

# Swan Lake Estates HOA

## 2nd Quarter Newsletter 2021

### 2nd Quarter Membership Meeting

The **2nd Quarter Membership meeting**, combined with **Thirsty Thursday**, has been scheduled for June 24th at 6:00pm in the pool area. The Social Committee has arranged for a food truck to be in the parking lot starting around 5pm.

We need **FOUR** new Board members as two more are stepping down. Please consider volunteering. If you would like to serve on the Board or be put on a volunteer list, please send an email to slehoa39503@gmail.com or contact a current Board member.

We would like to thank **Glenn White** and **Dave Huffman** for volunteering their time to serve on the Board. Glenn and Tammy are moving to Hattiesburg to be closer to their grandchildren. Don't worry, we have already told his new HOA that he is a great Board member! Dave is busier this year with work and family, and simply does not have enough time to continue to serve on the Board, though he is willing to help with projects as needed.

### Upcoming Social Events

**June 24th - Thirsty Thursday/2nd Qtrly Mtg - Dolce Café Truck**

**July 3rd - Independence Day Celebration**

**July 29th - Thirsty Thursday - Jus' a Dabb Will Do BBQ Truck**

### Congrats to our Yard of the Month winners!

April -

**James & Mary Currie**



May -

**Gene & Nicola Countryman**

### From the Board President...

Neighbors!

It's summertime!!! So much happens during this time of year. Opportunities to get out enjoy the pool, lake, park and each other's company. It is a fantastic time of year!

We also deal with more covenant violations, and complaints about neighbors violating the covenants, than any other time of the year. Typically, the primary areas where these occur are with outdoor projects, lawn maintenance and recreational vehicles. Please remember that as you move forward with outdoor projects, construction of buildings and fences requires the approval of the Architectural Committee before the project begins. This is to help maintain the integrity of the neighborhood and to do all we can to ensure we maintain property values. Recreational vehicles should be kept offsite or behind a fence. Again, this is part of the covenants to maintain the aesthetics of the neighborhood.

We were attempting to take on several large and costly projects before the pandemic hit. As you know, the pool needs to be refurbished and the tennis court is sinking on one end. Such expensive projects are nearly impossible to take on with the current covenant structure. As the pandemic hit last year, we were in the process of developing a committee to explore writing a single set of unifying covenants for the neighborhood. This project is intended to give future boards a more manageable way to work within the neighborhood. Large improvement projects are extremely difficult to proceed with due to different requirements for each phase. The goal is to have a resident from each phase, and a single board member to blend the current covenants and make additions so that there exists a one set of fair and viable covenants. I sincerely hope people will volunteer and this process will continue with the blessing of all residents.

We have as a community grown closer together through the pandemic. We have had opportunities for neighbors to connect and grow closer together through community events and gatherings. I hope these continue to grow and flourish.

Tammy and I moved to Swan Lake eight years ago and have enjoyed our time here immensely. We have made many friends in the neighborhood and are sad to be leaving. Swan Lake is such a beautiful place with so many great people. We hope new families moving in will enjoy it as much as we have. I have enjoyed serving as a Board member and President. Tammy and I wish you all the best.

May God bless you all.

Glenn White  
President

**Does the HOA have your correct email address on file? We send out email blasts occasionally. If you didn't receive the email we sent on June 3rd from the Swan Lake email address, we DO NOT have your email address. Please email us your updated address!!**



### From the Social Committee...

We have been so excited to see so many residents come out and enjoy Thirsty Thursday food truck nights. Our next food truck will be **Dolce Cafe** on June 24th. They will have a special menu for us: **Café Burger (\$10), Garlic Rosemary Fries (\$3), Loaded Taco Fries (\$10), Grilled Pimento Cheese & Tomato Bisque (\$10), Dolce Bakeshop Cake Cups (\$5).**

On July 29th we will have **Jus' a Dabb Will Do BBQ**, whose team won the Memphis in May 2021 Rib World Championship. If anyone has a suggestion or wants to line up a food truck for August, let me know! Some food trucks we are trying to schedule are **Murky Waters, Jai's Crawfish and Snoballs**, and **Chef in a Box** (they were a hit the first time).

