



# Sweetwater Village Newsletter

March 2005

Volume 2005,  
Number 3

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

## Online Services

Covenants &  
Restrictions  
Reserve Pavilion  
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Requests and much  
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## Message from the President

### ***We Need Your Help!***

As you can probably tell, the north section is being plagued by reckless drivers who can't seem to stay on the roads around the subdivision. Also, someone (or group) is going around pulling up stop signs. Parents, please remind your children that tampering with county property is a punishable offense by law, especially traffic control devices. These do not belong to the association.

As far as the entrances go, we've received letters and other complaints asking us to do something about it, as the ruts fill up with water, making an ugly mess at our entrances. We are in the process of putting up deterrents to this problem. It takes time as we have to get approval from the county to do anything. In the meantime, if you see someone purposely damaging association or private property, please take down a tag number and report it. Until someone is held responsible, there is not much else we can do but fix the problem at association expense.

Spring is around the corner and it will soon be time to get out the lawn fertilizer and mowers! Please take some time and look around your front yard and see what you can do to enhance the beauty of your property. Not only does it increase visual appearance, but it can help increase your property's value. I realize not everyone has a green thumb, but it does not take much time or money to change the look of your yard. It just might put a smile on your and your neighbors' face.

On the flip side, those of us who don't have the minimum landscaping requirements per our deed restrictions and covenants should take another look at them and make the necessary improvements. Due to not having a manager (CAM), we haven't sent any letters out in a long time, so most of us that aren't compliant have had plenty of time to make things right.

By the way, we do have people living here (myself included) willing to help you with ideas and even labor if you're not able to do the work. Just email us at [bod@panamacity-realty.com](mailto:bod@panamacity-realty.com) or write the association. We care about the appearance of our community, and so should you! This association is moving forward with a positive tone!

Mike Owen, *President*

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 are 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.

## From the Pen of the Vice President

Your board of directors and the architectural committee want to thank each of our fellow homeowners who are making a positive effort to keep our community a nice place to live.

The requirements set forth in our deed restrictions, for you property upkeep, are minimum standards. If each of us will make a continued effort to keep our lots presentable along with our common properties, we will continue to have a beautiful place to live and raise our families.

When you plan to add to your property please do it right and build or improve your property according to county regulations as well as Sweetwater's, keeping in mind to show decency and respect to your neighbors as they would to you.

Note to the newly built home owners, Contact your builder and require them to give you the minimum landscaping that's part of your contract, You paid for it.

Don Marcum, *Vice President*

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## Secretary's Point of View

Once again I'm compelled to speak out for the animals in our lives that we love and care for so much. To many time's I have witnessed loose dogs roaming the streets with no supervision. This is not allowed anywhere in Sweetwater. All dogs are to be leashed or fenced. If you are out for a walk, make sure you have what I refer to as Poop Puppets in you pocket, you know those wonderful plastic bags we all get from shopping. When your dog makes a deposit slip one on your hand and say YUM YUM YUM HERE I COME and let your fingers do the walking, pull the bag right side out and knot it, simple, easy breezy, your done. Just drop it in the trash when you get home.

We want to keep our fuzzy babies safe letting them roam is a tearful heart breaking accident waiting to happen. Also remember just because your baby is loving and sweet to you, doesn't mean that they will be the same to a stranger, so let's keep a close watch.

Summer will so be here and the yards will be filled with children playing, keep them safe!

Thank you so much,

Diane Reid, *Secretary*

## Monthly Board Meetings

Held every first Saturday of the Month 9am at the pavilion.  
Come join us!

Spring Sale Event  
Saturday  
April 16, 2005  
8:00 a.m. til....

