

# Swan Lake Estates HOA

## 1st Quarter Newsletter 2021

### 1st Quarter Membership Meeting

The 1st Quarter Membership meeting, combined with Thirsty Thursday, has been scheduled for March 25th at 6:00pm in the pool area. We will follow social distancing guidelines and ask that everyone wear a mask if you feel you cannot social distance.

We would like to congratulate **Daniel Reid (also known as the Easter Bunny...but don't tell anyone)** on his new position at MS Power! Unfortunately it means he is having to step down from his position on the Board. Daniel, thank you for all you have done for the HOA and for volunteering your time!

#### From the Board President...

Spring is around the corner and things appear to be looking up!

We are, like you, hoping that life begins to return toward our old normal, where neighbors have no fear of gathering to enjoy one another's company. We have begun discussing and planning neighborhood events that would allow those who choose to gather the opportunity to do so.

Plans are being made for food trucks to return to the neighborhood, we are planning to continue the neighborhood style cookouts we have had the past two years, and the return of Thirsty Thursdays as the warmer weather returns.

We are in the process of evaluating our best options for repairs that need to be made to the tennis court and hopefully we will be able to have those repairs effected soon. Another portion of that plan is to also make the court multi-purpose for those who enjoy pickle ball. We are planning on repairing the soffit and other damage caused by the hurricane. One of our primary goals is to clear up some issues regarding property ownership of some of the neighborhood common areas. Those discussions should begin occurring soon.

Please remember that outdoor construction projects should be submitted to and approved by the Architectural Committee.

As a neighborhood we are looking forward to a great year! Returning to normal and moving forward. If Board members may be of assistance to you, please let us know.

#### Volunteers needed, Board Member needed for Phase 2 Unit 1 and the Village areas!!

Several improvement projects are being planned in Swan Lake that we could certainly use your help with. Once such project is the clean-up (and possibly painting) of the equipment in the playground area. The equipment is really starting to show its age and getting volunteers to take on the project would save the HOA a lot of money.

Another project in the works is a liter clean-up effort at the front entrance on both sides of N. White Swan. The County has been contacted in hopes they will help with the entire road, but a group of individuals is committing to what once was known as 'adopt a road' program. This is where a section of a road is kept 'picked up' by the group on a regular basis.

Speaking of volunteers, a big thank you to **Stephen Songe, Vic Porter and Jeremiah Barnett** for the work they have done and continue to do on the trail. There is still more work to be done, so if you can help out in this area, please let us know.

If you would like to serve on the Board or be put on a volunteer list, please send an email to slehoa39503@gmail.com or contact your phase representative.

### Upcoming Social Events

**Mar 27th - 2nd Annual Easter Parade** w/Chef in a Box Food Truck

**April 29th - Thirsty Thursday** w/Captain Coconuts Food Truck

**May 22nd (tentative) - Summer Kick-off Cookout**

**May 27th - Thirsty Thursday** w/Tin Roof Food Truck

(details of each are in the Social Committee article on page 2)

#### Hurricane Zeta—Gone But Not Forgotten

The BOD knows some owners are still working to get everything repaired after the hurricane. Please keep in mind, if you are making changes/additions to the exterior of your property, contact the Architectural Committee for approval before you start the work.



**From the Social Committee...**

Please make plans to attend our upcoming social events:

**March 27<sup>th</sup>:** Our **2nd Annual Easter Parade** around the neighborhood at 2:00 p.m followed by an Easter egg hunt, cupcakes and pictures with the Easter Bunny at the playground. Please bring 12 pre-filled plastic Easter eggs, per child, to one of the social committee members before the day of hunt. ALSO happening on **March 27<sup>th</sup>, Chef in a Box Food Truck** will be parked in the pool parking lot between the hours of 4-7 p.m. Check out their Facebook page for their menu!

**May 22<sup>nd</sup> (tentative): Summer Kickoff Cookout** 12:00 p.m. until. Watch Facebook and emails for more details.

**Thirsty Thursdays** are back complete with food trucks! At 6pm, on the last Thursday of each month, come get to know your neighbors and enjoy an evening of good food and fellowship. B.Y.O.B and feel free to bring your own dinner, appetizers, etc. to snack on if the food truck is not your thing! See Food Truck availability below:

**April 29<sup>th</sup> Captain Coconuts Food Truck** between 4-7 p.m.

**May 27<sup>th</sup> Tin Roof Rd Food Truck** between 4-7 p.m. More to come!

If you have any suggestions on food trucks, please contact Kristy Young at 228-697-1575.