**Independence Day** celebration this year will be dinner and a movie! We will start things off around 5:30 p.m. on **Saturday, July 3rd** and play the movie when it gets dark. If anyone has any suggestions or would like to help with this event, please get with one of the social committee members.

We look forward to seeing you at one of our social events and as always, send us any suggestions you may have!  
Kristy Young, Social Committee Chair

**Social Committee:** Kristy Young, Sabrina Reid, Kimberly Barta, Jessica Hisaw, Kathy Kirk, Mary Currie. You can reach the Social Committee by sending an email to the HOA: slehoa39503@gmail.com

### From the Treasurer...

The May financials show that SLE is in great shape. Although receipts are slightly below plan for the year, Gulf Coast Billing Services has been successful collecting our annual assessment. Only 5 owners still owe for 2021 and 3 of those have balances from prior years and are in the attorney's hands. Of the other two remaining, one is actively selling their home while the other has been late in prior years. Liens are being filed on these two and if they do not pay, they will also be turned over to the attorney. To give you a comparison, in May 2018, before Gulf Coast Billing Services was hired, we had 23 owners past due.

Expenses are below plan for the year. However, several categories are above due to unplanned repairs. Such as a pump, two valves and plumbing work for our pool/fountain operation. And we made some needed repairs to the pool itself.

This time last year I suggested I was going to leave the Board; needless to say, I am still here. If anyone would like to assume the position of Treasurer, I will gladly relinquish it.

Sincerely,  
Frank Scott

### Swan Lake Estates HOA Statement of Financial Position as of 5/31/2021

#### ASSETS

##### Current Assets

##### Checking/Savings

Association's CD #2 25,000.00

Association's CD #1 10,518.44

Association's Checking Account

General Fund 76,317.71

Total Association's Checking Account 76,317.71

Total Checking/Savings 111,836.15

##### Accounts Receivable

Customer Invoices (350.00)

Total Accounts Receivable (350.00)

Total Current Assets 111,486.15

#### TOTAL ASSETS 111,486.15

#### LIABILITIES & EQUITY

##### Equity

Retained Earnings 50,566.02

Net Income 60,920.13

Total Equity 111,486.15

**TOTAL LIABILITIES & EQUITY 111,486.15**

### 2nd Quarter Membership Mtg June 24th Agenda

1. Welcome – Introduction of Board Members
2. Committee Reports
  - a. Social
  - b. Architectural
  - c. Beautification
  - d. Treasurer
3. Election of (any) new Board members
4. Pool and Tennis Court repairs
5. Open Forum
6. Adjourn

#### Covenant Reminders

Owners continue to make additions/changes to the exterior of their homes and property without prior Architectural Committee approval. If you are widening your driveway, adding a storage shed, changing your fencing or removing trees, our Covenants say you MUST contact the Committee PRIOR to starting the work.

Also, keep your yards cut, trimmed and maintained. Cars should not be parked IN the yard, on the street or anywhere except your driveway or garage. Trailers and boats must be stored out of sight.



