



SWAN LAKE ESTATES HOMEOWNER'S ASSOCIATIONS QUARTERLY NEWSLETTER

3rd Quarter 2015

Please be sure to find us on www.facebook.com



President's Message

Hi Neighbors,

We are all awaiting cooler temperatures as Fall approaches, along with the upcoming SLEHOA 3rd quarter membership meeting, which will be held 7 P.M. September 17, 2015, at the clubhouse. There are a few important items we will address at this meeting. The main items on the agenda are the 2016 budget proposal, and the elections for the board of directors from Phase I Unit II, and the Village.

The 2016 proposed budget will be reviewed and is included in this newsletter. If there are questions or adjustments to the 2016 budget, this will be the time put forward your ideas and suggestions. The final budget discussed at the 3rd quarter meeting in Sept. will be placed for membership approval in the 4th quarter newsletter and voted on at the 4th quarter meeting (November 19th, 2015). Meetings begin at 7:00PM and typically last about an hour.

Your phase needs representation if you are in **the Village or P1 Unit 2(1 additional position open)** Please consider coming to the Quarterly meeting on September 17th to volunteer for those open positions. – You'll get to know your neighbors and find out how and why this is a sought after neighborhood in which to live. Please contact a current board member if you are interested in serving as a part of the team. These positions are vital to our community's progress and do not require a lot of time, but help is always needed.

Do you have an article of interest or a great recipe to share with our neighborhood community? Email Mary Kate at mkwalton@aol.com to contribute to the 4th quarter newsletter. Your help is appreciated.

Sincerely,

Mary Kate Walton, President

Swimming pool

- ✓ The new Pool administrator and party reservation point of contact is Cortney Huffman, our newest addition to the HOA Board as a community volunteer. Cortney will be your point of contact to reserve any party event. 228-617-1299
chuffmand@aol.com

- ✓ These pool party guidelines are posted in the bulletin board at the club house. I want to thank all the neighbors who have followed these guidelines this summer. Some of your neighbors did not follow the rules however and conducted un-approved and un-authorized parties over summer weekends. Be advised that if this continues, the Board will take action and entry to the pool with your keycard will be blocked for a time. Please carefully read the Party rules below.

- ✓ Many complaints about smoking at the pool have been communicated to the Board of Directors. As a result, the board voted to ban smoking completely at the pool. This is a very family oriented and family friendly neighborhood and smoking is not appropriate around our children at the pool. Many folks have medical issues with second hand smoke and exposure to their children. Thank you for your compliance. There is a smoking area near the trees as you enter the gated area. There is also a receptacle for proper disposal of butts. DO NOT throw butts on the ground as this is a public area shared by all.

Birthday or other Parties at the Pool

Community Rules in place for many years—a reminder

1. All parties must be reserved through the Pool Manager. **No ad hoc parties allowed.** This insures that there is no over lapping or crowding of the facility.
2. NO RESERVATIONS OR PARTIES PERMITTED ON THE WEEKENDS. Due to full capacity use by members during the summer. **Weekend Blackout from Memorial Day through Labor Day.** (See May 2010 BOD Minutes)
3. Even if you reserve the pool during the week—the pool is not closed to the rest of the membership.
4. If you are having a party, you must use the tables on the lake side of the yellow line and leave the other tables open for other members.
5. You are responsible for your guest behavior and noise level.
6. You may reserve the deck and have a pool party for a guest limit of 10. There is no charge for only the deck use.
7. The kitchen and the deck may be rented for a \$50 deposit and \$50 fee. All of the same rules above apply. (1-6)
8. There are NO EXCEPTIONS to this policy. This has been standard Board and Community policy since October 6,2009 and with Bylaw section 4.01
9. Do not attempt to have a party without reservations. You pool key may be turned off for violations for a period of time. Members need to be assured that when they follow the rules and reserve the space, there is no double booking.
10. You must provide the Pool manager with your address and name, and Phase number, to be cross referenced in the membership database.
11. **Any member NOT in good standing with the Association of Homeowners may not rent reserve or use the facilities. Folks who are in arrears for ANY year of membership dues are in bad standing. This results in a property lien 100% of the time.**
12. If you have filled an entire garbage bag with smelly leftovers—take that trash home. Do not leave it at the pool to STINK until garbage pickup day. Respect the neighbors who will follow you at the facility.

