

The Spirit of Sylvan Shores



THE NEWSLETTER OF THE SYLVAN SHORES PROPERTY OWNERS ASSOCIATION

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NEIGHBORHOOD WATCH Informational Meeting

Saturday

March 12, 2011

11:00 am

Clubhouse

All those interested in keeping our neighborhood safe and secure please come to the informational meeting listed above. Phil Miller will be here to talk about what is expected of the volunteers. We would like to get at least 10 volunteers involved in the watch program.





MESSAGE FROM THE MANAGER - SHARON KADLEC

Message from the Manager
Sharon Kadlec

The Home Show and Builders Fair has been cancelled for this year. We did not get enough contractors and vendors to commit to the Fair to justify the expense of the activity. Hopefully when the economy turns around we can offer this service again.

By the end of March we will have new Clubhouse furniture. The furniture we are replacing is 40 years old. Be sure to stop in and check it out, we are very excited with the change.

There are many volunteer opportunities coming up this spring. We have the Road Side Clean Up scheduled for April 30th and the Community Sales coming up May 28th. We will also need some help with the annual meeting on May 7th in the kitchen and for the clean up afterwards. Please call the office and let me know if you are able to help.

As part of our spring clean up, the Board of Directors go on a tour of Sylvan Shores. They are looking for properties that are non-compliant, such as too many vehicles, using a vacant lot for storage, debris and garbage around dwellings, structures put up without permits and anything that contradicts our Covenants. If you have any questions on compliance, please call the office.

Sharon

SYLVAN SHORES COMMUNITY SALES

The annual Sylvan Shores Community Garage, Baked Goods and Plant sale will be Saturday, May 28, 2011 from 8:00 am until 3:00 pm, rain or shine. The sales will take place at the Sylvan Shores Community Center. We will again put together a detailed map showing all the area garage sales for customers to pick up at the Clubhouse and at the Community Center. If weather permits we will have a stack of maps out by the front entrance. If you are interested in being on the map, please call the office 218-894-1065. We will also be advertising in the Staples World newspaper. We will be looking for donations of plants and baked goods and of course volunteers to work that day. Please drop off baked goods and plants Friday, May 28.

The sign up sheets for volunteers will be available in the office May 1st and posted on the bulletin board downstairs in the Clubhouse, call the office at any time, 218-894-1065 or email us at sspoa@twecwb.com. You can also sign up at the annual meeting on May 7, 2011.

WELCOME - 22 NEW PROPERTY OWNERS IN 2010

Jennifer Bettis
Beth Bistram
Aaron Corrick
Bruce & Ann Dibb
Manuel & Trudy Garcia
Paul Groves
Ruth Johnson
John & Jennifer Keul
Jesse & Jill Kylander
Adam & Mindy Linn

Marilyn Lucht
Jay Mumm
Donna Nelson
Dani & David Owen
Joy Perez
Nasira Rahmann
Bruce & Sherry Schommer
Sergei Selyukov
James Shaw Jr.
Carol Shequen & Wendy Gibson

Taras Vechirko
Greg Waldack

It has been our policy to send a packet of information to all new property owners. If you haven't received this please let us know. The above people bought 7 homes and 25 additional lots within Sylvan Shores.

PRESIDENT'S NOTE - SHAWN TREAGUE

I know it's hard to believe when you look or step outside, but Spring is right around the corner. One of the first signs of Spring at Sylvan Shores is the roadside clean-up. I have personally participated in this event with my family for the past few years. It has become a fun family tradition and last year my group consisted of 10 adults and 10 kids working together to clean up the ditches. You would be surprised how much fun the 5 and 6 year olds had. Even the teenagers were extremely helpful! (And it's fun to spend time with them without their noses in their phones!) Believe it or not, you can make anything fun with the right attitude. I would ask that you consider making this a new tradition for your family. We could sure use your help!

The next important event is the Annual Meeting. It is a great time for new as well as long-time property owners to get involved and learn more about the workings of Sylvan Shores. Have you ever said, "Do you know what this place needs? _____." The Annual Meeting is a great opportunity to voice your ideas and opinions. I hope you will take the time to get involved and attend the Annual Meeting.