**Swan Lake Estates HOA P & L Budget Performance as of May 31, 2021**

	<u>May 21</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - May 21</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
<b>Income</b>							
Interest	0.00			39.82			
Homeowners Ann Dues	350.00	0.00	350.00	91,000.00	92,750.00	(1,750.00)	92,750.00
Key Cards	60.00	0.00	60.00	80.00	0.00	80.00	0.00
Late Fees	25.00	0.00	25.00	500.00	0.00	500.00	0.00
Returned Check Chg	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Total Income</b>	<u>435.00</u>	<u>0.00</u>	<u>435.00</u>	<u>91,619.82</u>	<u>92,750.00</u>	<u>(1,130.18)</u>	<u>92,750.00</u>
<b>Gross Profit</b>	435.00	0.00	435.00	91,619.82	92,750.00	(1,130.18)	92,750.00
<b>Expense</b>							
<b>General</b>							
Insurance	0.00	0.00	0.00	0.00	0.00	0.00	6,500.00
PO Box Rental	0.00	0.00	0.00	0.00	0.00	0.00	260.00
<b>Total General</b>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>6,760.00</u>
<b>Professional Fees</b>							
Admin Contract	1,116.00	1,116.00	0.00	5,580.00	5,580.00	0.00	13,392.00
Legal	0.00	1,500.00	(1,500.00)	2,803.50	6,000.00	(3,196.50)	7,500.00
Website	0.00	0.00	0.00	0.00	25.00	(25.00)	390.00
<b>Total Profess Fees</b>	<u>1,116.00</u>	<u>2,616.00</u>	<u>(1,500.00)</u>	<u>8,383.50</u>	<u>11,605.00</u>	<u>(3,221.50)</u>	<u>21,282.00</u>
<b>Repairs &amp; Maint</b>							
<b>Club House</b>							
Cleaning	433.33	433.33	0.00	2,166.65	2,166.65	0.00	5,200.00
Repairs	0.00	0.00	0.00	1,034.62	2,000.00	(965.38)	2,000.00
Supplies	7.67	50.00	(42.33)	156.40	250.00	(93.60)	500.00
<b>Total Club House</b>	<u>441.00</u>	<u>483.33</u>	<u>(42.33)</u>	<u>3,357.67</u>	<u>4,416.65</u>	<u>(1,058.98)</u>	<u>7,700.00</u>
<b>Lake</b>							
Miscellaneous	0.00	2,500.00	(2,500.00)	149.80	7,500.00	(7,350.20)	10,000.00
Supplies	0.00	500.00	(500.00)	0.00	2,500.00	(2,500.00)	3,000.00
<b>Total Lake</b>	<u>0.00</u>	<u>3,000.00</u>	<u>(3,000.00)</u>	<u>149.80</u>	<u>10,000.00</u>	<u>(9,850.20)</u>	<u>13,000.00</u>
<b>Landscape</b>							
Monthly Fee	1,640.00	1,640.00	0.00	5,870.00	6,220.00	(350.00)	18,330.00
Repairs	225.00	0.00	225.00	225.00	200.00	25.00	600.00
Supplies	43.48	0.00	43.48	1,203.93	250.00	953.93	500.00
<b>Total Landscape</b>	<u>1,908.48</u>	<u>1,640.00</u>	<u>268.48</u>	<u>7,298.93</u>	<u>6,670.00</u>	<u>628.93</u>	<u>19,430.00</u>
<b>Pool &amp; Fountain</b>							
Monthly Fee	1,000.00	550.00	450.00	3,102.50	1,700.00	1,402.50	5,200.00
Repairs	1,899.25	400.00	1,499.25	2,423.75	800.00	1,623.75	1,500.00
Security	0.00	0.00	0.00	0.00	50.00	(50.00)	100.00
Supplies	0.00	200.00	(200.00)	767.49	1,000.00	(232.51)	2,500.00
<b>Total Pool/Fountain</b>	<u>2,899.25</u>	<u>1,150.00</u>	<u>1,749.25</u>	<u>6,293.74</u>	<u>3,550.00</u>	<u>2,743.74</u>	<u>9,300.00</u>
<b>Tennis Court</b>							
Repairs	0.00	0.00	0.00	0.00	200.00	(200.00)	200.00
Supplies	0.00	0.00	0.00	182.94	300.00	(117.06)	300.00
<b>Total Tennis Court</b>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>182.94</u>	<u>500.00</u>	<u>(317.06)</u>	<u>500.00</u>
<b>Total Repairs &amp; Maint</b>	<u>5,248.73</u>	<u>6,273.33</u>	<u>(1,024.60)</u>	<u>17,283.08</u>	<u>25,136.65</u>	<u>(7,853.57)</u>	<u>49,930.00</u>

(Continued on page 4)

