



SWAN LAKE ESTATES HOMEOWNER'S ASSOCIATION QUARTERLY NEWSLETTER

2nd Quarter 2014

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



President's Message

Hi, Neighbors,

The summer is now upon us, and we feel confident that the pool is ready for you to enjoy throughout the season. As you all make your way through this newsletter, please be sure to read it in its entirety. Mary Kate has done a great job of pointing out some rules we all need to adhere to while we are enjoying the pool. Also, we had the Department of Wildlife and Fisheries out to conduct a study of our lake to assist in our lake management. Our response letter back to them is included as well.

At the next HOA meeting scheduled for Thursday, June 26, 2014, we will have Connie Rocko, our county supervisor, present. She would like to formally meet our HOA members and hear any concerns you may have. Please make plans to come, if your schedule allows.

We are still looking for an individual to organize a kids' fishing rodeo for 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.

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 for the HOA 2nd quarter meeting at the clubhouse.

I hope you all have an enjoyable summer.

Thank you,
Ryan Merrill
President

SWAN LAKE ESTATES HOA
Quarterly HOA Meeting Agenda
June 26, 2014 - 7:00 PM
AGENDA

- Introduction of Board of Directors
- Committee reports
 - Treasurer
 - Social
 - Beautification
 - Architectural
 - Pool
- Director Elections
- 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

11:06 AM

06/02/14

Cash Basis

Swan Lake Estates Homeowners Association
Statement of Financial Income and Expense
May 2014

	<u>May 14</u>	<u>Jan - May 14</u>
Income		
Homeowners Yearly Dues	1,375.00	67,076.30
Total Income	<u>1,375.00</u>	<u>67,076.30</u>
Gross Profit	1,375.00	67,076.30
Expense		
Contract Labor		
Cleaning Contracts	0.00	225.00
Grounds Contracts	450.00	2,250.00
Pool & Fountain Contracts	0.00	4,273.36
Secretary Contract	295.00	1,475.00
Total Contract Labor	<u>745.00</u>	<u>8,223.36</u>
General		
Banking Expenses	5.00	25.00
Insurance	5,474.00	5,474.00
Legal-Prof Fees		
Accounting	150.00	750.00
Total Legal-Prof Fees	<u>150.00</u>	<u>750.00</u>
Newsletter	0.00	236.47
Office Expenses	0.00	52.20
Postage	0.00	375.82
Printing and Reproduction	0.00	34.65
Total General	<u>5,629.00</u>	<u>6,948.14</u>
Property Tax	0.00	0.00
Repairs & Maintenance		
Family Club House	17.78	1,642.78
Landscape	118.11	228.72
Other		
Pest Control	32.10	160.50
Total Other	<u>32.10</u>	<u>160.50</u>
Pool	1,143.73	22,914.00
Total Repairs & Maintenance	<u>1,311.72</u>	<u>24,946.00</u>
Social		
Awards & Gifts	0.00	250.00
Total Social	<u>0.00</u>	<u>250.00</u>

11:09 AM

06/02/14

Cash Basis

Swan Lake Estates Homeowners Association

Budget vs. Actual

January through December 2014

	<u>Jan - Dec 14</u>	<u>Budget</u>
Income		
Contingency Fund from Previous	0.00	10,000.00
Homeowners Yearly Dues	67,076.30	67,500.00
Miscellaneous Revenue		
Coca Cola	0.00	0.00
Funds Rollover	0.00	9,400.00
Key Cards	0.00	0.00
Miscellaneous Revenue - Other	0.00	190.00
Total Miscellaneous Revenue	<u>0.00</u>	<u>9,590.00</u>
Total Income	<u>67,076.30</u>	<u>87,090.00</u>
Gross Profit	67,076.30	87,090.00
Expense		
Capital Improvements		
Facilities	0.00	0.00
Total Capital Improvements	0.00	0.00
Contingency Fund		
Contract Labor	0.00	10,000.00
Contract Labor		
Cleaning Contracts	225.00	4,500.00
Grounds Contracts	2,250.00	6,000.00
Pool & Fountain Contracts	4,273.36	7,200.00
Secretary Contract	1,770.00	3,540.00
Total Contract Labor	<u>8,518.36</u>	<u>21,240.00</u>
General		
Banking Expenses	30.00	250.00
Insurance	5,474.00	4,400.00
Legal-Prof Fees		
Accounting	750.00	1,000.00
Legal-Prof Fees - Other	0.00	1,500.00
Total Legal-Prof Fees	<u>750.00</u>	<u>2,500.00</u>
Newsletter	236.47	
Office Expenses	52.20	750.00
Postage	375.82	1,000.00
Printing and Reproduction	34.65	1,200.00
Total General	<u>6,953.14</u>	<u>10,100.00</u>
Property Tax	0.00	0.00
Repairs & Maintenance		
Family Club House	1,642.78	1,300.00
Fountain	0.00	600.00
Lake	0.00	500.00
Landscape	228.72	2,000.00

