



SWAN LAKE ESTATES HOMEOWNER'S ASSOCIATIONS QUARTERLY NEWSLETTER 2nd Quarter 2015

President's Message

Hi Neighbors,

Summer is here, one of the favorite seasons in the neighborhood. Please read through this informative edition of the newsletter to keep abreast of neighborhood activities.

Pool / Tennis Court update: The pool updating project is complete. Thanks to All Day Construction for a great job. New Sunbrella patio umbrellas are installed. The pool has never looked better. The tennis court has been resurfaced beginning May 14th.

- Summer Kickoff Party – June 6th - 2:00PM to 5 :00 PM – Grilled Hot Dogs and Hamburgers.
- Waterslide fun for the little ones!
- Live Entertainment – **Lloyd "Hurricane" Munn** - From Buffett to Blues
Lloyd has played over 350 different venues and has had the privilege of playing with some of the best musicians in the area. He frequently played the famous "Subway Lounge" in Jackson, Mississippi with the *King Edward Band* in its last years in existence.

You can find Lloyd playing throughout the Southeast. He routinely plays harmonica with *The Juvenators, Casey Phillips and the Hounds, Joe and Dustin Messina, Sherman Lee Dillon, The Kool Filter Kings, Jessie Robinson, The Music Box, Rhythm and Rain, Island of Rhythm, The Big Juv Trio* and *The All Munn Brothers Band*, to name a few. He recently played Disney EPCOT with the "ABITA BLUES BAND".

Lloyd is a self-professed "Parrot Head". When everyone else was listening to pop tunes, he was wasting away in Margaritaville.



With 2015 here, the HOA board is still in need of 3 volunteers – Your phase needs representation if you are in the Villiage (1 position) or P1 Unity 2 (2 positions)—Please consider coming to the Quarterly meeting on June 18th 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.

Important dates for Quarterly meetings announced to membership: (They start at 7:00 PM)
Q2 – June 18, 2015; Q3 – Sept 17th 2015; Q4-- Nov. 19th 2015

What happens at a Quarterly meeting? -Here's the general life cycle of the Association. At every meeting- each Committee reports to the community about events/progress in their area.

Additionally: (Door prizes entries to those who attend)

- Q1- meeting - Revenue/Dues Collection review
- **Q2 – meeting (the next meeting! On June 18)- IDEAs and suggestions stated - plans proposed for next year's neighborhood project. A list is created from YOUR input that will be voted on at the Q3 meeting. This is the time to seed new ideas to meet the needs. We want and need your input. Come ready with your suggestions.**
- Q3 meeting – Folks who are suggesting projects will have more details for the voting membership. The members vote to proceed with a particular project or set of projects- The budget for 2016 or the next year is presented and published.
- Q4 meeting voting to accept the budget.

This newsletter is 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.

Sincerely,

Mary Kate Walton

SWAN LAKE ESTATES HOA

Quarterly HOA Meeting Agenda - June 18 2015

AGENDA – be sure to get your door prize attendance chance

1. Welcome – Neighborly introductions! Introduction of new Board of Directors
2. Recognize volunteers
3. Committee reports
 - a. Treasurer
 - b. Social
 - c. Architectural
 - d. Beautification
 - e. Pool report
4. Director Elections
5. IDEAS FOR PROJECTS IN 2016
6. Open forum
7. Door prize drawing