Shawn Treague

SYLVAN SHORES ROAD SIDE CLEAN UP

Sponsored by the Architectural Committee

The date for the Clean Up this year has been set for April 30, 2011. If you are unable to make it on April 30th but would like to help out please call the office and let us know what area or roads you have done. We will meet at the Clubhouse at 9:00 am for cinnamon rolls, road assignments and garbage bags. After the clean up, join us back at the Clubhouse for lunch.

The collected garbage is hauled off to the Browerville Transfer Station the following week.

CHRISTMAS PARTY

Thank you to the Board members and all who volunteered to make our Annual Christmas party a success. Thank you to all who donated food for the Staples Area Food Shelf. We had 40 items to donate. We had some new games this year that seemed to be a big hit. If there is anyone who has ideas for the Christmas party or any other event at Sylvan Shores please get a hold of the Entertainment Committee, phone numbers listed near the back of the newsletter.



TOWNSHIP'S ANNUAL MEETINGS · MARCH 8, 2011

The townships within Sylvan Shores are Fawn Lake, Moran, Turtle Creek and Ward. The annual meeting for all townships is on March 8, 2011. Townships elected positions include Supervisors, Treasurers and Clerks.

At this meeting the local tax levy is set. Some of the issues involved are road work and maintenance including grading and snow removal, fire protection, culverts, gopher bounty, meeting times, etc. This is a great opportunity to see what goes into our township government.

To find out meeting times and locations, please call the Chairman, Supervisors or Clerk listed below for your township.

Fawn Lake

Chairman: Neil Dvorak 218-894-1249
Supervisors: Dave Pogreba 218-575-3020
Dale Kadlec 218-894-2826
Clerk: Kelly Miller 218-894-1817

Turtle Creek

Chairman: Robert Bryniarski 320-594-2202
Supervisors: Ronald Carry 218-894-1494
Roger Jeziorski 320-594-2807
Clerk: RoxAnne Japp 320-594-6088

Moran

Chairman: Steven Seefeldt 218-894-3327
Supervisors: Arnie Boie 320-594-3096
Greg Koval 218-894-3010
Barb Becker 218-894-1493
Clerk: Teresa Wagner 218-894-2062

Ward

Chairman: Kevin Fletcher 320-594-2893
Supervisors: Dave Asmus 320-594-6197
Victor Carlson 320-594-3626
Clerk: Larry Paskewitz 320-594-2843

CAMPGROUND RESERVATIONS

The Campground will open on May 6th (weather permitting). It will close after Labor Day weekend for daily camping and on September 26th for the seasonal campers.

The Board of Directors voted to keep the rates the same as last year and they are as follows:

	Full Service (electric, sewer and water)	Partial Service (electric only)
Day	\$25.00	\$20.00
Week	\$150.00	\$125.00
Month	\$350.00	\$300.00
Season	\$800.00*	\$650.00*

*There is an additional \$125.00 fee for electrical usage on all seasonal campers.

A second tent is allowed on all lots for a \$10 fee for 2 extra people. Rates are for 1 or 2 people per site with a \$2 per day charge for each additional person over age 5. Please call the office to make your reservations, 218-894-1065. All reservations are on a first come basis.

A reminder that you must prepay for your first nights reservation. To make this more convenient we now accept credit card payments. Please call the office for more details 218-894-1065.

SWIMMING POOL POLICIES WITH NEW GUEST BAND OPTIONS

All persons using the swimming pool or the clubhouse need to be signed in. The sign in sheet is available on the tables in the lower level of the clubhouse. This helps us keep track of the usage.

You must be current with your assessments in order to use the pool. Our office staff and pool attendants will be checking the list. If you are not current with your assessments you are not allowed to be a guest of another property owner. This could result in revoking the privileges of the host property owner.

You must be 14 years of age to be in the clubhouse or pool without a parent. We do have parent permission slips available that would give a child of 14 year old or over permission to watch over younger siblings. This form must be signed by a parent in the presence of a staff member.

Our swim band policy states that the free red wrist bands go to property owners and their children. This does not include grandchildren, in-laws, nieces, nephews, cousins, grandparents, friends, etc. Our

office staff and pool attendants will be checking the master log for property owners.