Talking to your Teenagers

Please speak to your teenagers about pool etiquette. Over the summer we have had teenagers from outside the neighborhood, jump our fence and enter after the 10:30PM curfew. We have also had neighborhood teens invite other guest during approved hours and have witnessed bad behavior on the security cameras.

- Teens, do not tell your friends that they can come to the pool afterhours. A member needs to be with their guest at all times. Homeowners are financially responsible for destruction of property committed by their “friends”. Our keycard system tracks the comings and goings via time stamp for every entry that is traceable and compared to the security video.
- Do not assume that others in the pool want to hear your loud music. If you are sitting at a table or in a lounge chair, only you should be able to hear the music. Neighbors whose property surrounds the pool complain as well as other pool users about loud music.
- Public display of affection is not appropriate and could be offensive to fellow homeowners. Please be courteous. You are being recorded via a video camera.
- Parents should consider coming to the pool with your teens to insure proper behavior.
- Respect the furniture we all own and pay for. Respect the facilities and do not trash the bathrooms – This destructive mischief is not funny. Homeowners all pay dues to have nice pool facilities. We share this facility with our neighbors. Treat the entire facility with respect as if it were in your own back yard. Let’s all keep Swan Lake Estates NICE.

Kudos and thanks to the good teens in the neighborhoods that help by texting the President and other Board members about incidents. We do have teens that set a good example for the little kids in the pool with regards to considerate behavior.

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 of the SLE covenants and restrictions, and is able to 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. Lists of common improvements that require approval by the SLE Architectural Committee include, but are not limited to:

- ✓ 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 our Architectural Committee Chairman for further information: Glen White, chair gwhiteslhoa@gmail.com 228-3140451 or Charlie Wanner rcwslhoa@cableone.net 228-832-9230

Architectural Committee Report:

We are looking for residents to volunteer to be members of the architectural committee. Members of this committee review building plans and make sure they conform to the covenants of each phase of the community. We currently have three members on the committee and would like to have two more. At this point, all of the members happen to reside in the Overlook and we would like for our committee to represent a broader range of the community. If you would like to be part of this committee and assist us in helping to Maintain this beautiful neighborhood where you chose to live, please contact me, Glenn White, chairman of the architectural committee. I can be reached at gwhiteslhoa@gmail.com or (228)-314-0452.



**3rd Quarter 2015
YARD OF THE MONTH SELECTIONS**

JULY



Ryan Merrill, 15531 Little River Court, PIUI

AUGUST



Allen & Julie Black, 15320 Swan Court, PIUI

SEPTEMBER



Joseph & Angie Echoles, 14131 N White Swan Drive, PIUI

Ballot for Vacant Positions

(X) The particular phase you are voting (only one)

() - VILLAGE

() PHASE I UNIT II

Absentee Ballot for BOD Elections – September 17, 2015

In the event I am unable to attend the September 17, 2015 Homeowner’s Association meeting, I am placing a vote to elect: (please print nominee’s name clearly).



Write in candidate name

To the Swan Lake Estates Homeowner’s Association
Board of Directors to represent my phase:

Your Name: _____ (Printed)

Signature _____

Date _____

Address _____ Lot _____

Should there be contention concerning this vote contact me at _____ to authenticate this ballot.

Absentee ballots must be mailed to 1) SLEHOA, P.O. Box 3748, Gulfport, MS 39505, 2) hand delivered to any SLEHOA Director, or 3) delivered in person immediately prior to Quarterly Meeting. All ballots must be received by the SLEHOA Secretary before Quarterly Meeting is called to order.