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

Jan 15

**Swan Lake Estates Homeowners Association
Profit & Loss January through April 2015**

		Jan - Apr 15
	Income	
	Homeowners Yearly Dues	67,559.00
	Miscellaneous Revenue	20.00
	Total Income	67,579.00
	Gross Profit	67,579.00
	Expense	
	Contract Labor	
	Cleaning Contracts	225.00
	Grounds Contracts	2,250.00
	Pool & Fountain Contracts	9,577.74
	Secretary Contract	1,180.00
	Total Contract Labor	13,232.74
	General	
	Banking Expenses	24.00
	Legal-Prof Fees	
	Accounting	600.00
	Total Legal-Prof Fees	600.00
	Newsletter	36.38
	Office Expenses	315.70
	Postage	204.14
	Total General	1,180.22
	Repairs & Maintenance	
	Fountain	
	Parts	57.84
	Total Fountain	57.84
	Landscape	25.00
	Other	
	Pest Control	128.40
	Total Other	128.40
	Pool	
	Labor	11,512.00
	Parts	1,969.28
	Pool - Other	1,184.40
	Total Pool	14,665.68
	Repairs & Maintenance - Other	85.23
	Total Repairs & Maintenance	14,962.15
	Utilities	
	Cable for PC	425.48
	Electricity	2,223.85
	Water	569.46
	Total Utilities	3,218.79
	Total Expense	32,593.90
	Net Income	34,985.10

**Swan Lake Estates Homeowners Association
Profit & Loss Budget vs. Actual
January through April 2015**

	Jan 15	Budget	\$ Over Budget	% of Budget	Feb 15	Budget	\$ Over Budget	% of Budget	Mar 15	Budget	\$ Over Budget	% of Budget
Income												
Contingency Fund from Previous	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%
Homeowners Yearly Dues	38,779.00	0.00	38,779.00	100.0%	16,980.00	0.00	16,980.00	100.0%	6,725.00	0.00	6,725.00	100.0%
Miscellaneous Revenue	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%
Total Income	38,779.00	0.00	38,779.00	100.0%	16,980.00	0.00	16,980.00	100.0%	6,725.00	0.00	6,725.00	100.0%
Gross Profit	38,779.00	0.00	38,779.00	100.0%	16,980.00	0.00	16,980.00	100.0%	6,725.00	0.00	6,725.00	100.0%
Expense												
Contingency Fund	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%
Contract Labor												
Cleaning Contracts	225.00	0.00	225.00	100.0%	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%
Grounds Contracts	450.00	0.00	450.00	100.0%	900.00	0.00	900.00	100.0%	450.00	0.00	450.00	100.0%
Pool & Fountain Contracts	601.60	0.00	601.60	100.0%	425.00	0.00	425.00	100.0%	0.00	0.00	0.00	0.0%
Secretary Contract	295.00	0.00	295.00	100.0%	295.00	0.00	295.00	100.0%	295.00	0.00	295.00	100.0%
Total Contract Labor	1,571.60	0.00	1,571.60	100.0%	1,620.00	0.00	1,620.00	100.0%	745.00	0.00	745.00	100.0%
General												
Banking Expenses	9.00	0.00	9.00	100.0%	5.00	0.00	5.00	100.0%	5.00	0.00	5.00	100.0%
Insurance	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%
Legal-Prof Fees												
Accounting	150.00	0.00	150.00	100.0%	150.00	0.00	150.00	100.0%	150.00	0.00	150.00	100.0%
Legal	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%
Total Legal-Prof Fees	150.00	0.00	150.00	100.0%	150.00	0.00	150.00	100.0%	150.00	0.00	150.00	100.0%
Newsletter	0.00				0.00				36.38			
Office Expenses	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	203.09	0.00	203.09	100.0%
Postage	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	28.91	0.00	28.91	100.0%
Printing and Reproduction	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%
Total General	159.00	0.00	159.00	100.0%	155.00	0.00	155.00	100.0%	423.38	0.00	423.38	100.0%
Repairs & Maintenance												
Family Club House	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%
Fountain												
Parts	0.00				57.84				0.00			
Fountain - Other	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%
Total Fountain	0.00	0.00	0.00	0.0%	57.84	0.00	57.84	100.0%	0.00	0.00	0.00	0.0%
Lake	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%
Landscape	0.00	0.00	0.00	0.0%	25.00	0.00	25.00	100.0%	0.00	0.00	0.00	0.0%
Other												
Pest Control	32.10				32.10				32.10			
Other - Other	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%
Total Other	32.10	0.00	32.10	100.0%	32.10	0.00	32.10	100.0%	32.10	0.00	32.10	100.0%
Pool												
Labor	5,200.00				0.00				6,312.00			
Parts	1,052.96				153.01				140.17			
Pool - Other	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%
Total Pool	6,252.96	0.00	6,252.96	100.0%	153.01	0.00	153.01	100.0%	6,452.17	0.00	6,452.17	100.0%
Supplies	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%
Tennis Court	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%
Repairs & Maintenance - Other	0.00				0.00				0.00			
Total Repairs & Maintenance	6,285.06	0.00	6,285.06	100.0%	267.95	0.00	267.95	100.0%	6,484.27	0.00	6,484.27	100.0%
Social												
Association Events	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%
Awards & Gifts	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%
Total Social	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%
Utilities												
Cable for PC	106.37	0.00	106.37	100.0%	106.37	0.00	106.37	100.0%	106.37	0.00	106.37	100.0%
Electricity	518.51	0.00	518.51	100.0%	520.46	0.00	520.46	100.0%	542.66	0.00	542.66	100.0%
Water	69.96	0.00	69.96	100.0%	189.75	0.00	189.75	100.0%	61.26	0.00	61.26	100.0%
Total Utilities	694.84	0.00	694.84	100.0%	816.58	0.00	816.58	100.0%	710.29	0.00	710.29	100.0%
Total Expense	8,710.50	0.00	8,710.50	100.0%	2,859.53	0.00	2,859.53	100.0%	8,362.94	0.00	8,362.94	100.0%
Net Income	30,068.50	0.00	30,068.50	100.0%	14,120.47	0.00	14,120.47	100.0%	-1,637.94	0.00	-1,637.94	100.0%