At a property owner's suggestion, the Board of Directors passed a new policy on guest swimmers. We will have punch cards available for property owners to purchase. We will have a 5 punch card for \$10 and a 20 punch card for \$35, no refunds on either card and they will expire at the end of each season. The property owner will have to purchase the guest wrist bands (different from our red or temporary bands) at \$2 each along with the punch cards. When a guest comes to use the bands, the card will be punched by the pool attendant or office staff. These cards will remain on file with the pool attendants for easy access. If you have questions, please give Sharon a call in the office, 218-894-1065. If you have questions, please feel free to give the office a call at 218-894-1065.

If you are not interested in the punch card you can still purchase a one day band for \$2.00, a 3 day band for \$5 or a 7 day band for \$10 for your guests. These fees are used

to help with the cost of having a pool including chemicals, chairs, toys, etc.

The pool opening date is June 4th. The regular hours for the pool will be 10:00 am until 9:00 pm, weather permitting.

Remember the pool and clubhouse are for families and appropriate behavior is expected. A full list of rules is posted pool side including that swimming suits are required, no cut-offs or t-shirts. These items leave fibers in the pool that are hard on the equipment.



SYLVAN SHORES PHOTOGRAPHY CONTEST

Sylvan Shores is having its first ever photography contest. We will accept up to 5 photographs per family. The photos must be 8" X 10" on photo paper. The content must be within Sylvan Shores Property Owners Association boundaries. Please mail to Sylvan Shores, 40302 Paradise Drive, Browerville, MN 56438 to be received no later than May 5, 2011. Include location of photo, name and contact information with photo. The photos will be numbered and judged at our annual meeting on May 7, 2011. The winner's photos will be displayed in the Clubhouse. Remember we are an all season community and photos of all seasons will be appreciated. Let's be creative!!

Sylvan Shores Property Owners Association
Balance Sheet
 As of December 31, 2010

Sylvan Shores Property Owners Association
Profit & Loss by Class
 January through December 2010

	Dec 31, 10
ASSETS	
Current Assets	
Checking/Savings	
105 Cash on Hand	50.00
111 Unity Bank Central	6,075.82
120 Capital Reserve Act 3000244	22,825.69
121 Capital Reserve Act 10435	5,460.53
122 Capital Reserve Act 10436	6,877.55
123 Operating Expense Fund	143,138.32
Total Checking/Savings	<u>184,427.91</u>
Total Current Assets	<u>184,427.91</u>
Fixed Assets	
210 Properties & Buildings	482,933.95
211 Land	44,119.74
240 Accumulated Depreciation	-324,140.08
Total Fixed Assets	<u>202,913.61</u>
TOTAL ASSETS	<u>387,341.52</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
340 Sales Tax Payable	26.00
347 Accrued and W/H FICA & F/W	932.70
348 State tax W/H	116.00
350 Accrued UC Taxes	293.73
Total Other Current Liabilities	<u>1,368.43</u>
Total Current Liabilities	<u>1,368.43</u>
Total Liabilities	<u>1,368.43</u>
Equity	
450 Contributed Capital general	26,783.03
451 Contributed Capital Campgrd	6,105.32
455 Fund Balance General	425,283.08
456 Fund Balance Campground	-100,372.61
Net Income	28,174.27
Total Equity	<u>385,973.09</u>
TOTAL LIABILITIES & EQUITY	<u>387,341.52</u>