Kristy Young, Social Committee Chair

**Social Committee:** Kristy Young, Sabrina Reid, Linne Nowell/Holly Rager, Rose Murphy, Kasey Barnett, Stephanie Knipper, Mary Currie, Kathy Kirk. You can reach the Social Committee by sending an email to the HOA: slehoa39503@gmail.com

**From the Treasurer...**

I am very pleased to report that through February 28, we collected \$85,780, which is 92.5% of our plan for the year. Thanks to all who paid their dues on time.

Those homeowners who did not pay by February 1, had a \$25 late fee added to their bill. Those who did not pay by March 1 had their access to the pool suspended.

As of the end of February, 21 owners had not paid their 2021 assessment. But we did receive checks from 4 on March 1. Three of the 17 remaining owners still owe money from prior years. A payment plan has been set up for one, but we are still working with the other 2 to have them pay.

There was damage to the clubhouse, tennis court and nature trail from Hurricane Zeta. Unfortunately, the amount was less than our deductible on our insurance. Some but not all of the damage has been repaired.

Your Treasurer,  
Frank Scott

**Swan Lake Estates HOA**

**Statement of Financial Position as of 2/28/21**

ASSETS	
Checking/Savings	
Association's CD	10,000.00
Association's Checking Acct	115,046.93
Total Checking/Savings	<u>125,046.93</u>
TOTAL ASSETS	<u>125,046.93</u>
LIABILITIES & EQUITY	
Equity	
Retained Earnings	50,087.40
Net Income	74,959.53
Total Equity	<u>125,046.93</u>
TOTAL LIABILITIES & EQUITY	<u>125,046.93</u>

**1st Quarter Membership Meeting  
March 25th Agenda**

1. Welcome – Introduction of Board Members
2. Committee Reports
  - a. Social
  - b. Architectural
  - c. Beautification
  - d. Treasurer
3. Pool and Tennis Court repairs
4. Open Forum
5. Adjourn





**Swan Lake Estates HOA P & L Budget Performance as of February 28, 2021**

	<u>Feb 21</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Feb 21</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
<b>Income</b>							
<b>Homeowners Ann Dues</b>	13,980.00	12,000.00	1,980.00	85,780.00	83,500.00	2,280.00	92,750.00
<b>Key Cards</b>	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Late Fees</b>	125.00	0.00	125.00	125.00	0.00	125.00	0.00
<b>Total Income</b>	<u>14,105.00</u>	<u>12,000.00</u>	<u>2,105.00</u>	<u>85,905.00</u>	<u>83,500.00</u>	<u>2,405.00</u>	<u>92,750.00</u>
<b>Expense</b>							
<b>General</b>							
<b>Insurance</b>	0.00	0.00	0.00	0.00	0.00	0.00	6,500.00
<b>PO Box Rental</b>	0.00	0.00	0.00	0.00	0.00	0.00	260.00
<b>Total General</b>	0.00	0.00	0.00	0.00	0.00	0.00	6,760.00
<b>Professional Fees</b>							
<b>Admin Contract</b>	1,116.00	1,116.00	0.00	2,232.00	2,232.00	0.00	13,392.00
<b>Legal</b>	0.00	1,500.00	(1,500.00)	2,803.50	4,500.00	(1,696.50)	7,500.00
<b>Website</b>	0.00	0.00	0.00	0.00	0.00	0.00	390.00
<b>Total Prof Fees</b>	1,116.00	2,616.00	(1,500.00)	5,035.50	6,732.00	(1,696.50)	21,282.00
<b>Repairs &amp; Maint</b>							
<b>Club House</b>							
<b>Cleaning</b>	433.33	433.33	0.00	866.66	866.66	0.00	5,200.00
<b>Repairs</b>	0.00	750.00	(750.00)	0.00	750.00	(750.00)	2,000.00
<b>Supplies</b>	0.00	50.00	(50.00)	0.00	100.00	(100.00)	500.00
<b>Total Club House</b>	433.33	1,233.33	(800.00)	866.66	1,716.66	(850.00)	7,700.00
<b>Lake</b>							
<b>Miscellaneous</b>	0.00	0.00	0.00	0.00	0.00	0.00	10,000.00
<b>Supplies</b>	0.00	0.00	0.00	0.00	0.00	0.00	3,000.00
<b>Total Lake</b>	0.00	0.00	0.00	0.00	0.00	0.00	13,000.00
<b>Landscape</b>							
<b>Monthly Fee</b>	770.00	770.00	0.00	2,290.00	2,290.00	0.00	18,330.00
<b>Repairs</b>	0.00	0.00	0.00	0.00	0.00	0.00	600.00
<b>Supplies</b>	0.00	125.00	(125.00)	0.00	125.00	(125.00)	500.00
<b>Total Landscape</b>	770.00	895.00	(125.00)	2,290.00	2,415.00	(125.00)	19,430.00
<b>Pool &amp; Fountain</b>							
<b>Monthly Fee</b>	234.00	250.00	(16.00)	468.00	500.00	(32.00)	5,200.00
<b>Repairs</b>	0.00	0.00	0.00	0.00	0.00	0.00	1,500.00
<b>Security</b>	0.00	0.00	0.00	0.00	0.00	0.00	100.00
<b>Supplies</b>	60.00	200.00	(140.00)	180.00	400.00	(220.00)	2,500.00
<b>Total Pool &amp; Fountain</b>	294.00	450.00	(156.00)	648.00	900.00	(252.00)	9,300.00
<b>Tennis Court</b>							
<b>Repairs</b>	0.00	100.00	(100.00)	0.00	100.00	(100.00)	200.00
<b>Supplies</b>	108.07	150.00	(41.93)	108.07	150.00	(41.93)	300.00
<b>Total Tennis Court</b>	108.07	250.00	(141.93)	108.07	250.00	(141.93)	500.00
<b>Total Repairs &amp; Maint</b>	1,605.40	2,828.33	(1,222.93)	3,912.73	5,281.66	(1,368.93)	49,930.00