Swan Lake Estates Homeowners Association
Reconciliation Summary
Association's Checking Account, Period Ending 04/30/2015

Apr 30, 15	
Beginning Balance	\$69,515.38
Cleared Transactions	
Checks and Payments - 16 items	-2,253.40
Deposits and Credits - 8 items	5,095.00
Total Cleared Transactions	2,841.60
Cleared Balance	72,356.98
Uncleared Transactions	
Checks and Payments - 6 items	-10,928.59
Total Uncleared Transactions	-10,928.59
Register Balance as of 04/30/2015	61,428.39
New Transactions	
Checks and Payments - 6 items	-1,100.88
Total New Transactions	-1,100.88
Ending Balance	\$ 60,327.51

Beautification Committee – Steve Hall Chairperson:

The purpose of the Beautification Committee is to insure the proper maintenance and upkeep of the landscape in the Swan lake Subdivision.

- The front entrance was done by Little Lady Weed Warriors in early April and is looking good.
- We have a work day schedule for May 30, 2015 from 8:00 a.m. till 10:00 a.m., we will have a truck load of pine straw delivered to the pool area and distributed to areas for volunteers to help put down. We need volunteers to help at the pool, tennis court, park, front entrance and overlook entrance. The work will mainly consist of pulling weeds and putting down straw, should be a fun time for all ages. If you would like to volunteer please contact Steve Hall @ 228-518-0140. Thanks in advance for your participation in your neighborhood beautification program.
- Special thanks to the Merrill's for their continued participation leading up the yard of the month contest.

The Beautification Committee is always looking for volunteers who are interested at improving the beauty and aesthetics of SLE Subdivision. Got an idea? Come to the meeting and talk to Steve or give him a call or email 228-518-0140 or steve@jwpcons.com.