	Campground	General	TOTAL
Income			
1510 Assessment Income	0.00	169,175.97	169,175.97
1520 Interest Income	0.00	2,328.01	2,328.01
1550 Swimming fees	0.00	1,434.39	1,434.39
1570 Social Income	0.00	900.19	900.19
1590 Other income	0.00	1,758.00	1,758.00
2510 Assessment Income Cpgd	675.00	0.00	675.00
2513 Camping income	6,012.04	0.00	6,012.04
2514 Day Camping	2,195.03	0.00	2,195.03
2517 Seasonal Parking	525.00	0.00	525.00
Total Income	<u>9,407.07</u>	<u>175,596.56</u>	<u>185,003.63</u>
Expense			
1819 Employee Benefits & compen	0.00	3,055.12	3,055.12
1820 Salaries-office	0.00	29,807.20	29,807.20
1821 Salaries-pool attendants	0.00	3,760.98	3,760.98
1822 Salaries Maintenance	0.00	5,729.32	5,729.32
1823 Salaries grounds	0.00	4,097.03	4,097.03
1824 Salaries cleaning	0.00	4,056.97	4,056.97
1826 Payroll taxes	0.00	3,979.84	3,979.84
1860 Professional fees	0.00	5,139.50	5,139.50
1745 Repairs & Maint. general	0.00	5,245.84	5,245.84
1750 Repairs & Maint pools	0.00	4,134.77	4,134.77
1751 Repairs & Maintenance-Spec	0.00	16,421.42	16,421.42
1770 Depreciation	0.00	15,822.46	15,822.46
1794 Property Taxes	0.00	12,113.65	12,113.65
1795 Assessments	0.00	5,970.00	5,970.00
1801 Insurance	0.00	8,346.22	8,346.22
1810 Utilities	0.00	8,435.80	8,435.80
1820 office expense	0.00	4,292.18	4,292.18
1822 Credit Card Expense	0.00	864.62	864.62
1824 operating supplies	0.00	3,797.57	3,797.57
1830 Telephone	0.00	2,762.31	2,762.31
1855 Annual Mtg.-Administration	0.00	1,678.30	1,678.30
1860 Advertising & Newsletter	0.00	3,148.31	3,148.31
1865 Committee expense	0.00	-378.62	-378.62
1870 Gasoline expense	0.00	403.00	403.00
1880 Social Activity	0.00	778.51	778.51
1882 Travel	0.00	1,702.41	1,702.41
1885 Corporate Income Tax	0.00	478.00	478.00
1890 Misc.	0.00	125.00	125.00
1895 Property Clean Up	0.00	180.81	180.81
1990 Capitalize assn equip	0.00	-12,914.00	-12,914.00
2619 Employee Benefits & compen	119.11	0.00	119.11
2620 Salaries - office	2,610.00	0.00	2,610.00
2622 Salaries - Maintenance	906.89	0.00	906.89
2623 Salaries - grounds	938.52	0.00	938.52
2624 Salaries - cleaning	143.39	0.00	143.39
2626 Payroll Taxes	500.42	0.00	500.42
2745 Repairs & Maint. general	229.51	0.00	229.51
2770 Depreciation	1,150.23	0.00	1,150.23
2794 Property Taxes	1,544.00	0.00	1,544.00
2795 Assessments	675.00	0.00	675.00
2801 Insurance	701.00	0.00	701.00
2810 Utilities	1,789.00	0.00	1,789.00
2820 Office Expense	35.00	0.00	35.00
2822 Credit Card Expense	39.13	0.00	39.13
2824 Operating supplies	1,681.15	0.00	1,681.15
2830 Telephone	269.49	0.00	269.49
2870 Gasoline	193.00	0.00	193.00
2882 Travel	270.00	0.00	270.00
Total Expense	<u>13,794.84</u>	<u>143,034.52</u>	<u>156,829.36</u>
Net Income	<u>-4,387.77</u>	<u>32,562.04</u>	<u>28,174.27</u>

NEW DOG POLICY

Dogs must be kenneled or leashed at all times in Sylvan Shores. The Board of Directors voted at our September 11th meeting to send out 3 notices to owners that have dogs running free and if the dogs are still running loose to add them to the non-compliant fee list at \$100 per instance. Please be considerate of your neighbors and kennel or leash your dogs.