(Continued on page 4)

	<u>Feb 21</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Feb 21</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
<b>Social</b>							
<b>Awards &amp; Gifts</b>	0.00	0.00	0.00	0.00	0.00	0.00	500.00
<b>Other Events</b>	0.00	150.00	(150.00)	0.00	150.00	(150.00)	3,000.00
<b>Total Social</b>	0.00	150.00	(150.00)	0.00	150.00	(150.00)	3,500.00
<b>Taxes</b>							
<b>Property Tax</b>	0.00	0.00	0.00	420.86	421.00	(0.14)	421.00
<b>Total Taxes</b>	0.00	0.00	0.00	420.86	421.00	(0.14)	421.00
<b>Utilities</b>							
<b>Cable</b>	73.37	73.37	0.00	146.74	146.74	0.00	880.44
<b>Electricity</b>	560.09	650.00	(89.91)	1,187.12	1,300.00	(112.88)	8,400.00
<b>Pest Control</b>	32.10	32.10	0.00	64.20	64.20	0.00	385.20
<b>Water</b>	81.56	98.50	(16.94)	178.32	197.00	(18.68)	1,191.36
<b>Total Utilities</b>	747.12	853.97	(106.85)	1,576.38	1,707.94	(131.56)	10,857.00
<b>Total Expense</b>	3,468.52	6,448.30	(2,979.78)	10,945.47	14,292.60	(3,347.13)	92,750.00
<b>Net Income</b>	10,636.48	5,551.70	5,084.78	74,959.53	69,207.40	5,752.13	0.00



**Last, but not least.....**

Beginning in April, we will resume the Yard of the Month award program to recognize those homeowners who demonstrate significant effort in maintaining their property. Each monthly winner will receive a gift certificate and the honor of displaying the official

“Yard of the Month” lawn sign in their yard.



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

**Phase/Unit Reps:**

- P1U1 — Frank Scott
- Kristy Young
- P1U2 — Murray Ladner
- Dave Huffman
- P1U3 — Phillip Ward
- P2U1 — **VACANT**
- Overlook — Glenn White
- Bart Loftis
- Village — **VACANT**

**Committees:**

- Architectural — Murray Ladner - Chair
- Dickie Scruggs (discr@bellsouth.net)
- Patrick Wadsworth
- (wadsworthdesign2@msn.com)
- Charlie Wanner
- (rcwslhoa@cableone.net)
- Glenn White
- Beautification — Dave Huffman
- Social Events — Kristy Young

Pool/Tennis Key Cards — Contact your phase representative

**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
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