Congratulations to April Yard of the Month 15542 Old Oak Ct., James and Janet Rogers



Pool Etiquette

by Casey Lyons, Vice President

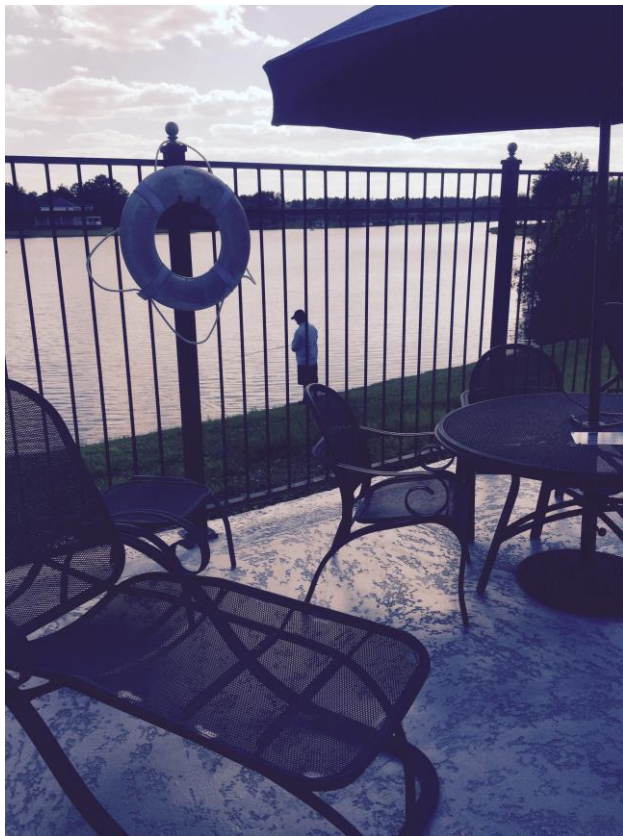
Warm weather is upon us which means our newly refurbished pool area will begin to see more and more use. The refurbished plaster and tile work from last year and the resurfaced deck and new umbrellas installed this past off season look great.

The Board asks all Swan Lake pool goers to utilize proper pool etiquette so that all residents can enjoy this first class amenity. To assist you with doing so please observe the pool rules posted on the wall in the breezeway. If you have children at home who are over the age of 16 and utilize the pool by themselves please share this article with them and remind them about the pool rules. We want all residents to feel comfortable and welcome at their neighborhood pool. We hope you have a great relaxing summer.

If you have a pointer or suggestion to add, send an email to [a](#) board member—see the list on the last page. 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.

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? 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.



Additional Neighborly Notes:

- **Pool parties can be scheduled during the week. No parties on weekends due to high neighborhood use. Contact Mary Kate Walton at mkwalton@aol.com or 228-861-1971. Attendance restrictions apply as well as clean up responsibility- squirt off crumbs with the hose**
- **Pool Tennis Court keys – Please contact Dave Mandal – damarasu@aol.com – 228-860-2903. One key per lot is given to members who do not owe money to the association. Remember to NEVER lend your keys to anyone (especially to someone who has an outstanding balance to the community.) The computer tracks entry and exit with that key. Replacement key can be purchased for \$20. Your other key will be turned off.**
- **To all those boat owners, trailer owners and old car restorers who are abiding by the covenants and keep those vehicles behind a fence, we thank you for your good example. Others (you know who you are) do not think the rules apply, please read your covenants. If you don't have a copy, go to our web site <http://www.swanlakehoa.org> . If you think your neighbors do not notice and are not annoyed when you break our covenants, you are mistaken. Also, work trucks cannot be left in your front yard. Thanks for following our rules and keeping Swan Lake a well-kept, sought after community.**

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 via email at rcwslhoa@cableone.net or contact Glen White 228-314-0451 at gwhiteslhoa@gmail.com

Capital Improvements – THIS IS THE TOPIC FOR OUR Q2 MEETING!

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/Community for a project at a regular Board Meeting or a Quarterly 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, and benefits will be presented in the Third Quarterly Newsletter, presented at the 3Q Meeting and posted ahead of time on our bulletin board.
- 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 – June 18th, 2015 Phase 1 Unit 2

2 positions open—please enter 1 or 2 names

In the event I am unable to attend the **June 18th, 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:

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 – June 18th, 2015 Village

In the event I am unable to attend the **June 18th, 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:

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.

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)

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)

Open: **Village**- (1 position) and **Phase 1 Unit 2** (1 position); **Phase 1 Unit 2** (1position)-

call MKW 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