

# QUARTERLY NEWSLETTER

Donna Richards, President

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## From the President – Donna Richards

Hello and Happy Holidays! Thanks to all who attended the 3rd Quarter HOA meeting in September. The meeting generated several good questions and suggestions. We are working diligently to provide answers and evaluate your suggestions.

Many residents asked about moving the due date of the annual assessment to later in the year. All six covenants identify January as the due date, which means an amendment is required to make the change. In January, we plan to write a simple one or two sentence identical amendment for each set of Covenants and then send it to all residents for voting. This does not change any other part of the Covenants.

There was a miscommunication with Homeland Neighborhood Management after we made inquiries about changing the billing process if the annual due date moved, hence the semi-annual statement you received. **Your annual assessment of \$350 is due in January 2024.**

There were some serious concerns expressed about the structural integrity of the pool. We hired an engineering company to provide a structural assessment. The bottom line is there are no indications of major structural issues nor that the pool will “slide” down the embankment toward the lake. The report recommended filling the major cracks and the voids beneath the concrete slab. We are contacting the recommended companies for estimates. The report is available on the Homeland Neighborhood Management Portal <https://homeland.cincwebaxis.com/> under Documents.

Covenant violations continues to be a significant topic of concern for many of you. In a perfect world, all of us would abide by the covenants we voluntarily agreed to as part of living in Swan Lake Estates. Unfortunately, this is not the case. We began sending out email notices this month to address violations and start the remediation process. We all bought and moved here because of this beautiful and well-kept community and do not want to see a decline in appearance.

Our Fall Festival was a big hit in October! I hope everyone who attended had a great time. Thanks to Michelle Ladner and all the members of the Social Swans for their hard work!

We will vote on the 2024 Budget at the next Quarterly Meeting **6pm, THURSDAY December 7** at the **Coast Electric Power Association Auditorium, 14082 US 49, Gulfport, MS 39503**. I look forward to seeing you there.

Finally, the HOA is seeking a volunteer to publish the quarterly newsletter. Please contact us at [slebod@swanlakehoa.org](mailto:slebod@swanlakehoa.org) if interested.

## Architectural Control Committee – Don Newton, Chair



Please continue to contact the Architectural Control Committee (ACC) with your questions concerning renovations, fences, driveways, and outbuildings. We are happy to help you understand how the neighborhood's covenants help maintain architectural standards. Please refer to the documents section of the Swan Lake Estates website for a copy of covenants, bylaws, and a phase/unit map of the neighborhood.

<https://www.swanlakehoa.org>

The best method to submit requests to the committee is through the Homeland Neighborhood Management portal. After signing in, navigate to the third tab at the top of the page labeled "Account Info." Then click on "ARC Requests." To create a new ACC/ARC Request, click the "Add ACC Request" link, enter the required information, and click "Submit." <https://homeland.cincwebaxis.com/>

By using the portal, all committee members are simultaneously notified of new requests. The committee will notify you of the decision and/or if any additional information is required. During the holiday season, reviews may take a few days longer than usual. The covenants allow 30 days for committee review, but requests are usually reviewed, and the homeowner notified of the decision within a week.

Please remember that many requests require approval from **both** the ACC and the Harrison County Office of Zoning before a permit is issued. <https://harrisoncountymys.gov/departments/zoning/index.php>

## Treasurer's Update – Frank Scott, Treasurer

I am very pleased to report that as of the end of October, we have collected \$100,833 in dues and fees. This is \$3,151 above of our 2023 plan of \$97,710. Expenses through October are \$79,544, \$21,289 less than revenue. I believe we will finish the year with a positive net income.

As of this writing, we have only 1 homeowner who has not paid their 2023 assessment. Additionally, this homeowner is delinquent for prior years as well. This case has been in collection for most of the year.

At the end of October, cash for operations was \$22,013 with reserves totaling \$75,974.

You can find the Balance Sheet and P&L on the Homeland Neighborhood Management Portal under Community Info/Documents.

The 2024 proposed budget was presented at the 3<sup>rd</sup> quarterly meeting and will be voted on at the 4<sup>th</sup> quarterly meeting. The proposed budget is included in this newsletter.

For those of you who want to avoid a cash crunch after Christmas, you can pay early. You can make a payment anytime for 2024 or make several payments during the year. You can do this through the Homeland portal <https://homeland.cincwebaxis.com/> using a credit card (+ a 3.25% service fee) or E-Check (+ \$1.99 service fee) by entering your bank account information. Or you can send a check to Homeland PO Box 967 Commerce GA 30529.



## Social Committee – Michelle Ladner, Chair



The Social Committee has been quite busy in the 3rd quarter. The Social Swans –Karol Musselwhite (also on BOD), Stephanie Knipper, Kim Barta, Kristy Young and myself hosted the last quarterly meeting with refreshments and check-in. Thank you to Jen Meyers and Sue Newton who also volunteered and assisted. We were pleased to see so many people attend the meeting.

The Fall Fest was a success with several activities for children and adults, Poor Boyz food truck, and first ever craft vendors. We hope to have more vendors next year so residents can have more variety. The photo op was a hit for families to capture memories with the lake and pier in the background.

The number of residents who participated in the Halloween decorating contest was outrageous. There were so many choices with a great amount of detail. It was very difficult to select a winner, but the winners were Josh & Ashley Skaggs for the best daytime display and Brian & Teresa Bratton for the best nighttime display. Great job to everyone who participated!



It was a pleasure to recognize our veterans who served and sacrificed for our freedom. The BOD would like to say thank you again.

