



# Sweetwater Village Newsletter

September 2006

Vol.

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!

September 9<sup>th</sup>  
October 7<sup>th</sup>  
November 4<sup>th</sup>  
December 2<sup>nd</sup>

## My Apologies to All

This is extremely personal and still painful for me. Nevertheless the chair I occupy on the Board of Directors carries a lot of duties and responsibilities, which in turn are vital for the smooth functioning of our Association. The interruption in my performance of my duties, the delays and problems that have been caused compels me to provide all the members of the Association (that's you) with a much deserved explanation.

On June the 8<sup>th</sup> I lost a 5 year long battle to hang on to the most precious and important person in my life, my Mother. She was my best friend and the one constant good element in all the long years of my life. Just being near her made all the trials and tribulations of this earthly life bearable; needless to say I was devastated by her passing. Two days later during her viewing the news reached me that my brother had followed her. He was my only sibling and closer to my heart than I realized before his death making his passing even more painful. They were my only close family.

To all, my close neighbors who knew my Mother, who rallied around me in my darkest hours, reaching out with your hearts and that, have helped with all the day to day things. My whole hearted Thank You goes out to you, for without your love, support, prayers and continued help; I do not believe that I could have made it this far.

Our heavenly Father has strengthened me to be able to start healing, so I may return to living the life he has intended for me.

To all our new members who have moved into Sweet water and have not received a visit from me, Welcome! I apologize for the delay. A few months before my Mother became gravely ill I turned over the welcome committee to someone else in the effort to relieve some of my work load. Once I realized that it wasn't being done I retrieved it shortly after my attention was fully involved with my Mom. I will be around to visit each and every one of you soon. I look forward to meeting you all.

I apologize to each and every one of you for any inconvenience, or difficulty that you may have experienced due to my situation, and ask for your continued patience in the future as I work my way through the back log of my duties.

I will do my best to catch-up everything that has fallen behind:

Lake passes, welcome committee, website postings, communications, news letter, Board Business, legal matters, bookkeeping, unfinished projects, collections on unpaid dues, and most important being available to my community family for what ever help that I may be able to give. Thank you for your kind understanding in all these matters, and much more.

May god bless and keep you.

Diane J Reid



# Presidents Corner

Hello Sweetwater.

8-24-06

I know it's a bit late due to unforeseen circumstances, but here is the newsletter. I would like to take this opportunity to inform you of several items.

First off, the family that was residing at the pavilion has had to move out due to the wife's sensitivity to the byproducts of the incinerator. We wish them well and are looking for a replacement family to move in to the site. I would like to point out that since we had put a family there, incidents of vandalism, drug use, and littering had virtually disappeared. We will ensure that whoever gets the spot there will have to pass a background check and be people of high morals.

Secondly, we have been forced to terminate the prior maintenance person based on numerous homeowner complaints. It has come to my attention that there may be possible legal action to take place due to the Board pro-rating the final pay of the prior maintenance person to reflect payment for work actually done. If any of the land owners would care to submit statements, photographs, or other evidence regarding the former maintenance person and the quality of the services that were provided by him, please submit them to the Board of Directors via E-mail, or deposit them into the Association mailbox.

We have entertained bids for a new maintenance position contract that has addressed our landowner's complaints, but at the time of writing this the bidding is still open. I would like to encourage the landowners here to contact the board if ever they see the quality of service of any paid position of the Sweetwater Landowners Association lacking. We can't fix it if we don't know it's broken.

Thirdly, there are many open seats on the Board of directors. I would ask that any civil minded, fair and impartial landowner who has the desire to help, please contact the Board if you would like to be a member. The Board needs input from the landowners and the more board seats that can be filled, the better representation you will have. Axe grinding, self serving agenda's, or favoritism for one section over the other, are not qualities conducive to a productive Board, if you would like to be on the board and have any of these feelings Please leave them at home. We need honest people who will work for the betterment of all the landowners. The current board has worked very hard and the landowner's have reported that Sweetwater is in the ascendance, come, join the team and help make our neighborhood great. Please contact me if you are interested at [abern68@comcast.net](mailto:abern68@comcast.net) or call me at 872-7036.

Fourth, I would like to report that the clearing of the main storm water drainage ditch in the south is on track and awaiting the contractor's availability. I believe that at the time this is being written, he is about 2 weeks out from beginning work.

Fifth, the storage lot project, while started, has been put on hold temporarily. With a good amount of dues still outstanding, I felt it better not to have two major projects ongoing at the same time. The board chose the drainage ditch project to proceed first as it directly effects landowner property. Once the ditch work is completed, funds permitting, I will start back up on the storage lot project. In the meantime, I have managed to clear out most of the current lot and there are spots available. If you need a spot, please contact me. Spots will be on a first come, first serve basis.

Sixth, I would like to ask that our landowner and renters please step up and take care of your property. This has been a very bad year for people letting their yards get over grown. I would like to remind all that after three letters have been sent, the association will send in the maintenance person to mow your yard and charge you \$50.00. Please, get out there and mow at least once every two weeks and more often if you're able. Un-mowed property looks bad and lowers everyone's property values. I encourage all to take pride in their homes and to take care of what is for most the largest investment they will make in their lives. Please, don't throw your hard earned money away; take care of your house.

Seventh, I would like to report that after months of negotiation, the association now owns Lake Suzanne. I would remind residents whose property borders the lakes that as set out in the covenants, you are responsible for mowing all the way to the lake shore. Residents who do not comply with the covenants will be sent three letters than charged a \$50.00 fee at which time the maintenance person will mow it. Please take care of your responsibilities.

