



Hope everyone is enjoying the holiday season. This newsletter contains a lot of information along with some repeat information. There is an **attachment** with all the rules along with fines for ignoring the rules. They are also posted on our website, sweetwaterpark.org

HOA FEES will remain the same as last year at \$600. If paid after 31 March 2026, you will be assessed late fees monthly until paid in full. The assessment can be paid electronically with a link provided in an email that will be sent to your email on file. You can also pay by mailing a check to Sweetwater Ridge HOA PO BOX 511 Garden City Ut 84028. Those who pay before 1 March will be eligible for the early bird drawing held at our annual meeting in July each year.

SNOW REMOVAL -Lutz Construction will be doing our snow removal again this year.

CHANGES COMING- As we alerted you earlier in the fall, the sewer company is proposing a rate increase that will either force us to raise dues or have each owner pay a separate bill directly to them quarterly. If they opt to bill individually, the increase in what you pay for sewer service will increase by over 40%. We have been working with the Bear Lake Special Service District (BLSSD) board on this matter and will keep everyone informed. If BLSSD determines that they will bill you separately, your HOA assessment will decrease.

BEAUTIFICATION COMPLIANCE- Next year, if you have not taken steps to control the weeds growing on your lots by 5 July, the HOA will have them removed and charge you the what it costs us to get them taken care of plus an additional \$100 fine. The spring newsletter will have a reminder of this important date and importance of taking care of your property(s).

ROADS- A significant portion of your assessment is for road maintenance within the Sweetwater Ridge HOA boundaries and are for the exclusive use of owners and guests. Adjacent property owners do not have a right of way to use our roads without written permission from the association.

CONTACT INFO-The board reminds everyone that keeping your contact information up to date is important to us and you. It is your responsibility to keep your mailing address, phone number, and email up to date.

Mass emails to the entire HOA are sent when there is information that needs to be passed on like water outages, meetings, deadlines, and events. We also post these announcements on our Facebook page: Sweetwater Ridge Home Owners Association.

Our contact email is swridgehoa@gmail.com
(ATTACHMENT- RULES)