Ghost “booing” and turkey “gobbling” throughout the neighborhood is in full swing leaving goodies and treats to share. We hope this continues through Christmas and “Elf” a neighbor during the holiday season.

We will have a Christmas contest for the nicest decorations and the best decorated mailbox. We will also recognize the most lit street. We hope to decorate the bench area at the front entrance for a photo op if desired for your children or fur babies.

On behalf of the Social Swans and myself, we hope you all have a safe and happy holiday season.

## Strategic Planning Committee (SPC) – Jeff Wyatt, Chair

The SPC is reviewing the current strategic plan to evaluate how the HOA has incorporated the plan’s action items. Additionally, the review is evaluating whether elements of the plan require amending.



The SPC took a strategic pause in developing the master plan for sustaining and upgrading the neighborhood’s amenities to incorporate next year’s budget priorities and the results of the community pool structural engineering report.

Our committee has room for more volunteers. This is an excellent opportunity to help build the roadmap for our community’s future. Please email me at [jjwyatt87@gmail.com](mailto:jjwyatt87@gmail.com) or phone 859-750-4951 if interested.

## Oversight Committee – Buck Lawrence, Chair



Update from your brand-new HOA Committee. At our first meeting, the committee volunteers agreed that we would focus inquiries into the following areas:

- 1.) discussions with our Board members as to their perception of the direction of our community,
- 2.) review the last five years financial documents,
- 3.) review the last five years of minutes for both the Board and the Membership meetings, and
- 4.) a review of the various insurance policies the HOA owns.

After presenting our findings to the Board, we will follow up with a presentation to the membership at the 1<sup>st</sup> quarter 2024 meeting. Our committee has room for one or two more volunteers. This is a great opportunity to be of service to both the Board and the Membership. Please e-mail me at [molwrnc@gmail.com](mailto:molwrnc@gmail.com) or phone 228-424-5748 if you are interested or want to know more.

## 4<sup>th</sup> Quarter Membership Meeting Agenda

The 4<sup>th</sup> Quarter HOA Membership Meeting is scheduled for **6pm, THURSDAY December 7** at the **Coast Electric Power Association Auditorium, 14082 US 49, Gulfport, MS 39503**. Your attendance is greatly appreciated.

### Agenda

1. Welcome – Introduction of Board Members
2. 2024 Budget Vote
3. Pool Update
4. Annual Assessments
5. Adjournment

## SLE HOA Board of Directors

Donna Richards, President	(P4-Village)	<a href="mailto:dmrichards61@hotmail.com">dmrichards61@hotmail.com</a>	228-297-3903
Bart Loftis, Vice President	(P3-Overlook)	<a href="mailto:bart.loftis@caffeyinc.com">bart.loftis@caffeyinc.com</a>	228-380-0807
Frank Scott, Treasurer	(P1 U1)	<a href="mailto:scott_f@bellsouth.net">scott_f@bellsouth.net</a>	228-349-0474
Michelle Ladner	(P1 U2)	<a href="mailto:cmladner75@gmail.com">cmladner75@gmail.com</a>	228-669-0761
Karol Musslewhite	(P1 U1)	<a href="mailto:mussle2@yahoo.com">mussle2@yahoo.com</a>	270-243-0537
Don Newton	(P3-Overlook)	<a href="mailto:dnewtonslhoa@gmail.com">dnewtonslhoa@gmail.com</a>	228-223-4008
Scott Smith	(P1 U2)	<a href="mailto:fireman139@gmail.com">fireman139@gmail.com</a>	228-297-1391
Philip Ward	(P1 U3)	<a href="mailto:glory6151@aol.com">glory6151@aol.com</a>	228-539-9195
Juliane Wyatt	(P2)	<a href="mailto:jwyattflute@gmail.com">jwyattflute@gmail.com</a>	859-750-8951

## SLE HOA PROPOSED BUDGET – 2024

REVENUES					
	Assessments	96,950			
	Late Fees	500			
	Key Cards	100			
	Interest	150			
<b>TOTAL REVENUES</b>		<b>97,700</b>			

EXPENSES					
<b>General</b>			<b>Fountain</b>		
	Insurance	9,000		Fee	2,000
	Office Supplies & Expenses	500		Repairs	250
	Postage	500		Supplies	250
	Printing & Reproduction	1,000		<b>Total Landscape</b>	<b>2,500</b>
	<b>Total General</b>	<b>11,000</b>	<b>Sports Court</b>		
<b>Prof Fees</b>				Repairs	2,000
	Administrative Contract	15,000		Supplies	500
	Legal	500		<b>Total Sports Court</b>	<b>2,500</b>
	Website	100	<b>Social</b>		
	Registered Agent Fee	250		Awards & Gifts	500
	<b>Total Professional Fees</b>	<b>15,850</b>		Events	2,500
<b>Club House</b>				<b>Total Social</b>	<b>3,000</b>
	Cleaning	5,200	<b>Taxes</b>		
	Repairs	500		Property Tax	500
	Supplies	500		<b>Total Taxes</b>	<b>500</b>
	<b>Total Club House</b>	<b>6,200</b>	<b>Utilities</b>		
<b>Lake</b>				Cable	1,050
	Miscellaneous	1,250		Electricity	8,250
	Supplies	2,000		Pest Control	400
	<b>Total Lake</b>	<b>3,250</b>		Water	1,500
<b>Pool</b>				<b>Total Utilities</b>	<b>11,200</b>
	Fee	10,000			
	Repairs	2,500	<b>TOTAL EXPENSES</b>		<b>89,200</b>
	Supplies	500			
	<b>Total Landscape</b>	<b>13,000</b>	<b>OPERATING NET INCOME</b>		<b>8,500</b>