

QUARTERLY NEWSLETTER

Donna Richards, President

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From the President

Donna Richards

Hello everyone! What a wonderful Spring we are enjoying. It's great seeing so many of you enjoying the pool, playing pickleball, picnicking with the food trucks, participating in the fishing rodeo...what a great community we have! Many thanks to our HOA volunteers: Dottie and Tim Machen for the beautiful flower bed at the front entrance, Bart Loftis's hard work on the Pickleball Court, and Dennis Nowell's work on the 1st Annual Branden Estorffe Memorial Kid's Fishing Rodeo.

On a more serious note, several residents have raised concerns over a variety of covenant violations observed throughout the neighborhood. The most common offenses include long-term parking on the grass, extended parking of trailers, boats, and RVs in driveways and trash brought to the curb several days prior to the Wednesday collection. Beginning July 1, 2023, covenant violation letters will be sent as the violations are observed. As always, keep your Phase Representative informed of any extenuating circumstances. As residents of Swan Lake Estates, we all made a commitment to abide by the covenants. We hope that everyone understands the need for equal enforcement of the covenants and look for your cooperation and help in keeping our community beautiful.

Finally, please refer to the official Swan Lake Estates website, (swanlakehoa.org) for up-to-date information on events and meetings. See you at the June meeting!

Architectural Committee

Don Newton – Chair

The Architectural Committee appreciates all the calls and emails with questions concerning renovations, fences, driveways, out buildings and other items. As always, we are happy to help you understand how the covenants for your phase and unit help maintain the architectural standards of our neighborhood. Please remember to refer to the documents section of the official Swan Lake Estates website, (swanlakehoa.org) for an electronic copy of the covenants, bylaws, and a map of the streets indicating the phase and unit your home falls within.

Treasurer's Update

Frank Scott – Treasurer

I am very pleased to report that as of the end of April 2023, the HOA collected \$97,701 in dues and fees. This is \$200 more than the 2023 forecast of \$97,502.

Through April, expenses are below plan for the year. The HOA has a net income of \$72,966 for the year. Cash for operations is \$73,422 with reserves totaling \$149,297. Homeowners may review the Balance Sheet and the Income Statement by logging into the Homeland Neighborhood Management Portal (<https://homeland.cincwebaxis.com/swan>). Navigate to "Documents", then "Financials".

As of the publishing of the newsletter, four homeowners have not paid their full 2023 assessment. One is the developer, another is in collection, another is in probate and the final homeowner has paid half. Additionally, there are other homeowners that paid their 2023 assessment after the deadline of January 31, 2023, but did not include the late fee with their payment.

For those homeowners looking to avoid a cash crunch after Christmas, annual assessments can be paid early or made in multiple installments prior to the deadline of January 31, 2024. Payments are accepted through the Homeland Neighborhood Management Portal (<https://homeland.cincwebaxis.com/swan>) by providing either credit card or bank account information. Alternatively, send a check to Homeland Neighborhood Management, PO Box 967 Commerce GA 30529.

Social Committee

Michelle Ladner – Chair

The Social Committee hopes everyone is enjoying the beautiful weather this Spring. The Easter Bunny hopped in and started the season off with an egg hunt, sidewalk art contest and pictures with everyone. Three golden ticket winners received prizes. Thank you for patronizing the food trucks when they are in the neighborhood. Also, there is an ice cream vendor that is frequenting the neighborhood.

Unfavorable weather forced the postponement of two events. The committee will reschedule the Arts & Craft Fair for the fall and the CPR training later this summer. Many of you mentioned an interest in receiving a CPR certification. That will be an option for the training later this summer. Make sure you visit the Swan Lake Estates website, (swanlakehoa.org) and the neighborhood Facebook page for more information on upcoming events!

We look forward to seeing many of you at the Summer Bash scheduled for July 1st at the clubhouse. It is an awesome opportunity to meet new neighbors and old friends. The HOA will provide hamburgers and hotdogs. Consider bringing a side dish to share for the festivities.

It is exciting to see so many of you working diligently on your houses and yards. One way the HOA shows appreciation for the hard work is selecting a yard of the month. The winner receives a \$25 gift card from Home Depot, posting of the Yard of the Month sign for everyone to see, and pictures on the Swan Lake Estates website, (swanlakehoa.org) and the neighborhood Facebook page. April's yard of the month winner was Lee & Josie Mabie. May's winner is Darrell & Cynthia Champion. Who will be June's winner?!!

The **1st Annual Branden Estorffe Memorial Kid's Fishing Rodeo** dedicated to Branden Estorffe was a huge success! Thanks to Dennis Nowell for officiating, Don and Sue Newton for the prizes, and the many volunteers that offered their time, talent, and treasure. Visit the Swan Lake Estates website, (swanlakehoa.org) and the neighborhood Facebook page to view the pictures. 19 participants caught a total of 203 fish (bass, bream, catfish, and crappie) and a few unlucky turtles – which were released.

Top winners in each category:

Special Shout out to Kale Kacarka who was selected as Sportsman of the Tournament.

Age Group 6 & under

1st Place: Noah Shaggs (15 fish)
2nd Place: Tucker Sandidge (2 fish)
3rd Place: Harlan Pigg-Martino (1 fish)

Age Group 7-11

1st Place: Avery Skaggs (73 fish)
2nd Place: Andrew Wasson (70 fish)
3rd Place: Mary Woodward (14 fish)
4th Place: Lillian Barta (11 fish)
5th Place: Evan Barta (3 fish)
6th Place: Waylon Rager (2 fish)
7th Place: Paisley Rager and Teagan Nichols (1 fish each)

Age Group 12&over

1st Place: Kale Kacarka with 10 fish and 2nd Lunker 1lb 8ozs
2nd Place: Noah Young with 2 fish and 1st place Lunker 1lb 15ozs.

Strategic Planning Committee (SPC)

Jeff Wyatt – Chair

In March of this year, the Board of Directors approved the Strategic Plan. The plan is posted on the Swan Lake Estates website, (swanlakehoa.org). The Strategic Plan is a roadmap to assist the Board of Directors and homeowners with decisions impacting the association. Please take the time to read the plan. The SPC is always open to ideas that will improve the long-term planning for the neighborhood.

One of the most pressing issues facing the HOA is construction of a master plan that addresses the immediate and long-term sustainment and modernization of the HOA-owned amenities. Not uncoincidentally, this is also one of the most urgent and important objectives identified in the Strategic Plan. Unlike past practice where each of the amenities (i.e., pool, playground) was considered an individual asset, the SPC believes the master plan should recognize the interrelatedness of the amenities and their importance as the center of the community.

In the next few months, the SPC will carry out a selection process to choose an architectural firm to provide recommendations on sustaining, upgrading, or overhauling the neighborhood amenities. The intent is to develop a course of action based on fact, and with a project scope that clearly identifies the objectives, stakeholders, resources required, constraints, timelines, and deliverables. The courses of action the SPC delivers to the Board of Directors will range from:

1. Slow the Degradation – no change in amenity layout or design, emergency repairs, close when unsafe.
2. Status Quo – no change in amenity layout or design, no upgrades, make essential repairs, sustain current operation.
3. Upgrade – Minor change in amenity layout or design, upgrade existing amenities, improve current operation.
4. Overhaul – Potential major change in layout, design, and type of amenities.

As always, a member of the SPC will be present at the Quarterly Membership Meeting to address any concerns or questions. Additionally, you can reach out to me via email – jjwyatt87@gmail.com

2nd Quarter Membership Meeting Agenda

The 2nd Quarter HOA Membership Meeting is scheduled for **6pm, THURSDAY June 15** 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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