



A Waterfront Community
SELBYVILLE, DE

April 10, 2024

Dear Swann Keys Association Members:

The Board and I thank everyone for their support and assistance in our efforts to maintain and enhance our community. Fortunately, the past year has presented us with fewer challenges and greater opportunities to achieve positive results. Several big projects were completed and community events sponsored by our clubs were not only well attended but they also raised significant amounts of money to support our park revitalization and other items.

The Board's primary mission is to maintain our common areas and infrastructure. Basic maintenance needs were met and we also made many improvements and added back lost amenities including a multi-purpose court in the playground. Your wells and water plant delivered high quality water throughout the year. A major repaving project was undertaken positively impacting more than 5 streets/areas. Old, tired planting areas were addressed with replacement bushes and placement of stone mulch. New bylaws were developed and approved by the community. We thank all of the volunteers that participated in both the management and upkeep of Swann Keys but also those that volunteer their efforts in all of the community and club events! We can't succeed without our dedicated volunteers. Please consider volunteering in support of the community.

Our by-laws call for an annual election of 15 association members in good standing to serve on the Board. The names and short resumes of those nominated to serve are included with this package as is the ballot for your review and action. Ballots must be signed, dated, and mailed in the enclosed envelope in time to be received by John J Koach, CPA, no later than 4 p.m. May 17, 2024. Ballots may also be presented to the election monitor in person between 9:30 and 11:00 a.m. prior to the start of the Annual Meeting on May 18, 2024. Electronic voting is also allowed and the procedure for this is detailed on the Swann Keys website. The deadline for electronic voting is the same as mail-in voting.
DO NOT DROP OFF BALLOTS AT THE SWANN KEYS OFFICE!

Also enclosed, please find the 2024/2025 Proposed Budget for the Swann Keys Civic Association. Operating expenses are expected to be \$546,823 with capital project/reserve funding set at \$190,000 for total expenses of \$736,823. Income includes \$716,623 expected from maintenance fees and another \$20,200 in other income. The maintenance fees for next year will be \$1,183 per lot which is the amount necessary to operate the association and manage our facilities and amenities. This budget is being presented to the community for approval at the Annual Meeting on Saturday, May 18, 2024. Payment of maintenance fees are due on June 1, 2023 with an allowance of thirty days (30) to pay in full. After June 30, 2024, an added late fee will be assessed with access FOB's and boat ramp codes being disabled.

Thank you in advance for taking time to review and approve the budget and submit your votes for the candidates you believe will do their best to support this community. We'll look forward to seeing you at the annual meeting.

Respectfully,

Dwain Shearer, President

**SWANN KEYS CIVIC ASSOCIATION
VOTING INSTRUCTIONS
2024 – 2025 Annual Meeting**

The number of responses needed to meet the quorum shall be ten percent (10%) or fifty (50) properties, whichever is less, of the members entitled to vote.

The vote with a majority of the votes entitled to be cast at any meeting at which a quorum is present shall be necessary for the adoption of any matter voted by the members.

A mailed Ballot must be received at the address shown below or in the envelope provided in your packet no later than 4:00 pm on May 18, 2024.

- **Swann Keys Civic Association**
- **c/o John J Koach, CPA, CGMA**
- **PO Box 677**
- **Middletown, DE 19709**

A ballot may be hand delivered to the election monitor on the day of the election no later than 11 am. The independent election monitor will only count the ballots received prior to the polls closing.

You may vote for as many as 15 Directors. If more than fifteen votes are marked on the ballot, the ballot will be considered invalid, and the director votes will not be counted.

Electronic voting will be allowed. Electronic Votes will be accepted until 4:00 pm on Friday, May 17, 2024. Go to Swannkeys.org and click on the Vote section on the home page. You MUST use the control number provided on your mailed ballot.

Only one vote per property. If you own two properties, you will have two different control numbers and must vote twice. When the ballot appears vote for or against the budget. Vote for as many as fifteen directors. Submit your ballot.

