

Swan Lake Estates HOA

2nd Quarter Newsletter 2022

2nd Quarter Membership Meeting Agenda

The 2022 2nd Quarter Membership Meeting has been scheduled for June 23rd at 6:00pm in the pool area.

1. Welcome – Introduction of Board Members
2. Committee Reports
 - a. Social
 - b. Architectural
 - c. Beautification
 - d. Pool Committee
 - e. Treasurer
 - f. Strategic Planning Committee
 - g. Covenant Rewrite Committee
3. Tennis Court repairs
4. Open Forum
5. Adjourn

Upcoming Social Events

Please see the **enclosed, UPDATED** SLE HOA Event and Food Truck Schedule for 2022

Congratulations to our Yard of the Month winners!!

April

Mark and Sabrina Roberts



May

Eric and Stacy Davidson

From the Board President...

Great news! The Pickleball Court should be painted within the next couple of weeks and then open for play!

Many volunteers worked hard cleaning up and fixing things around our Community over the past 6 weeks! Kim Pigg and Lily Borodaj spruced up the Overlook median - it looks great! Nick Smith repaired the sprinklers at the Overlook entrance. Doug Melton repaired the broken sprinklers at the front entrance and power washed it, too. Thank you all for volunteering your services!!

We had a large group of people on May 5th cleaning up around the tennis courts and the Overlook entrance. Thanks so much to Dave Myers for operating the mini excavator and all the fabulous (too many to mention) volunteers who helped remove all the dead bushes and debris. A HUGE thank you to everyone!

We live in a wonderful community and volunteers help keep it that way! I look forward to seeing you all at the June 23 Quarterly Meeting.

Donna Richards, President

From the Pool and Fountain Committee...

Thank you to **Chad Kissinger** for pressure washing the clubhouse breezeway, patio floor, ceiling and gutters!!!! It looks wonderful!!!!

The fountain filter and pump will be replaced soon and back to working order. The pool water is much clearer now. A timer issue was discovered causing poor water circulation. We have and will replace the 4 umbrella bases. The umbrella canvases have been restitched, **THANKS to Kathy Giardina!** The canvases are like brand new! New end caps have been added to the ends of the umbrella supports which fit in to the canvas pockets. Thanks to everyone who take proper care of the umbrellas by folding them down before leaving the pool!!!

A new flotation, life saving ring has been purchased and is hanging on the fence in case of an emergency. One of the ladders in the shallow end is missing a step. We will work on getting that replaced as soon as possible. A new window in the men's bathroom will be installed soon, as well as replacing the damaged ceiling section near the ceiling fans. Updating signs are on the agenda this summer as well.

PLEASE, PLEASE put trash and recyclables in the proper cans. (Diapers go in the trash, not the recycling can.) Many personal belongings and trash continue to be left in and around the pool area. Hair bands, used bandaids, clothing, pool toys/floats are just a few of the many items that are regularly being left behind that others have to pick up. In the future, any clothing left will be thrown in the trash, and some of the toys/floats will be placed in the deck box for other to use or for claiming. Thank you to those who are helping us keep the pool area clean!

The pool area and restrooms are cleaned a couple of times a week; trash is taken to the curb every Tuesday. We placed a watering can next to the hose. If the potted flowers need watering, please give them a "long drink." We appreciate our residents helping take care of our neighborhood pool!

Juliane Wyatt, Pool Committee Chair



From the Social Committee...

Food Truck events are going well! We have at least two food truck events per month through October. Please see enclosed schedule so you can plan to be there! The next two will be Sunday, June 12th (**1776 BBQ, formerly Jus A Dabb Will Do, and Kona Ice** and **Thursday, June 16th (Creole Soul)**). This info is posted at the pool bulletin board, with dates and information specific to the food trucks and social events, as well as on Facebook.

Important: The food trucks need to know how much food to bring. In order to do that it is **VERY IMPORTANT** that we get as accurate head count so they will continue to come out. **PLEASE RSVP!** All events are posted on Swan Lake’s FaceBook page. You can RSVP there, RSVP by sending an email to the SLE email address (slehoa39503@gmail.com) or reply to the ‘reminder email blast’ to let us know how many will be attending, including family members. Friends and family are WELCOME!