## 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](http://www.sweetwatervillage.com)



**Important...**

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

**CHILDREN AT PLAY!**

Continued from previous page:

Eighth, I would ask that all residents of Sweetwater North please keep an eye on the entrance flower bed. It seems that it has become a popular place for tossing trash. I also ask that the parents of any kids who catch the bus there watch their children closely. While cleaning it out I found two empty vodka bottles, several beer cans and bottles and empty tobacco cans. I'm not saying your kids are doing it, but as a parent myself, I'd want to know if they were littering and using any of those products. Kids need watching. There is no substitute for parental supervision, lets please take care of Sweetwater's children and make it a good, fun, and safe place to grow up in. Well, that about covers it for this letter. As always, contact me if you need anything and I will do what I can to help you.  
God Bless,

Art Bernard

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**Secretary's Section**

Greetings to all Sweetwater Village!!!! I hope you each have had a wonderful summer. I would like to introduce a new part to our quarterly newsletter. "The Classifieds" is beginning so if you have something for sale and would like to advertise in our newsletter, please email me at [a&j68@comcast.net](mailto:a&j68@comcast.net).

With our neighborhood children going back to school, we need to make sure we obey the speed limits and let's watch out for our children waiting for the buses.

I would like to encourage everyone to come attend the monthly meetings, usually held the first Saturday of the month at 9:00 a.m. You are an important part of this association and we need your input. I challenge you to become an active part of our association; to have productive input and let's make Sweetwater Village Landowners Association a wonderful place to live. Take care :>)

J.Lee Bernard

Secretary, SWVBOD

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**Please let us know if anyone is interested in having a Fall Yard Sale. If enough residents are interested, we'll try to set a date for mid- October. This would be a great time to clear out some room for the upcoming holiday season. Please call Diane Reid at 872-3983 or email J.Lee at [a&j68@comcast.net](mailto:a&j68@comcast.net).**



**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.**

## Treasury Report

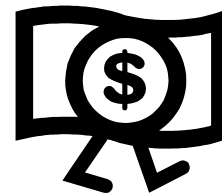
Collections have been derailed for over three months due to my recent situation. I again would like to apologize to everyone who has paid their dues and would like to reassure you that this is priority one on my list. I would like to thank those of you who have contacted me during this time and have made efforts to pay your accounts even though I had not contacted you.

### NOTICE:

Anyone who still has a balance due, September 30<sup>th</sup>, that is not already in collections with the Association Attorney, or has not already contacted me to make arrangements to pay; Will be turned over to the Attorney.

I would like to take this opportunity to give those of you within this group to have a fore warning as to what being turned over to the Attorney means. First will be what is called a demand letter requesting payment which carries a \$75.00 charge which will be added to your total. This will give you an additional 30 days to pay your account including Attorney's fees. If no payment or contact is made within the time limit, the Attorney's office will open a file on your account which carries a \$150.00 charge, once this is done the next step is filing a lien and or other various actions carrying \$300.00 to \$500.00 in charges depending on the case, and every time the Attorney's office picks up you file for what ever reason there will be more fee's.

Please, don't let this happen for my sake and your's, I surely do not like to do this. You can contact me at 872-3983, if I should not be available please leave a message and I will contact you as soon as possible.



Thank you for your prompt attention,  
*Diane J Reid*

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## Lake Suzanne Update

As mentioned in the President's Corner, we are now in the possession of the Deed for Lake Suzanne. We were also able to recoup \$3,000.00 expended in Attorney fee's during this long drawn out battle with our former developer. We as an Association have no access to the Lake how ever the residents that boarder the shore line can access it through their back yards.

One of the items on my list of things to get done is looking into the Rachel's Landing storm water run off which they have piped into the Lake which is illegal; Florida Law requires new sub divisions to retain their own run off.

This may open the door for charges and provide some income to off set the costs of insurance. There are several ways to look at the situation, and all avenues will be investigated, once I have all the information I will present it to the Board of Directors at which time a decision will be made as to how to proceed.

If there is a major change or the need for more input from the Association notification will be made so you can voice your opinion on the facts at hand. Remember without your input we a forced to make decisions on our own, your participation is greatly needed and desired.

## Classifieds

**For sale: Vintage, Lane China Cabinet. Simple lines, glass sliding doors, large utensil drawer w/ storage space below also sliding doors.**

**For Sale: Playstation 2 slim design, w/ 28 games, extra controller, DVD remote, extension cords for game controllers.**

**For Sale: Hewlett Packard iPAQ pocket PC w/excel, word, and many more programs and functions.**

**For more info on these items please contact Diane J Reid @ 872-3983.**

### Recruiting any and all pilots

The chief of staff of the US Air Force decided that he would personally intervene in the recruiting crisis affecting all of our armed services. He directed a nearby Air Force base that will be opened and that all eligible young men and women be invited.

As he and his staff were standing near a brand new F-15 Fighter, a pair of twin brothers who looked like they had just stepped off a Marine Corps recruiting poster walked up to them. The chief of staff walked up to them, stuck out his hand and introduced himself.

He looked at the first young man and asked, "Son, what skills can you bring to the Air Force?"

The young man looks at him and says, "I'm a pilot!"

The general gets all excited, turns to his aide and says, "Get him in today, all the paper work done, everything, do it!"

The aide hustles the young man off. The general looks at the second young man and asked, "What skills to you bring to the Air Force?"

The young man says, "I chop wood!"

"Son," the general replies, "we don't need wood choppers in the Air Force, what do you know how to do?"

"I chop wood!"

"Young man," huffs the general, "you are not listening to me, we don't need wood choppers, this is the 20th century!"

"Well," the young man says, "you hired my brother!"

"Of course we did," says the general, "he's a pilot!"

The young man rolls his eyes and says, "So what! I have to chop it before he can pile it!"

### **HELP WANTED**

**There are still  
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!**