

Swan Lake Estates Homeowners Association

4th Quarter

Newsletter

December 2022

4th Quarter Meeting

The 4th Quarter HOA Membership Meeting is scheduled for 6pm, December 15 at the pool clubhouse. Your attendance is greatly appreciated.

Agenda

1. Welcome – Intro of BoD
2. Cmte Reports
 - a. Social
 - b. Architectural
 - c. Beautification
 - d. Treasurer - vote on 2023 budget
 - e. Pool
 - f. Strat Plan Cmte survey report
3. Bylaws and Covenants Update
4. Pickleball/Tennis Courts
5. Nomination/Election of P1 U1 Rep
6. Strat Plan Cmte Survey Raffle
7. Adjourn

Thank You

After years of service to the neighborhood, Kristy Young is stepping down as Board of Directors representative of P1U1 and Secretary. She has graciously agreed to continue scheduling food trucks. Kristy, thank you for your dedication to the neighborhood!

Help Wanted

A Board of Director vacancy exists for Phase 1, Unit 1. Several openings exist on HOA committees. Please consider serving. If interested, please contact a current Board member, or send an email to slehoa39503@gmail.com

Newsletter Delivery

Moving forward, the newsletter will be posted on the Association's website and emailed to homeowners unless a hard copy is specifically requested. Contact a member of the Board of Directors to request delivery of a paper copy.

Contact information is located on the website and on page 4 of the newsletter.

Halloween Decoration Contest Winner

Michelle Ladner, Social Committee Chair

Swan Lake Estates, you made it difficult to select a winner this year. There were so many homeowners went "above and beyond" to decorate their homes and get the neighborhood off to a great start for the holiday season.



Congratulations to David and Keeley Smith!

Holiday Decorating Contest

Help spread holiday cheer by participating in the Swan Lake Estates holiday decorating contests. There are multiple ways to participate and possibly win a prize! Judging will take place December 14 with winners announced at the quarterly meeting.

The categories are:

1. Best decorations - home/yard
2. Best decorations - mailbox
3. Most decorations - street participation level (Best Street Award)

Swan Lake Estates Homeowners
Association
PO Box 3748
Gulfport, MS 39505

From the President – Donna Richards

Merry Christmas and Happy Holidays! It's hard to believe Christmas is almost here. Hope you are ready for the Christmas decorating contest!

Although we had to stop the voting on the combined covenants and the bylaws, the majority of votes received were FOR the proposed changes. After the holidays, we will address the concerns expressed at the various meetings and incorporate inputs received.

Once again, I'd like to personally thank Kristy Young for her service and dedication to our community. She did a fantastic job and will be missed, BUT we are lucky that she is staying on as a member of the Social Committee. Michelle Ladner, who is already on the committee will be the new Chair...thank you for volunteering! Speaking of volunteers, we have not had any for the various committees such as the pool, the lake or the newsletter. We really need assistance. Please help us maintain our beautiful community.

Strategic Planning – Jeff Wyatt, Chair

The Strategic Planning Committee (SPC) is moving closer to finalizing the initial strategic plan for Swan Lake Estates. The mission of the SPC is to develop a strategic plan to improve Homeowner Association governance, improve residents' quality of life and secure residents' property investment. Developing a comprehensive, multi-year plan is critical to preserve and enhance what makes this neighborhood great. The five-member committee has volunteered over sixty hours toward crafting the foundation of a workable strategic plan. An important part of that foundation is understanding residents' priorities.

The November survey was every homeowner's opportunity to participate in this process. The purpose of the survey was to gather your input regarding the strengths, weaknesses, opportunities, and threats facing the neighborhood. The 15% response compares favorably to a national survey response range of 10% to 30%. Except for Unit 1, Phase 3 (4 houses), all phases were represented. The results of the survey are solid indicators of residents' priorities.

The three **STRENGTHS** that matter most:

1. Maintaining the neighborhood's ambience
2. Quality of current & future neighborhood homes
3. Neighborhood amenities

The three **WEAKNESSES** of greatest concern:

1. Homeowners failing to comply with Covenants
2. Maintenance on neighborhood amenities
3. (TIE) Adequacy of the HOA Financial Reserve
4. (TIE) Age of neighborhood amenities

The two **OPPORTUNITIES** that matter most:

1. Improving the quality & variety of amenities
2. Adjusting HOA dues to meet immediate and long-term financial goals

The two **THREATS** of greatest concern:

1. Lack of influence over neighborhood development
2. Current development not adding additional amenities or enhancing existing amenities

With the survey results in hand, the SPC is developing specific, measurable, attainable, relevant, time-bound objectives for the Board of Directors to consider.