Good Luck to all  
and  
Happy Sales

## Season of renewal

As spring approaches, we all look for the new beginnings in nature to start showing themselves to us and we rejoice in the simple joy of it. There is a point where we start looking around to find a way to join in the earth's time of new beginnings, fresh starts, and the culling of all things old. Many have voiced the desire to have a Garage Sale this spring so they may do a little culling of their own. Mark you calendars now so the preparations may begin. April 16<sup>th</sup>. Has been chosen for the event. There is plenty of time to sort through all your treasures and decide on what maybe of some interest to someone else and possibly put a little jingle in your pockets. There may not be a reminder of the sale so mark those calendars!  
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### Welcome to all our New Directors of the Board

Hi! I'd like to take a minute to introduce myself. My name is Libby Shanks and I am the newest board member. I joined the board to represent the homeowners of Phase II. I would like to see some changes made to the way our neighborhood is ran and, also I would like to make it understood to the homeowners that your ideas and suggestions are meaningful to myself and others on the board.

My goal for joining the board is to get all homeowners of Sweetwater Village involved in making this a better place for everyone. I am here to be the voice for the homeowner's, My email address is [clshanks@joimail.com](mailto:clshanks@joimail.com), please feel free to contact me with any ideas, concerns or comments, you as the homeowner may have. I would like to encourage everyone to become active in our community association to help make our neighborhood a better place.

Thank you,

**Libby Shanks**, *Director*

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## Director's Announcements

### *WARNING...DANGER IN CONSTRUCTION AREAS*

Parents we are having problems with children in construction sites. As a gentle reminder, on posted construction sites trespassing is considered a felony as per FLA. Statute 810.09 section 2d. Please help keep our kids safe.

### Speed Remedy Coming Soon Near You

You may have seen a few of our board members hitting the pavement, going door to door in the North. This is in attempt to get 90% of our homeowners to sign if they are for or against speed humps in our area. These speed humps will be installed & maintained in the North by Bay County if we have 60% homeowners in favor. Unfortunately, since the South is private the speeding problem there will have to be solved by other means, which is being looked into.

Please remember the speed limit is 20mph & watch for our children they're not always watching for you.

Heather Edmundson, *Director*

## Message from a Director's Desk

Greetings to one and all,

My name is Jennifer Pullen; I am on the Board of Directors. I would like to take a minute and share some thoughts and up coming events. We are busy with many things.

It has been brought to the board's attention that there is a problem with vehicles racing between the lake and homeowners property. The board is going to install fixed pilings across the back of the empty lot to stop the thru way of vehicles; however, will still allow for lawn maintenance and people to have access to the lake.

The board is working hard to improve our community. There are many things that are being planned and are in the works. These things take time and hard work. Any ideas or thoughts are greatly welcomed. As homeowners, we all have an invested interest in the planning, safety, and the appearance of our neighborhood.

I would also like to remind everyone of the large number of children that reside in our neighborhood and to keep two eyes open for children in and near the road and watch your speed. I would hate for a child to be a victim of a speeding car.

The board is trying to acquire the empty lot and designate an area for the children to play with a playground and basketball court. This is one of the many projects planned for the future, but this will take time and as for now the children have no designated area and often venture into the road for such activities as bike riding, skateboarding and basketball. My plea is for everyone to slow down and look for the children because they aren't watching for you (vehicles).

Thank you,  
Jennifer Pullen, *Director*

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*You asked for it...*

**SPRING YARD SALE**  
**Saturday, April 16<sup>th</sup>**  
**Beginning at 8:00 a.m.**

*The association will place ads in the News Herald and the Thrifty Nickel to advertise the event. As well as, place signs around the area. Please feel free to put signs up too!*

*All you have to do is gather up your unwanted items and put them in your driveway. Then wait for the CASH to roll in!*

Important...

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

CHILDREN  
AT  
PLAY!

Those of you who  
have already sent in  
your 2005 Dues  
Thank you so much.  
We as a Community  
are beginning to  
see the light at the  
end of the tunnel.  
It's growing  
brighter everyday.

A Very Special  
Thank you goes out  
to our Treasurer for  
all her hard work  
and efforts in  
getting us to where  
we are today!

## ***Tidbit from our Treasurer***

Money has been rolling into the association since the beginning of the new year! I want to thank all of you who have already paid your yearly assessments. If you have not mailed in your payment as of yet, please do so. All payments were due on or before February 15th.

