

Sweetwater Ridge HOA Newsletter



Happy New Year everyone! I hope everyone had a wonderful holiday. The board has great news, we will be able to keep our assessments the same as the last couple of years at \$530.00

Payments

Payments are due by 31 March 2023 and late fees will be applied after that date. Dues that are paid by the last day of February will be eligible for the early bird drawing held at the annual meeting. Payments can be made online but only if we have a valid email address for you. If we have a valid email, you'll be sent a link for payment. If you need to update your email on file send it to claudiaconder25@gmail.com, vigcar81@gmail.com, Dena-stark@hotmail.com, swridgehoa@gmail.com. We cannot take credit cards so payment will have to come from your checking account. If you have late fees on your account, each late fee is a separate invoice and each invoice will have to be paid separately on line or can be paid by mailing a check. If you have not paid your 2022 assessment by now, any unpaid balance will be sent to collections. Once they are sent to collections, the association is no longer involved and you will need to deal directly with the attorneys that handle collections for us. They will add their own fees on top of what is owed to the association.

Water Company News

The main reason we are able to keep assessments static is because of all of you making sure that you conserve water, and this year we have done extremely well in that conservation effort. That's the good news but the bad news is the water company is increasing their operating and capital improvements assessment. The next billing from Bear Lake Water Company will be increased from \$311 to \$540 per year. This increase will be reflected in your next bi-annual bill from them so your bill will be \$229.00. This money is used for operating expenses and capital improvements to the water system not the actual water usage.

Expenditures

As with most things in this economy, we expect the price of our yearly road work to be more expensive this year. Because we are not sure what that total bill will be, we are holding off with planned expenditures of a play set for the park at the pool and cutting fire breaks around the park. If costs for the roads is within our planned budget we will move forward with our planned projects.

Snow Removal

Just a reminder that Bear Lake Landscape is the contractor for snow removal this year. They are contracted to do our roads not plow individuals drive ways. If you want your driveways plowed by them please contact them and make arrangements with them individually for this service. Their phone number is 435-670-3074.

Roads

One of our major expenses is road maintenance. Please DO NOT dig up the roads and/or fill in the ditches. If your property is on a slope, the ditch in front of your lot is there for a purpose, to allow the water to drain along the edge and not destroy the roads. Your cooperation is very important.