



# CURRENTS

November 2023

## Looking Ahead to 2024!

Wow another year of projects to check off the list! We finally completed the irrigation installation along New England Blvd, landscaped and lit the New England and 441 monument wall, upgraded our street lights to LED with new fixtures and painted the poles black to give a new look. Our clubhouse was also added to the list with an interior renovation, revitalizing an old building making so residents are able to rent it out for gatherings, and for the board to hold meetings.

We have also updated our community Rules & Regulations which are included and can also be found at [www.swlhoa.com](http://www.swlhoa.com), along with online forms such as Architectural, Key Fob Requests and Recreation Area Reservations.

As we anticipated, our maintenance fees will be increasing this year by \$20 per quarter- to \$225 or \$900 annually. This is primarily due to contract and insurance increases and contributions to our reserves based off our completed Reserve Study. We work diligently and responsibly to maintain an appropriate budget that ensures the community is properly funded for our current and future projects.

In 2024 we will begin to address some of the lake bank erosion, continue making landscape improvements, and the most exciting for those with kids – new playground equipment!

We are dedicated our continued improvement projects to enhance the community and contribute to increasing your property values.

We would like to wish everyone a very Happy and Healthy Holiday Season!



## IS YOUR LAKE BANK ERODING?

Is your shoreline headed toward your property line, or, worse: pool or porch? Here's a simple, inexpensive solution: Fakahatchee Grass!

Plant it in strategic locations close to the water's edge - where your erosion is greatest. One plant will expand horizontally so you don't need to buy many or plant them close together. As the water and wind blows, this plant will capture drifting soil building back up over time...AND it prevents what soil there is from drifting off itself!

We have received multiple estimates from lake bank erosion companies, all of which are in the millions. The association intends to begin tackling the most affected areas is each lake over the course of 5+ years.



## Pickle Ball has taken SWL by storm!

If you pass by the tennis courts, you might hear the infamous 'TWOCK' sound of a pickleball getting beat up by some very determined players. The game is infectious, great exercise (but not insanely so), at times competitive... and always FUN.

If you have never played, or are new to the game, stop by! You can learn a lot by just watching. Ask the players how to join the SWL Pickleball Facebook page to learn what's going on- and when.

Prime time for play is Wednesdays at 6:30PM or Saturdays at 9AM.

If you know the game and have a paddle -put it in the rack to get into the rotation. If you are a reformed tennis player: learn to DINK. Seriously, we know you know how to slam! And stay out of the Kitchen...



**PBSO continues its long-time partnership with the TOYS FOR TOTS program and FALLEN OFFICERS Foundation.**

Deputy Kelly will be at the Recreation Area for residents to drop off their unwrapped gifts.

**Stay tuned for dates and times!**

We are in the Holiday season when vehicle thefts increase. Please remember to lock your cars, remove any valuables, lock your house, and turn on your outside lights. Well lit areas are always safer!

Look out for a Sheriff's Newsletter in your email soon!



A BIG THANK YOU to all our Social Committee Volunteers and Architectural Committee Members!

You all dedicate so much of your own time to help improve property values and bring the community together. We appreciate you and couldn't do it without you.



**SANTA MAY BE COMING TO TOWN AGAIN THIS HOLIDAY SEASON!**

We are awaiting to hear from his elves, so stay tuned for all the details!

**SWL 2024 APPROVED BUDGET**

**INCOME**

Homeowner Assessments	\$765,172.60
Reserve Income	\$158,500.00
<b>Income Total</b>	<b>\$923,672.60</b>

**EXPENSES**

Accounting Fees	\$8,000.00
Bank Charges	\$150.00
Meetings	\$100.00
Special Events	\$5,000.00
Website	\$1,000.00
Admin/Office Expense	\$20,000.00
Professional Fees	\$10,000.00
Licenses/Taxes/Permits	\$400.00
Corporate Annual Report	\$125.00
Bad Debt Expense	\$20,000.00
<b>Administrative Total</b>	<b>\$64,775.00</b>

Insurance/Property, Liab	\$120,000.00
<b>Insurance Total</b>	<b>\$120,000.00</b>

Irrigation Maintenance	\$10,200.00
Pool Contract	\$20,815.00
Sheriff Contract	\$149,541.00
Holiday Lighting	\$6,500.00
Lake Maintenance	\$16,400.00
Landscape Maint-Common Area	\$87,570.00
Landscape Other	\$10,000.00
Pest Control	\$12,200.00
Management Fees	\$102,971.60
Maintenance Personnel	\$15,000.00
Tree Trimming	\$13,000.00
White Fly Spray	\$12,600.00
Pressure Cleaning	\$2,000.00
<b>Contracts Total</b>	<b>\$458,797.60</b>

Electric - Entry Ways	\$1,000.00
Electric - Sprinkler	\$4,000.00
Electric - Street Lights	\$50,000.00
Electric - Recreation Area	\$6,000.00
Water & Sewer Pool	\$5,000.00
Phone/Pool/Security	\$1,600.00
<b>Utilities Total</b>	<b>\$67,600.00</b>

R & M - Irrigation	\$10,000.00
R & M - General	\$20,000.00
R & M - Playground	\$6,000.00
R & M - Pool/Cabana	\$10,000.00
R & M - Basketball	\$3,000.00
Janitorial Supplies	\$1,000.00
Camera Maintenance	\$2,000.00
Security Fob System	\$2,000.00
<b>Repairs &amp; Maintenance Total</b>	<b>\$54,000.00</b>

**RESERVES**

Reserves – Irrigation	\$10,000.00
Reserves – Lake Banks	\$40,000.00
Reserves - Pool	\$20,000.00
Reserves – Tennis Court	\$6,000.00
Reserves – Basketball Court	\$5,000.00
Reserves – Cabana/Pavilion	\$6,000.00
Reserves - General	\$10,000.00
Reserves – Playground	\$50,000.00
Reserves – Parking/Paving	\$3,000.00
Reserves – Clubhouse	\$5,000.00
Reserves – Landscaping	\$5,000.00
<b>Reserves Total</b>	<b>\$158,500.00</b>

<b>Total Operating &amp; Reserve</b>	<b>\$923,672.60</b>
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<b>Per Homeowner per year</b>	<b>\$900.00</b>
<b>Per Homeowner per quarter</b>	<b>\$225.00</b>



**BOARD OF DIRECTORS MEETINGS**

Board of Directors Meetings are typically held on the last Wednesday of the month at the Clubhouse.

Check the SWL HOA Facebook page or look for the meeting signs posted throughout the community.

**YOUR BOARD OF DIRECTORS**

- Eric Piekos: President
- Tim Ippolito: Vice President
- Sally Kauffman: Treasurer
- Brenda Cavallo: Secretary
- Anita McCauley: Director

We want to thank our former President, Larry Christopher for his contributions to so many of our projects over the years and truly appreciate the time he dedicates to this community!

We would also like to thank some honorary members – Denise & Bill Sears, who are regular contributors and valuable to the community.



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**YOUR 2024 QUARTERLY FEES ARE \$225.00**  
Please mail your check along with your coupon to **South State Bank c/o SAMI, P.O. Box 668426, Miami, FL 33166-9416.**

If you would like to set up auto withdraw, please contact Ilyssa and she will be happy to set this up for you.

**If you are currently set up on auto withdraw, the amount will automatically be adjusted, and you will not receive payment coupons.**