Social Committee

As a neighborhood, we have several ways to stay in touch with each other. The four main ways are through Facebook, SLE website, email and Reminder texts. I would like to invite everyone to like our neighborhood's Facebook page. You can find the page by logging in to Facebook and searching: Swan Lake Estates, MS. Also, SIGN UP NOW for Reminder texts! Text @sleh to 469-518-6893. You will receive text alerts for the following: SLE social events, HOA meetings and any alerts (such as pool or tennis court closings, etc.). Your number will never be seen, only the name that you enter when you sign up will. You will receive no more than 20 texts per year. Please join today! I also encourage you to contact your phase's board member to make sure your email is up to date and accurate.

Starting in July, we are going to start something new on Facebook. We are going to have a photo contest each month. There will be a winner each month who will then be entered into a quarterly contest (ex: July, August, September) and the quarterly winner will win a \$10 gift card! Here are the rules: 1) photo must be uploaded to the specified album by midnight on the last day of the month, 2) each FB member is only allowed to upload ONE photo per month, 3) picture must be of something/someone from the neighborhood (subject of photo can be ANYTHING as long as it is found in SLE), 4) no nudity, vulgarity or offensive photos. Have fun with this and let's show the many beautiful and positive aspects of our neighborhood!

Social Events: Here is a list of all of the tentative events left for the year.

Pool Party: June 28 from 2-6pm . Swimming, food, fun, crafts, and games for everyone!

Summer event: late July/early August

Fall event: mid - September

SLE Cruisin' Night: early October.

Costume Party: late October

Pictures with Santa: early December

There may also be an adult's only event at some point during the second half of the year. I will keep you updated as details evolve on all events!

There is a glass case inside the breezeway of the clubhouse. It is used to notify members of upcoming events. There is also some empty space that residents may use to advertise several things such as: babysitting, lessons (such as tennis or swim), yard work, house cleaning, running groups, etc. Please limit your ad to 5" x 7". You can contact me, Lauren Valestro (valestro09@yahoo.com or 228-669-5650) and I will post it once it has been approved.

Thank you!

Lauren Valestro

Please call Lauren @ 228-669-5650 to volunteer

Beautification Committee

Many thanks to these volunteers:

Jim Dutton-Hauling pine straw for Overlook entrance.

Jim Dutton & Dave Mandel-Replacing tennis court light switch.

Karen Messa- For her assistant at the Overlook entrance in regards to weeding, trimming, spraying, and spreading of pine straw.

Bill Masse-For his help in planting and replacing two yucca plants (Overlook entrance) and dwarf Camellia (left side of side walk at the Clubhouse entrance).

Steve Saunders,

Beautification Committee

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 for further information.

Swimming Pool Corner

Our pool is a great asset to our neighborhood. The pool belongs to all of us. Below are a few points to remember. If you see someone at the pool who is not following the posted rules, remember the pool belongs to all of us so say something in a nice way to that person.

1. Do not under any circumstance feed duck/geese from inside the pool or near the pool. If you wish to feed the wildlife, please do so from the pier and on around towards the spill way. The pool is being invaded by these birds as they become more and more comfortable with the pool and with us. We absolutely cannot have bread (for example) anywhere near the pool or on grassy areas behind or near the pool. Multiple times during the week the deck is being cleaned and nightly the wildlife are defecating all over the deck. This is un-healthy. If you see anyone feeding the ducks on the grass or to the right of the pool area, please ask them to stop. The health of pool users is at risk. Thanks. Feel free to use the water hose inside the covered patio to squirt off the duck poop – to the outside of the pool area. Do not swallow pool water.
2. Gum is being found stuck to your pool deck. Please do not allow any gum in the pool area.
3. Never open the locked gate for anyone who does not have their key. Here's what is occurring at times. Someone is let into the pool by others. You must have a pool key to ENTER and EXIT the pool. We all pay dues to fund our pool and pay for example for the recent refurbish. How do we know that non-paying residents are using the pool we all pay for? If someone is left inside the pool, who does not have a key, they can't leave. Please note that your pool closes at 10:30 PM every night. Even your key will not allow you out past 10:30PM as the system will go on lock down to deter malicious behavior. Folks who are locked inside your pool stack up the expensive furniture we have, and use it as a ladder BENDING and ruining it in the process. Your pool furniture is being destroyed. Never let someone in the gate who has no key. They can't leave without their key.
4. If at any time you see the gates locked it's for your safety and for all residents' safety. Do not push and damage the locks. This abuse of the pool facility will be repaired but we are spending our own money to repair this vandalism. There are so many improvements we can do and breaking locks is ridiculous.
5. If you have a pointer or suggestion to add, send an email to mkwalton@aol.com - We on the board are all volunteers we appreciate your eyes, ears and input. Remember our pool is not new and it's important that we take care of it to keep it up.
6. If anyone has any daylilies in their yard that can be divided, we would appreciate you sharing them at the pool. We have 4 large pots to fill. Feel free to plant.