May P & L Budget Performance, continued

	<u>May 21</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - May 21</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
<b>Social</b>							
<b>Awards &amp; Gifts</b>	0.00	0.00	0.00	250.00	250.00	0.00	500.00
<b>Other Events</b>	0.00	350.00	(350.00)	0.00	500.00	(500.00)	3,000.00
<b>Total Social</b>	0.00	350.00	(350.00)	250.00	750.00	(500.00)	3,500.00
<b>Taxes</b>							
<b>Property Tax</b>	0.00	0.00	0.00	420.86	421.00	(0.14)	421.00
<b>Total Taxes</b>	0.00	0.00	0.00	420.86	421.00	(0.14)	421.00
<b>Utilities</b>							
<b>Cable</b>	73.37	73.37	0.00	366.85	366.85	0.00	880.44
<b>Electricity</b>	683.86	650.00	33.86	3,087.21	3,250.00	(162.79)	8,400.00
<b>Pest Control</b>	32.10	32.10	0.00	160.50	160.50	0.00	385.20
<b>Water</b>	102.98	101.00	1.98	747.69	495.50	252.19	1,191.36
<b>Total Utilities</b>	892.31	856.47	35.84	4,362.25	4,272.85	89.40	10,857.00
<b>Total Expense</b>	7,257.04	10,095.80	(2,838.76)	30,699.69	42,185.50	(11,485.81)	92,750.00
<b>Net Income</b>	<b>(6,822.04)</b>	<b>(10,095.80)</b>	<b>3,273.76</b>	<b>60,920.13</b>	<b>50,564.50</b>	<b>10,355.63</b>	<b>0.00</b>



[www.swanlakehoa.net](http://www.swanlakehoa.net)

email: [slehoa39503@gmail.com](mailto:slehoa39503@gmail.com)

**Phase/Unit Reps:**

- P1U1 — Frank Scott
- Kristy Young
- P1U2 — Murray Ladner
- **VACANT**
- P1U3 — Phillip Ward
- P2U1 — **VACANT**
- Overlook — Glenn White
- Bart Loftis
- Village — **VACANT**

**Committees:**

- Architectural — Murray Ladner - Chair
- Dickie Scruggs ([discr@bellsouth.net](mailto:discr@bellsouth.net))
- Patrick Wadsworth
- ([wadsworthdesign2@msn.com](mailto:wadsworthdesign2@msn.com))
- Charlie Wanner
- ([rcwslhoa@cableone.net](mailto:rcwslhoa@cableone.net))
- Beautification — Bart Loftis
- Social Events — Kristy Young

**Pool/Tennis Key Cards — Contact your phase representative**

**Swan Lake Estates HOA Board Members:**

Glenn White, President	<a href="mailto:gwhiteslhoa@gmail.com">gwhiteslhoa@gmail.com</a>	228-314-0452
Bart Loftis, Vice President	<a href="mailto:bart.loftis@caffeyinc.com">bart.loftis@caffeyinc.com</a>	228-380-0807
Frank Scott, Treasurer	<a href="mailto:scott_f@bellsouth.net">scott_f@bellsouth.net</a>	228-349-0474
Kristy Young, Secretary	<a href="mailto:kristyyoungsells@gmail.com">kristyyoungsells@gmail.com</a>	228-697-1575
Murray Ladner	<a href="mailto:mladnerslhoa@gmail.com">mladnerslhoa@gmail.com</a>	228-324-0762
Philip Ward	<a href="mailto:glory6151@aol.com">glory6151@aol.com</a>	228-539-9195

Dues/Billing: Gulf Coast Billing Services, LLC ♦ 228-235-7800 ♦ [gulfcoastbillingservices@gmail.com](mailto:gulfcoastbillingservices@gmail.com)



**20mph is the speed limit in the entire subdivision!!!!**

There are STILL complaints about people going above 20mph! **SPEEDING** in our subdivision is dangerous for our walkers, children and our pets!!!

**PLEASE SLOW DOWN!!!**

