



Sweetwater Village Newsletter

January 2008

Vol. 4

Sweetwater Village
Landowners
Association
7224 Bayou George Dr
Panama City, FL.
32404

Monthly Board of Directors Meeting

Every first Saturday
Of the Month
With exception of
Holiday weekends
In that case meetings
Will be held the
Following Saturday

All Homeowners are
Welcomed
And encouraged to
Attend

Meetings are held at
the Pavilion

Meetings are called
to order at 9:00am

We look forward to
seeing you there!

Upcoming Dates for 2008 are:

February 2nd
March 1st
April 5th
May 3rd
June 7th
July 12th
August 2nd
September 6th
October 4th
November 1st
December 6th

President's Corner

“Looking back on 2007”

I can definitely say that it has been a learning experience for me. I came on the board in October of 2006, so 2007 was my first full year of service. Probably the biggest lesson I learned is that it is so much easier to sit at home and complain about what the board is doing rather than actually getting in there and doing something, I also learned that being a useful part of my community is vastly more satisfying than the latter mentioned.

The end of 2006 and the beginning of 2007 had the board working feverishly to come to some kind of agreement with the developer of the property surrounding Lake Joanna. We were finally able to sign a contract with them as to what their rights would be in reference to the use of Nordic Drive and what their responsibility would be to the Association with regards to the maintenance of Nordic Drive. There are still some issues arising from this development that the board is continuing to deal with.

We have also been dealing with issues that have arisen from the development at Rachel's Landing. We have not as yet been able to come to any type of agreement with the developer and homeowners, but are continuing to try and protect the rights of our homeowners and the property that belongs to the Association.

Due to some discrepancies between what we show as our property lines and what the Old Towne Village development sees as our property line at the pavilion area, we have had to put plans to improve the lake area on hold. However, as soon as these issues are resolved, we will start with these improvements that will include: larger storage area, a horseshoe pit, boat access, and new landscaping around the pavilion for starters. I know that a lot of folks don't see the point in putting any money into the pavilion area, but the fact of the matter is that this property belongs to the Association and in an effort to keep it presentable so as to help maintain property values for all of us, we need to spend the time and money to keep it looking good. It is also a benefit of living in Sweetwater Village.

Like it or not, each of us joined the Association when we bought our homes. The purpose of the Association is to maintain the common areas, try to ensure that homeowners abide by the Rules and Regulations and Deed Restrictions.

Florida State Laws have very strict guide lines that we as a board must follow when trying to deal with homeowners, these guide lines can make our efforts very challenging.

To those who think that the board is not doing anything to correct problems that you see in the neighborhood, I would say that there is a lot going on that most of you will never see or know about. There are a lot of problems that get taken care of before they become blatant and then there are problems that take a great deal more work. We are doing all we can to take care of these issues as quickly and as best we can.

If you have any questions about what is going on, please join us the first Saturday of each month at the pavilion and ask questions, get involved and be a part of the solution. Mark your calendars and plan to spend at least one hour a month taking part in the business of the Association of which each of you are a part.

I look forward to seeing each of you at our homeowners meetings in 2008.

Robbi Hodson, President

On Line Services

Contact Information

Reserve Pavilion

Report Violations

Update Owner
Information

Key and Pass
Request forms

All Association
Documents
By-Laws
Rules & Restrictions
Covenants &
Restrictions for all
North's Phases
Also for
Sweetwater South

www.sweetwatervillage.com

The Speed Limit is 20mph

There have been more and more complaints of speeding through our community than ever before. This is an alarming trend since we have more kids than ever before and they do utilize the right of way to travel from house to house and even play.

We have contacted the Cedar Grove Police Dept and have been advised that since they are so short handed and can't be everywhere at all times that there is something we as a community can do to help the situation.

When you see a speeder get the license plate numbers and report it to the Cedar Grove Police Dept they will be able to contact the violators and possibly even issue a speeding ticket.

The Board still has speed bumps on the roster of things we want to do and it will remain on the list until we can get the project done.

Unfortunately Cedar Grove hasn't the funds; the County will not help because the North is in Cedar Grove, and the Board would have to propose assessing a "special assessment" on all the Association Members to raise the funds needed to do the project ourselves and we all know how well that's going to go over.

So if you are truly sick and tired of the speeding get out you pencils and paper, take them with you anytime that you are going to be out in the neighborhood so you will be prepared.

Be mindful of your speeds as you are going and coming, it could be your child or pet you save.

There are many eyes in this community and sooner or later you will be caught.

Be Safe and make your Community a safe place for all!





Important...

**Remember
there's no
speeding
anywhere!
Sweetwater
Village North
and South's
Posted speed
limits are 20
MPH.**

**CHILDREN
AT
PLAY!**

Trash Dumping At the End of Copenhagen Drive

There has been a long standing understanding in the South section about the debris pile located at the end of Copenhagen Dr.

In the early years of Sweetwater during the Joe Pellar rein, he had requested and encouraged the residents of Sweetwater South to utilize the area for disposal of yard debris in turn he would use it for land fill once he continued the development.