In addition to the food truck events there is a **Friday Night Adult Social (next one is June 24th)** that is usually held on the last Friday of each month. This event is a **BYOB and BYOSnack** event. Please join your neighbors for a night of fellowship and bring your favorite drink and/or snacks to share. While this is an adults only event, the pool will NOT be closed to other residents.

Some awesome ladies in the neighborhood have been participating in a Swan Lake Fitness Boot Camp. They are starting a new 8 week boot camp on June 21st. If you would like to join in please contact Kimberly Barta.

Kristy Young, Social Committee Chair (If you have any suggestions on events or food trucks, please contact me at 228-697-1575)

From the Strategic Planning Committee...

During the March 2022 Quarterly Swan Lake Estates Homeowner’s Association (SLEHOA) meeting, the Board of Directors created a Strategic Planning Committee (SPC). The mission of the committee is to develop a strategic plan to sharpen the effectiveness of the Association’s governance, improve the quality of life for Swan Lake Estates residents and secure residents’ property investment in Swan Lake Estates.

Throughout the next few months, the SPC will focus on identifying strategic goals, setting realistic and measurable objectives, prioritizing goals and objectives, and writing a strategic plan to achieve the vision and mission of the Association. The SLEHOA vision and mission statements are as follows:

SLEHOA Vision Statement – A thriving and desirable neighborhood preserving and growing the value of our properties, families and friends exemplified through a shared sense of community, safety and respect.

SLEHOA Mission Statement – Preserve and enhance the Swan Lake Estates community and investments through effective governance, infrastructure and amenities sustainment and capital improvement.

Developing a comprehensive strategic plan is critical to the well-being and relevance of the Association. Multi-year planning is existential to preserve and enhance what makes this neighborhood great. The SPC is still seeking volunteers to help with this important work. Please consider donating your time and talent to build a strategic plan that will benefit both you and your neighbors. If you are interested in serving on the Strategic Planning Committee, please contact me @ 859-750-4951 or jjwyatt87@gmail.com.

Jeff Wyatt, SPC Chair

From the Treasurer...

I am very pleased to report that as of the end of May 2022, we have collected over \$105,000 in dues and fees. This is well above our 2022 plan of \$92,050, and is because we collected two very old accounts that included prior year assessments.

But we still have 4 homeowners who have not paid their 2022 assessment. One is the developer and another is Adams Homes who bought land from the developer. Of the other two, one is in collection and the other has just had a lien placed on their property. An agreement was made with Adams that dues would be paid when they sold the lot/home.

Expenses are running normal for this time of year. Because we had extra funds, we are using them to install a pickle ball court and having the lake evaluated by a professional group. The newsletter contains the balance sheet and P&L for the year.

Frank Scott, Treasurer

Swan Lake Estates HOA Statement of Financial Position as of 5/31/22

ASSETS

Association's CDs	35,762.25
Association's Checking Acct	105,873.99
Total Checking/Savings	141,636.24
Customer Invoices	(25.00)
TOTAL ASSETS	141,611.24



LIABILITIES & EQUITY

Retained Earnings	59,443.76
Net Income	82,167.48
TOTAL LIABILITIES & EQUITY	141,611.24


