



SWAN LAKE ESTATES HOMEOWNER'S ASSOCIATIONS QUARTERLY NEWSLETTER

1st Quarter 2015

President's Message

Hi Neighbors,

With 2015 here, the HOA board has many changes going on and is looking for new board members. 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.

Please see Mary-Kate's article below about the pool and tennis court. There has been a lot of planning and work that has been occurring, and we are pleased to say that we have been able to make needed repairs while staying under budget.

Also, I wanted to remind everyone that the newsletter is now disseminated via email, or you can view it on the www.swanlakehoa.org website. 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.

Please join us at 7:00 p.m. Thursday, March 12th, 2015, for the HOA meeting at the clubhouse.

In closing, I wanted to make you all aware this is my last meeting as the HOA board president. I have enjoyed my time on the board and feel we have had a great team. I ask that if anyone would like to volunteer his or her time and become a HOA board member, to please attend the next meeting or contact a current member.

Thank you for allowing me the opportunity to serve our community.

Sincerely,

Ryan Merrill

SWAN LAKE ESTATES HOA

Quarterly HOA Meeting Agenda

March 12, 2015

AGENDA

1. Introduction of Board of Directors
2. Committee reports
 - a. Treasurer
 - b. Social
 - c. Architectural
 - d. Beautification
 - e. Pool report
3. Director Elections
4. 2015 Budget Vote
5. Open forum

Treasurer's Report

I encourage residents of the Village and P1U2, to nominate interested neighbors for the open positions on the Board. Swan Lake needs a fully staffed Board in order to maintain our neighborhood at its fullest potential. Volunteering on the Board only takes a few hours a month. I encourage those residents in the Village and P1U2, to strongly consider giving back to our community. Steve Hall has accepted the nomination to run for the nomination for P2 U1, Glenn White has accepted the nomination to run for the Overlook, Kristy Young has accepted from P1 Unit 1 and Michelle Marshall has accepted from P1 Unit 2. They are running unopposed. There is an open board position in the Village and in P1 Unit 2. The community can always use assistance with our beautification, pool/tennis court and social committees. Please contact an existing Board member or attend the next neighborhood meeting for further information on how to get involved.

Thank you for your consideration. Casey Lyons

Swan Lake Estates Homeowners Association

Adopted Profit & Loss Budget Overview

Cash Basis January through December 2015

Income

Contingency Fund from Previous	10,000.00
Homeowners Yearly Dues	67,500.00
Miscellaneous Revenue	100.00
Total Income	77,600.00
Gross Profit	77,600.00

Expense

Contract Labor

Contingency Fund	10,000.00
Cleaning Contracts	4,500.00
Grounds Contracts	6,000.00
Pool & Fountain Contracts	7,200.00
Secretary Contract	3,540.00
Total Contract Labor	21,240.00

General

Banking Expenses	250.00
Insurance	5,500.00
Legal-Prof Fees	
Accounting	1,800.00
Legal	1,500.00
Total Legal-Prof Fees	3,300.00
Office Expenses	750.00
Postage	1,000.00
Printing and Reproduction	1,200.00
Total General	12,000.00

Repairs & Maintenance

Family Club House	1,300.00
Fountain	600.00
Lake	500.00
Landscape	2,000.00
Other	1,000.00
Pool	8,200.00
Supplies	250.00
Tennis Court	3,410.00
Total Repairs & Maintenance	17,260.00

Social

Association Events	5,000.00
Awards & Gifts	300.00
Total Social	5,300.00

Utilities

Cable for PC	1,300.00
Electricity	7,500.00
Water	3,000.00
Total Utilities	11,800.00

Total Expense 77,600.00

Net Income 0.00

Swan Lake Estates Homeowners Association
02/01/15 Statement of Financial Income and Expense
Cash Basis January 2015