At the December 15 quarterly meeting, the SPC will discuss the survey results, the strategic plan in general, and the timeline for delivery of the strategic plan to the Board of Directors. Additionally, a name will be drawn from survey respondents for a \$350 credit towards HOA dues. The SPC is excited about this forward-looking process and the Board of Directors' willingness to engage in this important endeavor. We look forward to seeing you on December 15 and answering any questions you may have.

Pool & Clubhouse – Juliane Wyatt, Chair

POOL KEY CARDS: If you need an updated pool key card, please contact me, or leave your current card in the clubhouse drop box.

POOL RENOVATIONS: It has been a struggle to get contractors to provide estimates for the pool renovation. In January, the Board of Directors will hold a membership meeting to discuss the pool renovation project. At this meeting, we will discuss the scope of the project, the contractors that have provided an estimate, and the process for approving the project and determining the method of payment. It is the priority of the Board of Directors to address this project before the 2023 swimming season begins. The renovation of the pool is a necessity that must be addressed now. Without immediate renovation, the Board of Directors faces the possibility of closing the pool for safety reasons.

Architecture – Don Newton, Chair

REQUESTS FOR APPROVAL: Please remember that it is the homeowner's responsibility to obtain the Architectural Committee's approval in advance of any changes to your property. Sustaining the neighborhood's architectural standards helps us maintain the neighborhood's ambiance and retain the value of our property.

DOs AND DONTs: Below are the most common covenant violations.

1. Park RVs/campers/boats and trailers behind the fence/house, **NOT** in driveways or alongside the house.
2. **ALL** construction/additions/retaining walls/pools/driveway projects must be approved by the Architectural Committee.
3. Vehicles **MAY NOT** be parked on grass alongside the driveway or house.
4. Except for yard debris, **DO NOT** place furniture, broken items, or other large items out for garbage pickup before Tuesday.
5. Trash cans **MUST** be stored out of sight.

Budget – Frank Scott, Treasurer

At the end of October, SLEHOA had \$54,886.40 in its checking account, \$10,690.86 in one CD and \$25,080.79 in another CD. Through October, revenues are \$105,932.29 compared to a plan of \$92,050; expenses are \$74,767.72 compared to a plan of \$80,194.64. Unfortunately, we still have the same two homeowners delinquent as we did at the end of August.

Homeland Management is mailing everyone a statement for the 2023 assessment. You should receive it either the first or second week of December and is due in January. If you can, payment should be made through the portal. Everyone received a letter with instructions on how to access and sign-in to the site. A copy of the letter is attached. If you are unable to use the portal, then you should mail a check to the PO box shown on the statement.

You'll find the 2023 Financial Plan below. It is the same as presented in the last newsletter and at the 3rd quarterly meeting. According to our bylaws, it must be voted on at the 4th quarterly meeting.

SLE HOA Financial Plan for 2023

Income			97,710
Expenses			
	General	8,872	
	Fountain	500	
	Prof. Fees	15,950	
	Tennis Court	5,500	
	Clubhouse	6,300	
	Social	3,000	
	Lake	28,000	
	Property Taxes	500	
	Landscape	18,500	
	Utilities	11,165	
	Pool	12,100	
Total Expenses		110,387	
From Reserves			12,677

SLE HOA Board of Directors

Donna Richards, President (P4-Village)	dmrichards61@hotmail.com	228-297-3903
Bart Loftis, Vice President (P3-Overlook)	bart.loftis@caffeyinc.com	228-380-0807
Frank Scott, Treasurer (P1 U1)	scott f@bellsouth.net	228-349-0474
Vacant (P1 U1)		
Michelle Ladner (P1 U2)	cmladner75@gmail.com	228-669-0761
Don Newton (P3-Overlook)	dnewtonslhoa@gmail.com	228-223-4008
Scott Smith (P1 U2)	fireman139@gmail.com	228-297-1391
Philip Ward (P1 U3)	glory6151@aol.com	228-539-9195
Juliane Wyatt (P2)	jwyattflute@gmail.com	859-750-8951

3rd Quarter Membership Meeting Minutes

Thursday, September 29, 2022

Call to Order: 6:07 pm.

Board of Directors Attendees: Donna Richards, Michelle Ladner, Don Newton, Frank Scott, Juliane Wyatt, Bart Loftis, absent – Kristy Young.