Swan Lake Estates Volunteers

Phase 1 Unit 1

- Vice President: Casey Lyons - dchi157@yahoo.com 228-323-0713 (term expires- March 2016)
 - Secretary: Kristy Young - KristyYoung84@outlook.com 228-697-1575
(Term expires March 2018)

Phase 2 – Unit 1

Treasurer and Beautification-Steve Hall - steve@jwpcons.com 228-518-0140

(Term expires March 2018)

Phase 1 Unit 2

Pool Party Administrator– Cortney Huffman - chuffmand@aol.com 228-617-1299

(Term expires March 2018)

Overlook – Phase 3 Unit 1

- President – Mary Kate Walton – mkwalton@aol.com 228-861-1971
(Term expires March 2017)
 - Architectural Committee-Glen White - gwhiteslhoa@gmail.com 228-314-0451 (term expires March 2018)
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Open: **Village-** (1 position) and **Phase 1 Unit 2** (1position)-

Call Mary Kate Walton to volunteer to serve on the board- Your expertise is appreciated as we work to keep this a sought after premier Gulf Coast neighborhood.

Strategic Volunteers:

Upkeep and Key cards:

- **Jim Dutton** - jaclet@aol.com – 228-539-2559
- **Dave Mandal** - damarasu@aol.com – 228-539-3969; 228-860-2903

Architectural committee:

- **Charlie Wanner** - rcwslhoa@cableone.net – 228-832-9230 - or **Glen White** - gwhiteslhoa@gmail.com 228-314-0451

		Actual vs Budget 2015-08	
		Jan - Dec 15	Budget
Income			
	Contingency Fund from Previous	0.00	10,000.00
	Homeowners Yearly Dues	67,559.00	67,500.00
	Miscellaneous Revenue		
	Key Cards	40.00	
	Miscellaneous Revenue - Other	433.26	100.00
	Total Miscellaneous Revenue	473.26	100.00
	Total Income	68,032.26	77,600.00
	Gross Profit	68,032.26	77,600.00
Expense			
	Bad debt (dues not paid)	0.00	
	Contingency Fund	0.00	10,000.00
	Contract Labor		
	Cleaning Contracts	2,047.74	4,500.00
	Grounds Contracts	4,050.00	6,000.00
	Pool & Fountain Contracts	9,827.74	7,200.00
	Secretary Contract	2,360.00	3,540.00
	Total Contract Labor	18,285.48	21,240.00
	General		
	Banking Expenses	48.00	250.00
	Insurance	5,511.00	5,500.00
	Legal-Prof Fees		
	Accounting	1,200.00	1,800.00
	Legal	0.00	1,500.00
	Total Legal-Prof Fees	1,200.00	3,300.00
	Newsletter	36.38	
	Office Expenses	795.42	750.00
	Postage	229.62	1,000.00
	Printing and Reproduction	0.00	1,200.00
	Refunds	50.00	
	Website	75.00	
	Total General	7,945.42	12,000.00
	Repairs & Maintenance		
	Family Club House	190.62	1,300.00
	Fountain		
	Parts	57.84	
	Fountain - Other	0.00	600.00
	Total Fountain	57.84	600.00
	Lake	0.00	500.00
	Landscape	594.30	2,000.00
	Other		
	Pest Control	256.80	
	Other - Other	0.00	1,000.00
	Total Other	256.80	1,000.00
	Pool		
	Labor	12,687.00	
	Parts	6,374.61	
	Pool - Other	1,363.63	8,200.00
	Total Pool	20,425.24	8,200.00
	Supplies	236.73	250.00
	Tennis Court	6,300.00	3,410.00
	Repairs & Maintenance - Other	85.23	
	Total Repairs & Maintenance	28,146.76	17,260.00
	Social		
	Association Events		
	Contract Labor	500.00	
	Summer BBQ	454.89	
	Association Events - Other	0.00	5,000.00
	Total Association Events	954.89	5,000.00
	Awards & Gifts	29.89	300.00
	Total Social	984.78	5,300.00
	Utilities		
	Cable for PC	859.52	1,300.00
	Electricity	5,722.33	7,500.00
	Water	2,456.58	3,000.00
	Total Utilities	9,038.43	11,800.00
	Total Expense	64,400.87	77,600.00
	Net Income	3,631.39	0.00