Parking – Let's all respect each other and follow the rules

As a gentle reminder, here is the general rule regarding parking for all phases. For your particular phase covenants, go to <http://www.swanlakehoa.org> and click on Legalese.

No boat, trailer, recreational vehicle, racing car or other vehicle of conveyance other than a conventional private passenger vehicle may be kept on a regular basis on or adjacent to any front yard, side yard, or driveway, visible from the street. It is the intention of this restriction to keep such vehicles in garages or behind solid fences or otherwise out of view from other lots in the subdivision

This means:

- Do not park boats, commercial vehicles or trailers on the street in front of your home. Our streets are narrow and it is hoped that a Fire Truck will never have a challenged access to anyone's home.
- Keep work vehicles in your backyard behind your own house. We don't all want to see them.
- That said, we all agree to the covenants and we must follow them. If your neighbor is not following the written covenants, give him or her a friendly reminder. We all love our neighborhood and moved here in part because our rules and covenants protect all our property values.

Thank you for making this a great place to live

JUNE - Yard of the Month - 15375 Lake View Court, Ronald & Donna Jones



Capital Improvements

Capital improvement projects may be 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 decided 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 – June 26

In the event I am unable to attend the June 26

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

_____ 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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SWAN LAKES HOMEOWNER’S ASSOCIATION

2015 BOARD OF DIRECTORS

PHASE I UNIT I

Bill Massie - Vice President 596-3537

Term ends

03/2015

Casey Lyons – Treasurer 323-0713

Term ends

03/2017

PHASE I UNIT II

Vacant

Term ends

03/2016

Ryan Merrill - President & Architectural 831-1428

Term ends

03/2015

PHASE II UNIT I

Jeff Williams - Secretary 328-2036

Term ends

03/2016

OVERLOOK

Steve Saunders - Beautification & Social Comm

Term ends

03/2015

Mary Walton

861-1971

Term ends

03/2017

VILLAGE

Currently no Director

Term ends

03/2016

ACCESS CARDS

Dave Mandel

539-3969

Jim Dutton

539-2559



SWAN LAKE ESTATES HOMEOWNER'S ASSOCIATION

Mississippi Dept. of Wildlife, Fisheries & Parks

1505 Eastover Drive

Jackson, MS 39211-6374

Attn: Fisheries – Mr. Larry Bull

Dear Mr. Bull:

On May 6, 2014 two biologists, Jeremy McLain and Stephen Brown, were able to review our lake and make a report as to its condition and make proposals for improvement. The forty acre Swan Lake has never had a professional review to lend an insight to the lake's biological health.

Mr. McLain and Mr. Brown spent a few hours in the lake taking fish samples and gave the Swan Lake Estates HOA and prepared detailed assessment of the lake. With this information, the Board of Directors can be confident to answer questions and give direction on lake management.

Both of these gentlemen were very courteous and professional in the performance of their tasks. They are a credit to your organization and typify the service the public appreciates. I am sure these two men are valuable assets to the MS Fishery Dept.

Please extend our sincere thanks and gratitude for the help and guidance that they provided for our little community.

Sincerely,

Swan Lake Estates HOA Board



You're Invited to Attend Swan Lake's

Summer

Pool Party! 



When: Saturday, June 28

2:00 pm - 6:00 pm

Where: SLE Clubhouse

What: Swimming, Food, Games, Ice cream, and lots of fun for everyone!

**For questions or to volunteer contact Lauren @ 228-669-5650
or volestro09@yahoo.com**