

# QUARTERLY NEWSLETTER

Donna Richards, President

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## From the President

Donna Richards

Hello and Happy Spring!

There are several projects in the works to spruce up the neighborhood as spring approaches! We will add a bench to the front entrance, refurbish the pier and plant flowers at several locations.

One major concern brought to the Board's attention is the dumping of trash and yard waste on empty lots. Every lot in Swan Lake Estates is owned by someone; in other words, dumping is trespassing. Please respect your neighbors and use the appropriate means to dispose of these items. We have also received calls about PODs in driveways. Because these are temporary as our neighbors renovate, remodel etc, there is no Covenant violation. When using a POD, please just inform the Board via email, which will be much appreciated!

We are looking for a volunteer to take over the quarterly newsletter. It doesn't take up a lot of time, but it would be very helpful to have one less thing for the Board to do as we concentrate on bigger issues.

See you at the March meeting!

## Social Committee

Michelle Ladner – Chair

I hope everyone is enjoying this nice spring-like weather. The Social Committee has coordinated several neighborhood events throughout the Spring and Summer. We hope to see a big turnout of neighbors enjoying all the events!

See below for the upcoming events and dates. More details will follow, so make sure you look on the SLEHOA Facebook page and website.

And of course, volunteers are always welcome!

## Architecture Committee

Don Newton – Chair

For the 1<sup>st</sup> Qtr 2023, the committee received and approved one project request to add a fence to a property.

Remember, it is the homeowner's responsibility to obtain approval in advance of any property changes. Sustaining the architectural standards helps maintain the neighborhood's ambiance and retain property value.

Contact a committee member with questions concerning the Covenants and your architectural needs and requirements.

## UPCOMING EVENTS

**March 12: Burger Box Food Truck**

**March 14: BoD Meeting**

**March 16: HOA Quarterly Meeting**

**April 1: Easter Egg Hunt**

**April 11: BoD Meeting**

**April 15: Arts & Crafts Show**

**May 6: CPR Training Course**

**May 9: BoD Meeting**

**May 21: Creole Soul Food Truck**

## Scott Smith – Phase 1, U2 Rep

2023 will bring many improvements to the neighborhood and its residents. Things to look for:

-In late March, the pier will receive an upgrade with all new treads, handrails, and balusters.

-The pond will be getting multiple applications of fertilizer to further enhance our fishing and improve the health of our lake. This process began on March 1st.

-I'm working to obtain estimates to replace all of the tree and shrub description/identification plates on the nature trail.

## From the Treasurer

Frank Scott

2022 was a very good year. Our revenue plan was \$92,050 and we collected \$105,933.88. Expenses were \$89,346.36; thus we finished the year in the black. On December 31, our checking account had a balance of \$58,509.63 and we had 2 CDs totaling \$35,771.65

As you know, we've made a change in administrative support. Unfortunately, it was not as seamless as we had hoped. Several homeowners received late fees in error. If you postmarked your check in January, we've instructed Homeland Neighborhood Management to write off the fee. If you think you should not have been charged a late fee, please let us know and we will investigate the circumstances.

I urge you to sign up and use the Homeland Neighborhood Management website (<https://homeland.cincwebaxis.com/swan>). It contains current information on financials and board minutes. You can also pay your assessment through this site. If you need help with the site, call your board rep and they will help you navigate the website. If you choose not to pay electronically, then please remember that you now mail your check to PO Box 967, Commerce, GA 30529. Do not mail it to our PO Box, as we will be closing it and don't mail it to Homeland in Flowood, Mississippi.

As of February 24, 30 owners have not paid their 2023 assessment. This is slightly more than last year. We expect Adams Homes' check this week. We don't expect to receive any payment from LHF. A third owner is in foreclosure. If you are delinquent, pay your 2023 assessment now to avoid a lien being placed on your property on April 1.

You can find the financials for December 2022 and January 2023 on the website.

## Strategic Planning Committee (SPC)

Jeff Wyatt – Chair

The committee completed the SLEHOA Strategic Plan and presented a summary report to the BoD at the February meeting. The committee will also present an overview of the plan at the March quarterly meeting.

If adopted, the BoD will prioritize and implement action items within the Strategic Plan. As implementation progresses, the SPC will evaluate the execution of the plan, and start the revision process based on data and feedback.

Look for the Strategic Plan on the SLEHOA website ([swanlakehoa.org](http://swanlakehoa.org)) following the March quarterly meeting.

## Pool Committee

Juliane Wyatt – Chair

We are coordinating with multiple companies to prepare itemized costs to renovate the pool. The age, configuration, condition, and lack of current safety measures necessitate a significant renovation.

If approved, the renovation will start this fall. This summer, we will limit pool expenditures to those necessary to sustain safety until the renovation begins. If rejected, the declining condition, safety concerns and fiduciary responsibility will force its closure in the near future.

The pool is THE MOST used amenity in our neighborhood and we must be willing to invest in it.

## Christmas Decorating Contest Winners

### Most Decorated Street

Swan Lake Blvd

### Best Decorated Home

Huntley and Debbie Biggs

### Best Decorated Mailbox

Damon and Rochelle Reese

Congratulations to our winners, and thanks to all our residents who took the time and energy to make our neighborhood a little brighter during the holiday season.

# AGENDA

I<sup>ST</sup> QUARTER 2023

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## 1<sup>st</sup> Quarter General Meeting Agenda

The 1<sup>st</sup> Quarter HOA Membership Meeting is scheduled for 6pm, March 16 at the pool clubhouse. Your attendance is greatly appreciated.

### Agenda

1. Welcome – Introduction of Board Members
  2. Committee Reports
    - a. Social
    - b. Architectural
    - c. Beautification
    - d. Treasurer
    - e. Pool
    - f. Pier and Lake
    - g. Strategic Planning
  3. Adjournment
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### SLE HOA Board of Directors

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