		Profit Loss 2015-08	
		Aug 15	Jan - Aug 15
Income			
	Homeowners Yearly Dues	0.00	67,559.00
	Miscellaneous Revenue		
	Key Cards	0.00	40.00
	Miscellaneous Revenue - Other	0.00	433.26
	Total Miscellaneous Revenue	0.00	473.26
	Total Income	0.00	68,032.26
	Gross Profit	0.00	68,032.26
Expense			
	Bad debt (dues not paid)	0.00	0.00
	Contract Labor		
	Cleaning Contracts	472.74	2,047.74
	Grounds Contracts	0.00	4,050.00
	Pool & Fountain Contracts	0.00	9,827.74
	Secretary Contract	295.00	2,360.00
	Total Contract Labor	767.74	18,285.48
	General		
	Banking Expenses	5.00	48.00
	Insurance	0.00	5,511.00
	Legal-Prof Fees		
	Accounting	150.00	1,200.00
	Total Legal-Prof Fees	150.00	1,200.00
	Newsletter	0.00	36.38
	Office Expenses	214.00	795.42
	Postage	0.00	229.62
	Refunds	0.00	50.00
	Website	0.00	75.00
	Total General	369.00	7,945.42
	Repairs & Maintenance		
	Family Club House	0.00	190.62
	Fountain		
	Parts	0.00	57.84
	Total Fountain	0.00	57.84
	Landscape	0.00	594.30
	Other		
	Pest Control	32.10	256.80
	Total Other	32.10	256.80
	Pool		
	Labor	0.00	12,687.00
	Parts	1,236.01	6,374.61
	Pool - Other	0.00	1,363.63
	Total Pool	1,236.01	20,425.24
	Supplies	76.24	236.73
	Tennis Court	0.00	6,300.00
	Repairs & Maintenance - Other	0.00	85.23
	Total Repairs & Maintenance	1,344.35	28,146.76
	Social		
	Association Events		
	Contract Labor	0.00	500.00
	Summer BBQ	0.00	454.89
	Total Association Events	0.00	954.89
	Awards & Gifts	0.00	29.89
	Total Social	0.00	984.78
	Utilities		
	Cable for PC	108.51	859.52
	Electricity	716.76	5,722.33
	Water	276.45	2,456.58
	Total Utilities	1,101.72	9,038.43
	Total Expense	3,582.81	64,400.87
	Net Income	-3,582.81	3,631.39

Balance Sheet 2015-08								
					Aug 31, 15	Aug 31, 14	\$ Change	% Change
ASSETS								
Current Assets								
Checking/Savings								
Association's Checking Account								
Contingency Fund					10,000.00	10,000.00	0.00	0.0%
General Fund					20,559.36	30,464.44	-9,905.08	-32.51%
Total Association's Checking Account					30,559.36	40,464.44	-9,905.08	-24.48%
Total Checking/Savings					30,559.36	40,464.44	-9,905.08	-24.48%
Total Current Assets					30,559.36	40,464.44	-9,905.08	-24.48%
TOTAL ASSETS					30,559.36	40,464.44	-9,905.08	-24.48%
LIABILITIES & EQUITY								
Equity								
Retained Earnings					26,927.97	36,826.53	-9,898.56	-26.88%
Net Income					3,631.39	3,637.91	-6.52	-0.18%
Total Equity					30,559.36	40,464.44	-9,905.08	-24.48%
TOTAL LIABILITIES & EQUITY					30,559.36	40,464.44	-9,905.08	-24.48%

Swan Lake Estates Homeowners Association
08/31/15 Reconciliation Summary
Association's Checking Account, Period Ending 08/31/2015

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Beginning Balance 36,270.31

Cleared Transactions	
Checks and Payments - 20 items	-4,482.81
Total Cleared Transactions	-4,482.81
Cleared Balance	31,787.50
Uncleared Transactions	
Checks and Payments - 1 item	-1,228.14
Total Uncleared Transactions	-1,228.14
Register Balance as of 08/31/2015	30,559.36
Ending Balance	30,559.36