Haven't paid yet? Not a problem, just drop your payment in the mail as soon as possible. For those that were current at the end of 2004, no additional charges will be added to your account until the end of March. As of April 1st, finance charges will be applied to your account.

The board has continued to work to collect from those whom have chosen not to pay over the years. We currently have only 16 landowners out of 246 in arrears on their assessments. Out of these sixteen, 5 are in bank foreclosure, 5 have made arrangements with the attorney, and the remaining 6 are awaiting the next step of the legal process.

At this time, 165 homeowners have paid 2005 annual assessments. We have 63 owners owing for this year only and then the 16 already mentioned above. That means that 68% of our homeowners are paid in full. This is the best collection percentage I have seen in the three years I have been treasurer!

### ***Other happenings...***

- The 2005 Annual Not-For-Profit report has been filed with the state.
- 1099's have been sent to individuals that required one.
- Federal Tax return for the association will be filed before the end of March.

### **MONTHLY AND YEARLY FINANCIALS ARE AVAILABLE ON OUR WEBSITE OR AVAILABLE UPON WRITTEN REQUEST.**

- To view or print online visit [www.sweetwatervillage.com](http://www.sweetwatervillage.com)
  - From menu bar click on "Owners Only"
  - Click on "Owners Only Page access"
  - From menu bar click on "accounting"
  - Then click on "financial statements"
  - And finally click on the month/year you would like to see. Links in blue have information posted.
- To request in writing
  - In your request specify which months or years you would like to receive.
  - Please mail your request to Sweetwater Village, Attn: Treasurer, 7224 Bayou George Drive, Panama City, FL 32404

Joan Ellis-Jones, Treasurer

## See What Is, Not What Was

Hear me Please. I understand that there has been a long period of time in which there has been no sight of positive use of your dues. You now have to understand there was just as long of a period that there was not enough dues paid to do anything other than keep the basics running. I understand that the previous Boards didn't do a very good job of putting the Sweetwater Village Community Family first or watching out for your interests. And in their wake was destruction and damage of monumental proportions.

That Dog is Dead you can let go and stop beating it. It's time to move on. Stop looking behind you and look to the future and see the new beginnings of the Community that we all want. The Board that allowed this mess to come about is gone. Yet still there are those of you who continue blaming the past on the present Board of Director's who have done nothing but work tirelessly to fix this mess.

Once again it's you who have to understand that the few people that took on the daunting job of setting everything right once more volunteered for this mission and all the while asking for help and never getting any even so continued to battle all that was set before them. Yes, there have been a lot of feelings hurt, ego's trampled and already exhausted emotions tried to the limits of human understanding in the process, with myself included.

The first and most important task was getting everyone to pay their dues as agreed upon when the purchase of their home was made. I think, all will agree it isn't right for a handful of owners to foot the whole bill when everyone should be doing their part as agreed. In doing so a lot of anger and hostilities were generated against the present Board and remember I was also among those numbers. I chose instead of sitting at home fuming and plotting how I could get back at the Board, to become part of the Board, take the time wasted on anger and use it to find out why things were the way they were and do something to make things better for the future.

I for one am so sorry that collections had to go in the direction that they went. Sometimes tough love is the only way to get through to family members who have lost their way. Yes, We as Sweetwater Village Association are a family, a group of people with common ties, who by the way should be working together.

Like I've said before I'm new to all this and I don't have all the history and are not privy to everything that has happened before my joining this community, nor do I have all the answers.

Yes, there have been things said and done and a large portion of them hard and hurtful, from and too both, Board Member and Resident. My point being, it's in the past and there is nothing that can change that, yet there is a most wonderful thing about the past, it's connected to something that offers immeasurable possibilities, like a light at the end of a long dark tunnel it will draw us out, only if we can just turn from the past and look to the future. We are so close you can reach out and touch it if only you would.

Let's all make the positive changes we need to so the future of Sweetwater will be a bright one.

Diane Reid, Secretary, Board of Directors

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***Welcome to Our New CAM***  
**Mr. Brett Burmann**

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### Help Wanted

There are still two seats open on the Board of Directors for Sweetwater Village.

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

Our Community family needs you!