1. Welcome: BOD members

2. Committee Reports

- a. Social-(Kristy absent) Donna – no more food trucks this year. Dennis Nowell is considering a fall fishing tournament; chili cookoff
- b. Architectural – Don- nothing to report but appreciate everyone sending in proposals; usually a 1-2 week turn around for approvals. Building permit office deferred a new building set back. Question: are there any new building. There is a private resident building on Swan Lake Blvd; we are in process and communication with that new resident.
- c. Beautification- Bart – the tape is not sticking. Lighting is being updated. Jeff Wyatt, Don N, Kim Pigg, Juliane Wyatt finished landscaping at Overlook. Thomas Pigg replaced broken light and sprinkler head. Dottie Machen updated fountain landscaping.
- d. Pool committee – Juliane and Donna-new pump (\$2,000). Still waiting on pool bids. We had a water overflow problem that turn out to be a mechanical issue, not a broken part. Goal is still to have pool renovated during the fall and winter months. Fence also need to be repaired or replaced. Meetings will be held to discuss plan of pool and fence renovations. A special assessment will most likely be the method of paying for renovations with Homeowners approval.
- e. Treasurer-Frank- 3 areas of Budget Focus: Do we have enough cash, are our expenses in a normal range, and are people paying assessments.
2023 budget calls for a net loss of \$12,700 due to spending \$28,000 on lake. 2023 Budget will need to be approved at 4th Quarter meeting.
Frank explained Homeland Neighborhood Management Company (HNM) – residents can pay on line/credit cards; connected with attorney – saving us with fees.
Resident spoke up that BOD should have had a vote to hire HNM based on Bylaws. Donna explained that this hire was not a requirement for residential votes and they can discuss after meeting- reviewing current Bylaws.
Frank continued to explain budget. Resident asked if we could get a grant from MS Extension office for preservation of lake. Everyone agreed to this idea. Email Frank or SLE account for budget questions.
- f. Strategic Planning Committee-Jeff Wyatt-stated members; worked on mission statement of HOA; have completed a SWOT analysis and will send out soon- purpose of SWOT is need of residents' opinions. A list of goals will be developed from surveys. Jeff asked to encourage everyone to complete and send in survey. Goal to have a draft plan in place by end of year.
- g. Covenant Rewrite- Donna explained process of voting for Bylaws and Covenants. We are going to continue using email for all future communications and mail out to those who do not want email. Meetings will be held for Bylaws and Covenants in October-residents should refer to cover letters for meeting dates. --- Continued on page 6 ---

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3. Tennis Court repairs: Resident inquired about ground under tennis courts- Bart believes it is stable. Discussion continued with what has been done and can be done with resurfacing. Donna reviewed our amenities but money needs to be invested.

Resident suggested to place orange cones in danger area of court. Another resident mentioned several sink holes in ground behind tennis courts. Donna agreed this area is a concern and needs to be filled in.

4. Lake Report: Donna- lake is unhealthy. Southeastern Pond conducted analysis. Shad fish were recently added for food supply for the bass fish currently in the lake. Future-add carp to eat vegetation in lake. The report is on SLE website for residents to review. Donna asked for volunteers for lake.

Adams Homes dirt barriers were inadequate-red dirt ran in to lake. Donna is in process of getting Adams Homes to remove dirt out of lake. County engineer and DEQ is involved in this process. Resident suggested to get with Southern Miss for assistance. Joey Cain will research to apply for grants to help with lake.

Donna again emphasized the need for more volunteers.

Juliane explained new key cards. Thanks to Murray and Michelle Ladner for their work!

Donna moved to adjourn the meeting, Ryan Finnan 2nd.



511 Keywood Circle
Flowood, MS 39232

August 29, 2022

Dear Swan Lake Estates Property Owner,

We are pleased to announce your Swan Lake Estates Homeowners Association (HOA), Inc. Board of Directors has hired Homeland Neighborhood Management (HLNM) to assume management of your community's accounting functions as of September 1, 2022. We will be responsible for duties such as payment of neighborhood bills, tax preparation and filing, assessments, and collections policy enforcement.

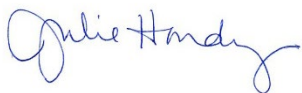
An important step in the transition is confirming an accurate, complete list of Swan Lake residents. **Please take a moment to register your HOA account online by going to <https://homeland.cincwebaxis.com/SWAN> so we may confirm your current contact info.** Your HOA account will be used for annual assessments payments, Architectural Review Committee (ARC) request submissions, communicating with the Board, and general information. For efficiency, we will work with your Board to utilize HOA-related communication electronically when possible.

Covenants, Conditions and Restrictions (CCRs) were established as part of Swan Lake HOA's development to preserve your property values and marketability; this was acknowledged at your closing and the deed you received to your property is subject to those CCRs.

Please review your CCRs and ensure your understanding/compliance—covenant enforcement and assessments are strictly to benefit your community's property values and quality of life. Common CCRs concerns in many communities include trash/recycle totes and boats/trailers stored in view from the street, improper parking along the street, and improvements not vetted by the ARC.

We look forward to partnering with you and your beautiful community.

Sincerely,



Julie Hardy
CEO/Managing Member, on behalf of your friends at Homeland Neighborhood Management

cc: Swan Lake Estates Homeowners Association, Inc. Board of Directors
Mr. Brad Wilkinson, Esq./Broker, Ms. Michele Harris, CPA and Mr. Thomas Harris, CPA
Principals of Homeland Neighborhood Management