00)	0.00	(250.00)	2,550.00	2,800.00	(250.00)	5,000.00
Website	0.00	0.00	0.00	0.00	175.00	(175.00)	325.00
Total Professional Fees	<u>866.00</u>	<u>1,116.00</u>	<u>(250.00)</u>	<u>4,782.00</u>	<u>5,207.00</u>	<u>(425.00)</u>	<u>18,717.00</u>
Repairs & Maintenance							
Club House							
Cleaning	433.33	433.33	0.00	866.66	866.66	0.00	5,200.00
Repairs	0.00	0.00	0.00	0.00	0.00	0.00	400.00
Supplies	0.00	0.00	0.00	0.00	0.00	0.00	200.00
Total Club House	<u>433.33</u>	<u>433.33</u>	<u>0.00</u>	<u>866.66</u>	<u>866.66</u>	<u>0.00</u>	<u>5,800.00</u>
Lake							
Miscellaneous	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Lake	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Landscape							
Monthly Fee	770.00	770.00	0.00	2,290.00	2,290.00	0.00	19,200.00
Repairs	0.00	50.00	(50.00)	0.00	100.00	(100.00)	600.00
Supplies	0.00	0.00	0.00	0.00	0.00	0.00	450.00
Total Landscape	<u>770.00</u>	<u>820.00</u>	<u>(50.00)</u>	<u>2,290.00</u>	<u>2,390.00</u>	<u>(100.00)</u>	<u>20,250.00</u>
Pool & Fountain							
Monthly Fee	300.00	300.00	0.00	660.00	660.00	0.00	5,140.00
Repairs	0.00	100.00	(100.00)	0.00	200.00	(200.00)	1,200.00
Security Camera	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Supplies	63.75	50.00	13.75	63.75	100.00	(36.25)	2,000.00
Total Pool/Fountain	<u>363.75</u>	<u>450.00</u>	<u>(86.25)</u>	<u>723.75</u>	<u>960.00</u>	<u>(236.25)</u>	<u>8,340.00</u>
Tennis Court							
Repairs	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Tennis Court	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Total Repairs & Maint.	<u>1,567.08</u>	<u>1,703.33</u>	<u>(136.25)</u>	<u>3,880.41</u>	<u>4,216.66</u>	<u>(336.25)</u>	<u>34,390.00</u>

(Continued on page 4)

February 2020 P & L Budget Performance, continued

	<u>Feb 20</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Feb 20</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
Social							
Awards & Gifts	0.00	0.00	0.00	0.00	0.00	0.00	500.00
Other Events	0.00	0.00	0.00	0.00	0.00	0.00	3,500.00
Total Social	0.00	0.00	0.00	0.00	0.00	0.00	4,000.00
Taxes							
Property Tax	0.00	0.00	0.00	423.95	423.95	0.00	423.95
Total Taxes	0.00	0.00	0.00	423.95	423.95	0.00	423.95
Utilities							
Cable	73.37	73.37	0.00	146.74	146.74	0.00	880.44
Electricity	506.66	575.00	(68.34)	1,069.44	1,150.00	(80.56)	8,275.00
Pest Control	32.10	32.10	0.00	64.20	64.20	0.00	385.20
Water	207.04	75.00	132.04	268.30	150.00	118.30	1,200.00
Total Utilities	819.17	755.47	63.70	1,548.68	1,510.94	37.74	10,740.64
Total Expense	3,252.25	3,574.80	(322.55)	10,635.04	11,358.55	(723.51)	75,171.59
Net Income	8,115.52	21,425.20	(13,309.68)	73,227.73	78,641.45	(5,413.72)	17,578.41

**1st Quarter Membership Meeting
March 19, 2020 Agenda**

1. Welcome – Introduction of Board Members
2. Recognize the volunteers
3. Committee Reports
 - a. Social
 - b. Architectural
 - c. Beautification
 - d. Treasurer
4. Fountain, pool, tennis court repairs
5. Board elections, if any
6. Open Forum, Election (if needed)
7. Adjournment

Phase/Unit Reps:

- P1U1 — Frank Scott
 — Kristy Young
 P1U2 — Murray Ladner
 — Dave Huffman
 P1U3 — Phillip Ward
 P2U1 — Daniel Reid
 Overlook — Glenn White
 — Bart Loftis
 Village — Jamie Knipper

Committees:

- Architectural — Murray Ladner - Chair
 — Dickie Scruggs (discr@bellsouth.net)
 — Patrick Wadsworth
 (swadsworth@cableone.net)
 — Charlie Wanner
 (rcwslhoa@cableone.net)
 — Glenn White
 Beautification — Dave Huffman
 Social Events — Kristy Young

Pool/Tennis Key Cards — Contact your phase representative



www.swanlakehoa.net
email: slehoa39503@gmail.com

Swan Lake Estates HOA Board Members:

Glenn White, President	gwhiteslhoa@gmail.com	228-314-0452
Bart Loftis, Vice President	bart.loftis@caffeyinc.com	228-380-0807
Frank Scott, Treasurer	scott_f@bellsouth.net	228-349-0474
Kristy Young, Secretary	kristyyoungsells@gmail.com	228-697-1575
Dave Huffman	gerald.huffman@gulfportschools.org	228-314-4464
Jamie Knipper	jwknipper@yahoo.com	228-263-1156
Murray Ladner	mladnerslhoa@gmail.com	228-324-0762
Daniel Reid	dg Reid26@gmail.com	601-810-8396
Philip Ward	glory6151@aol.com	228-539-9195