Swan Lake Estates HOA P & L Budget Performance as of May 31, 2022

	<u>May 22</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - May 22</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
Income							
Interest	0.00	0.00	0.00	121.22	0.00	121.22	0.00
Homeowners Annual Dues	1,750.00	0.00	1,750.00	104,750.0	92,050.00	12,700.00	92,050.00
Key Cards	20.00	0.00	20.00	20.00	0.00	20.00	0.00
Late Fees	125.00	0.00	125.00	725.00	0.00	725.00	0.00
Total Income	<u>1,895.00</u>	<u>0.00</u>	<u>1,895.00</u>	<u>105,616.2</u>	<u>92,050.00</u>	<u>13,566.22</u>	<u>92,050.00</u>
Gross Profit	1,895.00	0.00	1,895.00	105,616.2	92,050.00	13,566.22	92,050.00
Expense							
General							
Insurance	0.00	0.00	0.00	0.00	0.00	0.00	6,500.00
Banking Expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Office Supplies & Exp	0.00	0.00	0.00	0.00	100.00	(100.00)	100.00
PO Box Rental	0.00	0.00	0.00	0.00	0.00	0.00	350.00
Postage	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Printing and Copies	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total General	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>100.00</u>	<u>(100.00)</u>	<u>6,950.00</u>
Professional Fees							
Administrative Contract	1,116.00	1,116.00	0.00	5,580.00	5,580.00	0.00	13,392.00
Legal	0.00	0.00	0.00	50.30	2,500.00	(2,449.70)	5,000.00
Website	0.00	0.00	0.00	0.00	200.00	(200.00)	250.00
Total Professional Fees	<u>1,116.00</u>	<u>1,116.00</u>	<u>0.00</u>	<u>5,630.30</u>	<u>8,280.00</u>	<u>(2,649.70)</u>	<u>18,642.00</u>
Repairs & Maintenance							
Club House							
Cleaning	433.33	433.33	0.00	2,166.65	2,166.65	0.00	5,199.96
Repairs	0.00	50.00	(50.00)	181.85	150.00	31.85	300.00
Supplies	57.16	50.00	7.16	199.35	250.00	(50.65)	600.00
Total Club House	<u>490.49</u>	<u>533.33</u>	<u>(42.84)</u>	<u>2,547.85</u>	<u>2,566.65</u>	<u>(18.80)</u>	<u>6,099.96</u>
Lake							
Miscellaneous	0.00	0.00	0.00	0.00	3,400.00	(3,400.00)	6,800.00
Supplies	0.00	0.00	0.00	0.00	1,000.00	(1,000.00)	2,000.00
Total Lake	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>4,400.00</u>	<u>(4,400.00)</u>	<u>8,800.00</u>
Landscape							
Monthly Fee	2,390.00	1,640.00	750.00	6,220.00	6,220.00	0.00	17,460.00
Repairs	0.00	0.00	0.00	0.00	250.00	(250.00)	750.00
Supplies	370.56	125.00	245.56	484.36	625.00	(140.64)	1,500.00
Total Landscape	<u>2,760.56</u>	<u>1,765.00</u>	<u>995.56</u>	<u>6,704.36</u>	<u>7,095.00</u>	<u>(390.64)</u>	<u>19,710.00</u>
Pool & Fountain							
Monthly Fee	1,000.00	1,125.00	(125.00)	3,500.00	3,625.00	(125.00)	10,000.00
Repairs	100.00	125.00	(25.00)	100.00	625.00	(525.00)	1,500.00
Security-Pool/Fount	0.00	0.00	0.00	0.00	125.00	(125.00)	250.00
Supplies	292.03	125.00	167.03	544.07	400.00	144.07	1,000.00
Total Pool & Fountain	<u>1,392.03</u>	<u>1,375.00</u>	<u>17.03</u>	<u>4,144.07</u>	<u>4,775.00</u>	<u>(630.93)</u>	<u>12,750.00</u>
Tennis Court							
Repairs	0.00	0.00	0.00	0.00	2,000.00	(2,000.00)	4,000.00
Supplies	0.00	0.00	0.00	0.00	400.00	(400.00)	800.00
Total Tennis Court	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>2,400.00</u>	<u>(2,400.00)</u>	<u>4,800.00</u>
Total Repairs & Maint	4,643.08	3,673.33	969.75	13,396.28	21,236.65	(7,840.37)	52,159.96
Social							
Awards & Gifts	0.00	0.00	0.00	0.00	250.00	(250.00)	750.00
Other Events	56.54	0.00	56.54	56.54	1,000.00	(943.46)	2,092.84
Total Social	<u>56.54</u>	<u>0.00</u>	<u>56.54</u>	<u>56.54</u>	<u>1,250.00</u>	<u>(1,193.46)</u>	<u>2,842.84</u>