As we all know that never happened but the use of the debris pile has continued which isn't a problem. A relative of one of the residents who lives at the end of Copenhagen Dr has been nice enough to push back the pile from time to time as it grew, and the Board has engaged equipment in the same efforts to keep the pile from oozing into the road.

The problem is that recently some individuals have taken to dumping other things in this location; this is not a garbage dump this is for vegetation only.

If you have mistakenly left items that are not vegetable matter. Please go back and remove them and dispose of them in the proper way.

Trash is prohibited!



Don't Turn Our Neighborhood into a Trash Heap!

Board of Directors

Chipping the Association Debris

Our maintenance contractor has generated quite a substantial pile of debris as he does his job. Keeping in line with the Division of Forestry burn regulations the reduction of the debris pile by burning is proving to be inefficient as there is more being added faster than it can be burned.

During the last meet it was suggested that we rent a chipper to dispense the problem in a quick and economical way. We all agreed that out of all the options on the table that a chipper would be the way to go, and it would afford us the opportunity to offer the members of the Association a way of getting rid on their live Christmas trees if they haven't already done so.

Also we could offer the chips as mulch for anyone who would like to use them in their landscaping or weed control project for free, and a chance to get rid on any yard debris that you may have.

We will be renting a chipper the weekend of January 19. Chipping will begin around 9:00am. If you have any of these item that are 6 inches or less in diameter please feel free to bring them up to the pavilion park and we will chip it for you. Anyone who is interested in the chips please come as well it's all free, bring your shovels and take as much as you like, first come first served for as long as it lasts!



Officers for the 2008 Board

President- Robbi Hodson

V-President- Art Bernard

Sec/Treas- Diane Reid

Directors:

Irene Dunkle

J.Lee Bernard

Billie Huninghake

Jim Hickman

Congratulations to all and Good Luck!

Need to make changes to the outside of your Property, add an addition, cut down a tree or build a fence? Be sure to follow the procedures in the documents:

1. Draw up plans concerning your project and show placement, size materials completion time and any other information necessary.

2. Submit your request to the Board of Directors and Architecture committee for approval.

3. Once approval is given, don't forget to check if there is any state or local permits required before construction begins.

4. Happy Hammering!

Failure to receive approval for changes may cause property owner to be subject to legal remedies.

Neighborhood Watch

We are still trying to get a neighborhood watch started. Roy our Pavilion Security is willing to be involved and help setting things up and giving tips and advice on how to have a successful organization.

There also have been a couple on resident volunteers who are will to participate, but we need more to be effective. The more volunteers we have the less each will have to do and the easier it will be to keep our community safe and secure. Please even if you can only volunteer one night a month it will be a great help and investment in your home!

Please send us an email with your contact information through our website: Sweetwaterwillage.com or you can contact

Diane @ 872-398

Be a part of the solution!



HELP WANTED

**Board of Directors
for Sweetwater
Village**

**Looking for
Association
Members who
care!**

**Come and work
with us to make
our Community
the best that it can
be.**

**Our Community
family needs you!**

Problem Solver

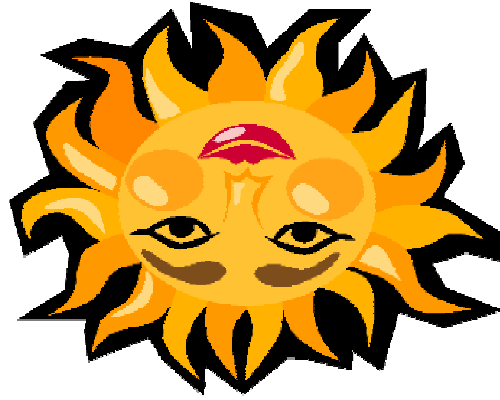
Most all the residents in the North section and pretty much anyone who reads the paper or watches the News has be enlightened on the facts of Cedar Grove not do what has been fulfilling the duties in trusted to them by the citizens of Cedar Grove. But I'm sure that the North residents who have called on the Police Dept. for help know more acutely than most.

Well our venerable Board President took it upon herself to take up the gauntlet and contacted Problem Solver Jerry Brown who works for a local news station. She told him of a recent dog attack incident that happened in our community which ended with two beloved pets who were not in violation of any of the rules being mauled to death.

When the homeowners of the dead animals called for help they met with resistance and a cold refusal of help stating that they could do nothing because the area was governed by an Association. She went on to let him know that get any sort of help for Cedar Grove proves to be futile 90% of the time and ask if he could look into it for us.

After doing his investigation and speaking with the Police Chief Turcot. This is where we stand. Chief Turcot unequivocally told Jerry Brown that they will respond to any call that is within their City Limits and will handle whatever the problem may be.

So pick up those phones and make those calls, Jerry Brown wants to know immediately if you do not get the service you deserve, the service that you are entitled to, service that you pay for!



Sweetwater Village Landowners Association, Inc
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Panama City, FL. 32404