



# SWAN LAKE ESTATES HOMEOWNER'S ASSOCIATION QUARTERLY NEWSLETTER

1<sup>st</sup> Quarter 2014

Please be sure to find us on [www.facebook.com](http://www.facebook.com)



## President's Message

Hi, Neighbors,

With the summer months ahead, the board took on a major pool project over the past few months. This project has consisted of multiple parts and phases, with its main focus being able to provide an improved pool area and relaxing swimming experience for you all. First, we hired a highly recommended pool company, and we tasked them with cleaning the pool properly, repairing leaks, plastering the pool's walls/floor, and replacing tiles. We are very pleased with the results thus far and feel our community will greatly enjoy the new upgrades to the pool.

On a similar note, we are planning to have the fountain and pool breezeway cleaned and repainted in an attempt to spruce up these areas. I would like to extend a big thanks to all of the board members for their tireless efforts with these projects. I personally would like to thank Bill Massie for his leadership on these projects and Charlie Wanner for bringing a number of issues to the board's attention.

Also, as we prepare for summer, we are looking for an individual to organize a kids' fishing rodeo for June or July. If you are interested in helping or participating in this event, please contact a board member.

If you would like to participate in planning any social event, please contact Lauren Valestro via email at [valestro09@yahoo.com](mailto:valestro09@yahoo.com). She is currently planning a summer pool party that will be scheduled for the end of April.

Those who have a Facebook account, please search for Swan Lake Estates, MS, and click "Add Friend." This is an easy way to disseminate information to neighborhood residents and for residents to keep each other abreast of happenings.

Please join us March 27, 2014, for the 1st quarter meeting at the clubhouse.

I hope you all have an enjoyable spring.

Thank you,

Ryan Merrill  
President

## **SWAN LAKE ESTATES HOA**

### **Quarterly HOA Meeting Agenda**

**March 27, 2014 - 7:00 PM**

#### **AGENDA**

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

#### Treasurer's Report

We are moving forward with electronic communication via email, website, and social media (Facebook) to communicate with HOA members. This will reduce reoccurring costs for printing and postage with an estimated amount of \$3,500 annually. We will we have some paper copies of the newsletter in and near the glass cases located at the pool area for those who do not have computer access. As of now we have approximately 80% of our resident's email addresses and 112 Facebook HOA members. So, we feel it is time to save some trees and money.

I encourage residents of the Village and P1U2, to nominate interested neighbors for the two 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 urge those residents in the Village and P1U2, to strongly consider giving back to our community. While there are currently no vacancies in any of the other phases, we can always use assistance with our beautification, pool/tennis court and social committees. Please contact a current board member or attend the next neighborhood meeting for further information on how to get involved.

Thank you for your consideration.

Casey Lyons

**2014 Budget PDF AT Printer**

**2014 Budget VS Actual PDF AT Printer**

**2014 Financial Statement PDF AT Printer**

## Social Committee

I would like to invite everyone to like our neighborhood's Facebook page to stay up to date with everything happening in the neighborhood. You can find the page by logging in to Facebook and searching: Swan Lake Estates, MS. Here is a list of all of the events left for the year.

## Events

-Summer Pool Party – End of April

\*(Please call Lauren @ 228-669-5650 to volunteer)

## Beautification Committee:

The Beautification Committee is always looking for volunteers to help put out with planting flowers and other activities pertaining to the aesthetics of the neighborhood.

Beautification Chairperson,

Steve Saunders

## 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 Chairman, Ryan at [rdmerrill07@aol.com](mailto:rdmerrill07@aol.com) for further information.

### **Capital Improvements**

Capital improvement projects maybe suggested and directed by any member in the SLEHOA. The Board will closely supervise and assist any project proposed by a member. The person wishing to promote a capital improvement project will ultimately be the director of that effort. The Board will assist and guide in every step to insure value, procedures and subsequent funding are met. Here is a general path of an idea for a capital improvement project from beginning to its completion:

- 1) A SLEHOA Member makes a proposal to the Board for a project at a regular Board Meeting.
- 2) The Board reviews the idea and if it is sanctioned, then this person will assume all project duties to move forward. This will need to happen between January and the June Board meeting in order to meet the bylaw requirements on voting and budgeting in the next budget year.
- 3) Project Overview, specifications, estimated cost, benefits will be presented in the Second Quarterly Newsletter, presented at the 2Q Meeting held in June, and posted on the Swan Lake website.
- 4) This information will stay posted for questions and review by the membership until the 3Q Meeting where upon a vote will be taken by voice and absentee ballot. The vote will be for or against based on the final project as altered by the months of review opportunity and will be decide by a simple majority of the membership vote. If the project passes it will be placed in the next year's budget which is approved in the 4Q meeting.
- 5) If the membership accepts the proposal then it is the responsibility of the Board to fund the project even if it takes more than one budget year to accumulate the funds. Priorities such as emergency repairs or budgeted repairs must be considered in the annual budget as it relates to a capital improvement funding.
- 6) An approved project will remain viable until funding is available and the originator will then assume its execution and contract fulfillment.

The Board will be a partner throughout the whole process to guide, satisfy HOA bylaws and policies, formulate contracts, receive bids and approve the effort until it is complete. Any future projects once approved by the membership will be found at this location on the SLE website for member review.

**Absentee Ballot for BOD Elections – March 27**

In the event I am unable to attend the March 27

Elections to be held also in the Overlook & PIUI and the incumbents intend to serve another term. If there is interest, absentee ballots can use “write-in” or attend meeting as nominations will be requested.

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

\_\_\_\_\_ or elect - Incumbent Casey Lyons

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 MAR 2015)

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.

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\_\_\_\_\_ or elect - Incumbent May Kate Walton

Write in candidate name

To the Swan Lake Estates Homeowner’s Association

Board of Directors to represent my phase:

**Overlook** (to complete term for vacancy through MAR 2015)

Your Name: \_\_\_\_\_ (Printed)

Signature \_\_\_\_\_

Date \_\_\_\_\_

Address \_\_\_\_\_ Lot \_\_\_\_\_

Should there be contention concerning this vote contact me at

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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 II ONLY** (to complete term for vacancy through MAR 2015)

Your Name: \_\_\_\_\_ (Printed)

Signature \_\_\_\_\_

Date \_\_\_\_\_

Address \_\_\_\_\_ Lot \_\_\_\_\_

Should there be contention concerning this vote contact me at

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**SWAN LAKES HOMEOWNER'S ASSOCIATION**

**2013 BOARD OF DIRECTORS**

**PHASE I UNIT I**

Bill Massie - Vice President 596-3537 Term ends 03/2015

Casey Lyons - Treasurer 323-0713 Term ends 03/2014

**PHASE I UNIT II**

Ryan Merrill – President and Architectural rdmerrill07@aol.com Term ends 03/2015

**PHASE II UNIT I**

Jeff Williams - Secretary 328-2036 Term ends 03/2015

**OVERLOOK**

Mary Kate Walton 539-5030 Term ends 03/2015

Steve Saunders – Social and Beautification 234-8568 Term ends 03/2015

Vacant

**VILLAGE**

Currently no Director

**Key/Access Cards**

Dave Mandell 539-3969

Jim Dutton 539-2559