SYLVAN SHORES BOARD OF DIRECTORS

President, Shawn Treague	651-770-9446 651-338-6158	Joe Marte	218-894-2634
Vice President, Phil Miller	218-894-4414 218-639-3273	Joan Morphew	218-894-2046
MaryAnn Donovan	218-894-0007	Secretary, (non-voting), Peggy Forstner	507-834-6627
Bill Hatch	218-296-0368	Treasurer, (non-voting), Arlene Grover .	218-894-225

SYLVAN SHORES COMMITTEES

Advisory/Finance

Chair: Phil Miller.....218-894-4414

Architectural

Chair: Rick Stahr612-751-1996

Entertainment/Food/Fundraising

Co-Chair: Joan Morphew218-894-2046

Co-Chair: MaryAnn Donovan.....218-894-0007

BUILDING REQUIREMENTS IN SYLVAN SHORES

- All building requires a Sylvan Shores permit and a Todd County permit.
- All buildings larger than 32 square feet need a permit. The only structures not requiring a permit are fish houses and deer stands. (This is a Todd County requirement also.)
- Additions to houses and garages need a permit.
- Homes must be a minimum of 1000 square feet foundation size.
- Homes built in Sylvan Shores #1, Fawn Lake Meadows, Pine Island Heights, Sylvan Shores South, Little Pine Shores and Prairie River Heights sub-divisions must be stick built or a wood frame modular home.
- Sylvan Shores Villa and Timber Ridge sub-divisions are allowed to have mobile homes with a minimum square footage of 600 and a market value of \$20,000.
- Driveway permits are obtained through the appropriate township. Driveways must meet state standards. Minimum of 25' wide with a 3' to 1' slope off the sides.
- Septic design and well must be approved by Todd County before building can begin.
- Sheds or garages are not allowed on vacant lots.
- Sylvan Shores allows one out building (garage, shed, etc.) per lot.
- The garage floor must be a minimum of 6" below the entrance to the dwelling.
- Garage or pole barn type buildings can be a maximum of 30' X 50', with the height not to exceed 18', sidewalls not to exceed 12'.
- Permanent tent like structures need a permit.
- Temporary tent like structures must be removed in the fall of every year.
- Once a permit has been issued, you will have a year to start your project.
- Houses and garages must have the exterior completed within one year after starting.
- Sylvan Shores follows all Todd County setback requirements: side yard is 10', road side is 20' from property line and if on the lake you must be 100' from the lake.
- The fine for not getting a building permit is ten times the amount of the permit, currently the fine would be \$500.

Any questions please call
the office 218-894-1065.

Sylvan Shores

Property Owners Association

40302 Paradise Drive

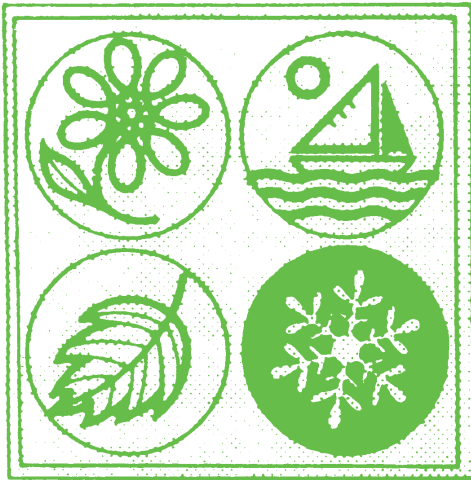
Browerville, MN 56438

218-894-1065 • Fax 218-894-3022

e-mail sspoa@twecwb.com

Website sylvan shores.com

PRSR STD
U.S. Postage
PAID
Brainerd, MN
Permit No.471



UPCOMING EVENTS

DATE	WHAT	TIME	WHERE
March 12, 2011	Neighborhood Watch meeting	11:00 am	Clubhouse
March 15, 2011	Deadline for Candidate Filing		
April 30, 2011	Road Side Clean Up	9:00 am	Clubhouse
May 6, 2011	Campground Opens (weather permitting)		
May 7, 2011	Speaker: TBA	11:00 am	Clubhouse
May 7, 2011	Meal	12:00 pm	Clubhouse
May 7, 2011	Voting	1:00 – 2:00 pm	Clubhouse
May 7, 2011	Annual Meeting	2:00 pm	Clubhouse
May 28, 2011	Bake, Plant & Garage Sales	8:00 am – 3:00 pm	Community Center
June 4, 2011	Pool Opens (weather permitting)		

Watch for future Board of Director Meetings that are open to all Sylvan Shores members.

www.sylvan shores.com