(Continued on page 4)

May 2022 P & L Budget Performance, continued

	May 22	Budget	\$ Over Budget	Jan - May 22	YTD Budget	\$ Over Budget	Annual Budget
Taxes							
Property Tax	0.00	0.00	0.00	404.30	450.00	(45.70)	450.00
Total Taxes	0.00	0.00	0.00	404.30	450.00	(45.70)	450.00
Utilities							
Cable	86.76	85.00	1.76	427.38	425.00	2.38	1,020.00
Electricity	474.42	650.00	(175.58)	2,949.45	3,250.00	(300.55)	8,400.00
Pest Control	32.10	0.00	32.10	160.50	128.40	32.10	385.20
Water	93.86	100.00	(6.14)	423.99	500.00	(76.01)	1,200.00
Total Utilities	687.14	835.00	(147.86)	3,961.32	4,303.40	(342.08)	11,005.20
Total Expense	6,502.76	5,624.33	878.43	23,448.74	35,620.05	(12,171.31)	92,050.00
Net Income	(4,607.76)	(5,624.33)	1,016.57	82,167.48	56,429.95	25,737.53	0.00

Last but not least, a reminder of a few pool rules...

1. Children under the age of 14 must be accompanied by an adult (18 yrs or older).
2. Close the umbrellas when you leave, especially if you are the last to leave.
3. Smoking, nor vaping, is allowed at the pool.
4. Clean up your area as you are leaving. Throw away trash in the proper bin. Look around for any items you may be forgetting.
5. Between Memorial Day and Labor Day parties can only be reserved/scheduled on non-holiday weekdays (Monday-Thursday). Parties MUST be booked with a Board member.
6. There is a pool level sensor (looks like a wire) that **BELONGS** at the end of the pool. Removing or destroying it could cause major damage to the pool pumps and related equipment.



Volunteers needed, 2 Board Members needed for Phase 1 Unit 2

We have several projects going on that need volunteers, including the Strategic Planning Committee and the Pool Committee. If you would like to serve on the Board, a committee or be put on a volunteer list, please send an email to slehoa39503@gmail.com or contact your phase representative. It takes us all coming together as a community to keep Swan Lake Estates one of the most desirable neighborhoods in Gulfport! We hope you can attend the next quarterly meeting!



www.swanlakehoa.net

email: slehoa39503@gmail.com

Phase/Unit Reps:

- P1U1 — Frank Scott
- Kristy Young
- P1U2 — **VACANT**
- **VACANT**
- P1U3 — Phillip Ward
- P2U1 — Juliane Wyatt
- Overlook — Bart Loftis
- Don Newton
- Village — Donna Richards

Committees:

- Architectural — Don Newton, Chair
- Dickie Scruggs (discr@bellsouth.net)
- Patrick Wadsworth
- (wadsworthdesign2@msn.com)
- Charlie Wanner
- (rcwslhoa1@gmail.com)
- Beautification — Bart Loftis
- Social Events — Kristy Young

Pool Key Cards — Contact Dave Mandel at 228-860-2903 or your phase representative

Swan Lake Estates HOA Board Members:

Donna Richards, President	dmrichards61@hotmail.com	228-297-3903
Bart Loftis, Vice President	bart.loftis@caffeyinc.com	228-380-0807
Frank Scott, Treasurer	scott_f@bellsouth.net	228-349-0474
Kristy Young, Secretary	kristyyoungsells@gmail.com	228-697-1575
Don Newton	dnewtonslhoa@gmail.com	228-223-4008
Philip Ward	glory6151@aol.com	228-539-9195
Juliane Wyatt	jwyattflute@gmail.com	859-750-8951

Dues/Billing: Gulf Coast Billing Services, LLC • gulfcoastbillingservices@gmail.com • 228-235-7800

The mailing address for Swan Lake Estates Homeowners Association is: PO Box 3748, Gulfport, MS 39505