Jan 15
Income

Homeowners Yearly Dues	38,779.00
Total Income	38,779.00
Gross Profit	38,779.00
Expense	
Contract Labor	
Cleaning Contracts	225.00
Grounds Contracts	450.00
Pool & Fountain Contracts	744.44
Secretary Contract	295.00
Total Contract Labor	1,714.44
General	
Banking Expenses	9.00
Legal-Prof Fees	
Accounting	150.00
Total Legal-Prof Fees	150.00
Total General	159.00
Repairs & Maintenance	
Other	
Pest Control	32.10
Total Other	32.10
Pool	
Labor	5,200.00
Parts	1,052.96
Total Pool	6,252.96
Total Repairs & Maintenance	6,285.06
Utilities	
Cable for PC	106.37
Electricity	518.51
Water	69.96
Total Utilities	694.84
Total Expense	8,853.34
Net Income	29,925.66

**Statement of Financial Position
Cash Basis As of January 31, 2015**

	Jan 15
Income	
Homeowners Yearly Dues	38,779.00
Total Income	38,779.00
Gross Profit	38,779.00
Expense	
Contract Labor	
Cleaning Contracts	225.00
Grounds Contracts	450.00
Pool & Fountain Contracts	744.44
Secretary Contract	295.00
Total Contract Labor	1,714.44
General	
Banking Expenses	9.00
Legal-Prof Fees	
Accounting	150.00
Total Legal-Prof Fees	150.00
Total General	159.00
Repairs & Maintenance	
Other	
Pest Control	32.10
Total Other	32.10
Pool	
Labor	5,200.00
Parts	1,052.96
Total Pool	6,252.96
Total Repairs & Maintenance	6,285.06
Utilities	
Cable for PC	106.37
Electricity	518.51
Water	69.96
Total Utilities	694.84
Total Expense	8,853.34
Net Income	29,925.66



**Swan Lake Estates Homeowners Association
02/01/15 Reconciliation Summary
Association's Checking Account, Period Ending 01/30/2015**

Jan 30, 15

Beginning Balance	26,927.97
Cleared Transactions	30,518.50
Cleared Balance	57,446.47
Uncleared Transactions	
Checks and Payments - 2 items	-592.84
Total Uncleared Transactions	-592.84
Register Balance as of 01/30/2015	56,853.63
New Transactions	
Checks and Payments - 2 items	-300.00
Total New Transactions	-300.00
Ending Balance	56,553.63

Beautification Committee:

The purpose of the Beautification Committee is to insure 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 Beautification Committee is always looking for volunteers who are interested at improving the beauty and aesthetics of SLE Subdivision.

Beautification Committee Chairperson:

Steve Saunders

Pool Report

At the last board meeting, the board awarded the contract to seal the cracks, and resurface the near end of the pool deck only from ladder to ladder in a cost saving effort. (Partial job east end only)

The concrete specialist assured us that the remainder of the pool could be completed and matched if done later. Along that line of thinking, we voted to propose to the community at the next home owners meeting to ask for the spending authority to complete the back half of the pool deck sealing and caulking. We have carry over money from last year (in addition to the budgeted amount) and will time the 2nd repair out after the tennis court repair.

1. East end targeted in Feb/March
2. Tennis court targeted in April/May
3. Back ½ of the pool completed (sealed, caulked – loose concrete removed)

At some point, the entire pool deck could have a new seal on it and be preserved to prevent further water damage and seep through to minimize the underground erosion that is occurring. This, as we have learned, is standard operating procedure in that concrete decks do need periodic maintenance and sealing.

If you care about the pool, please come to the next meeting and help us plan to preserve an older pool deck with your vote to approve the spending authority to restore the entire deck. It's going to be a great summer.

Mary Kate Walton, Pool Administrator and Board of Director from the Overlook
(228) 539-5030

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. A list of common improvements that require approval by the SLE Architectural Committee include, but are not limited to 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.

Charlie Wanner 228-832-9230 or vial email at rcwslhoa@cableone.net

Absentee Ballot for BOD Elections – March 12th

In the event I am unable to attend the March 12th

Homeowner's Association meeting, I am placing a vote to elect: (please print nominee's name clearly).

_____Michelle Marshall or-_____ □

Write in candidate name

To the Swan Lake Estates Homeowner's Association

Board of Directors to represent my phase:

Phase 1 Unit 2 (to complete term for vacancy through MARCH 2018)

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.

Absentee Ballot for BOD Elections – March 12th

In the event I am unable to attend the March 12th

Homeowner’s Association meeting, I am placing a vote to elect: (please print nominee’s name clearly).

Kristy Young or _____

Write in candidate name

To the Swan Lake Estates Homeowner’s Association

Board of Directors to represent my phase:

Phase I Unit I ONLY (to complete term for vacancy through MARCH 2018)

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.

Absentee Ballot for BOD Elections – March 12th

In the event I am unable to attend the March 12th

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:

Village (to complete term for vacancy through MARCH 2018)

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.

Absentee Ballot for BOD Elections – March 12th

In the event I am unable to attend the March 12th

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:

Phase I Unit III ONLY (to complete term for vacancy through MARCH 2018)

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.

Absentee Ballot for BOD Elections – March 12th

In the event I am unable to attend the March 12th

Homeowner’s Association meeting, I am placing a vote to elect: (please print the write-in nominee’s name clearly).

STEVE HALL OR _____ □

Write in candidate name:

To the Swan Lake Estates Homeowner’s Association

Board of Directors to represent my phase:

Phase II Unit I ONLY (to complete term for vacancy through MARCH 2018)

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.

Absentee Ballot for BOD Elections – March 12th

In the event I am unable to attend the March 12th

Homeowner’s Association meeting, I am placing a vote to elect: (please print nominee’s name clearly).

GLENN WHITE OR _____

Write in candidate name

To the Swan Lake Estates Homeowner’s Association

Board of Directors to represent my phase:

Phase III Unit I ONLY (to complete term for vacancy through MARCH 2018)

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.

Absentee Ballot for Motion to amend the budget in Pool repair line Item 2015– March 12th

In the event I am unable to attend the March 12th meeting

I vote Yes or NO

I am placing a vote of support to authorize the board to go beyond our voted on budget item in 2015 for Pool repair expenses in order to complete the sealing of cracks and finish on the far end of the pool. The board will execute the repair in a prioritized fashion to insure sound financial disposition. Carry over money from 2014 is sufficient to cover this additional expense. Amount \$7,000. When the 2015 budget was created, carry over money was could not yet be determined. The near end of the pool was budgeted for and the repair is complete. This money will complete the back half.

To the Swan Lake Estates Homeowner's Association

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.

2015 BOARD OF DIRECTORS

PHASE I UNIT I

***Bill Massie** - Vice President 596-3537 billmass@cableone.net Term ends 03/2015
Casey Lyons - Treasurer 323-0713 dchi157@yahoo.com Term ends 03/2017

PHASE I UNIT II

**Vacant Term ends 03/2016
***Ryan Merrill** - President & Architectural rdmerrill07@aol.com Term ends 03/2015

PHASE II UNIT I

***Jeff Williams** - Secretary 328-2036 geotech@cableon.net Term ends 03/2015

OVERLOOK

***Steve Saunders** - Beautification & Social saunders70077@bellsouth.net Term ends 03/2015
Mary Kate Walton - Pool 861-1971 mkwalton@aol.com Term ends 03/2017

VILLAGE

**Currently no Director Term ends 03/2016

ACCESS CARDS

Dave Mandel 539-3969 damarasu@aol.com
Jim Dutton 539-2559 jaclet@aol.com

Charlie Wanner – Architectural 228-832-9230 rcwslhoa@cableone.net

* Names indicate Directors whose spots terms are complete in March and will not be returning.

** Spots are currently vacant and a volunteer is needed.

Please consider volunteering on our Board to represent your phase. Service on the Board is a great opportunity to get to know your neighbors and understand how and why our community is so successful. Together we all make Swan Lake a great choice for Gulf Coast Living. The majority of the directors has full time jobs and use the 1 monthly meeting as productive time to review neighborhood needs. So many new and young families have chosen our neighborhood and are still busy in the work arena. We need everyone's energy and talent to keep our success going. We all do what we can. Special appreciation go to Dave Mandel and Jim Dutton, both former directors, who do a great job as Access card volunteers as well as managers of other small projects for the board. If a small project area comes up that you could contribute to, please consider sharing your interest and talent. For example, if you have gardening knowledge and talent, and there is even a small "area" you would like to tend, please speak with your director. Every little bit helps and won't necessarily require a full time volunteer commitment. The board is looking at volunteering in a new model that fits today's busy household.