A ballot cannot be changed after being sent.

DO NOT DELIVER BALLOTS TO THE SWANN KEYS OFFICE.

DO NOT MAIL YOUR MAINTENANCE FEE PAYMENT WITH YOUR BALLOT.

SWANN KEYS CIVIC ASSOCIATION
VOTING INSTRUCTIONS
2024 – 2025 Annual Meeting

The Communications Committee is putting together a monthly newsletter that will be emailed to the community. We would like to have a current email address so you can be on the list to receive the monthly newsletter and stay informed of upcoming events and other vital information about your neighborhood of Swann Keys. Please submit your current email address to s.tucker516@hotmail.com to be added to the newsletter list.

Also, if your mailing address, phone, or email has changed, please remember to notify the office via the website portal or by phone-302-436-5111. In case of emergency, it is important that the office has correct contact information so that you can be notified.

SWANN KEYS CIVIC ASSOCIATION
 Budget Summary
 YTD FY 2024 & Budget 2025

<u>INCOME</u>	
346 MAINTENANCE FEE	716,623
350 Rental Income	1,000
365 Administrative Fee (\$150)	3,000
360 Home Resale Package (\$300)	3,000
7030 Other Income	1,000
7059 Reserve - Other Income - Const	11,200
Late Fee Income	1,000
Total Income	736,823

<u>Fiscal Year 2025 Maintenance Fee</u>	
Fee Per Lot	1,183
Number of lots	606
Total Maintenance Fee	716,623
Increase over 2024	185
Increase as a percentage	18.5%
\$ Increase per month	16.08

<u>EXPENSES</u>	
400 SALARIES / BENEFITS	
400.1 Payroll	
400.2 Payroll Off.Administrator	20,800
400.3 Payroll - Maintenance	28,600
Total 400.1 Payroll	49,400
400.6 Payroll Tax Employer MC/SS	3,850
400.7 Payroll Tax - St.Unemp/Train	25
Total 400 SALARIES / BENEFITS	53,275
410 INSURANCE	
410.1 Property and Liability	17,673
410.2 Workman's Compensation	1,378
410.3 Other Insurance	210
410.4 Flood Insurance	3,332
Total 410 INSURANCE	22,593
420 Taxes / Donations / Service Charges	
420.1 Donations	500
420.10 Licenses and Permits	125
420.12 Property Taxes	5,000
420.3 Bank/Service Charges	-
420.75 Misc. Expense	1,000
Total 420 Taxes / Donations / Serv. Charges	6,625
421 Office	
420.4 Office Supplies	2,000
420.5 Office Telephone / internet	4,400
420.6 Web Master	100
420.7 Office Equip.Repairs / Lease	4,000
Total 421 Office	10,500

425 TRASH REMOVAL	
425.1 Trash Collection	160,440
Total 425 TRASH REMOVAL	160,440
427 Internet / Clubhouse	1,380
430 PROFESSIONAL FEES	
420.2 Accounting	7,400
430.1 Legal / Professional	5,400
430.2 Collections Legal Fees	-
Total 430 PROFESSIONAL FEES	12,800
440 GROUNDS MAINTENANCE	
440.1 Lawn Care	2,450
440.2 Flower / Shrubs / Misc	3,800
440.3 Snow Removal	1,600
Total 440 GROUNDS MAINTENANCE	7,850
450 Community Correspondance	
450.1 Printing & Duplicating	500
450.2 Postage & Bulk Mail	1,000
450.3 One Call	3,000
Total 450 Community Correspondance	4,500
460 Community Center / Clubhouse	
460.1 Misc. Expense / Clubhouse	5,675
460.2 Cleaning Svcs	12,000
460.3 Exterminator	525
Total 460 Community Center / Clubhouse	18,200

SWANN KEYS CIVIC ASSOCIATION
 Budget Worksheet
 YTD FY 2024 & Budget 2025

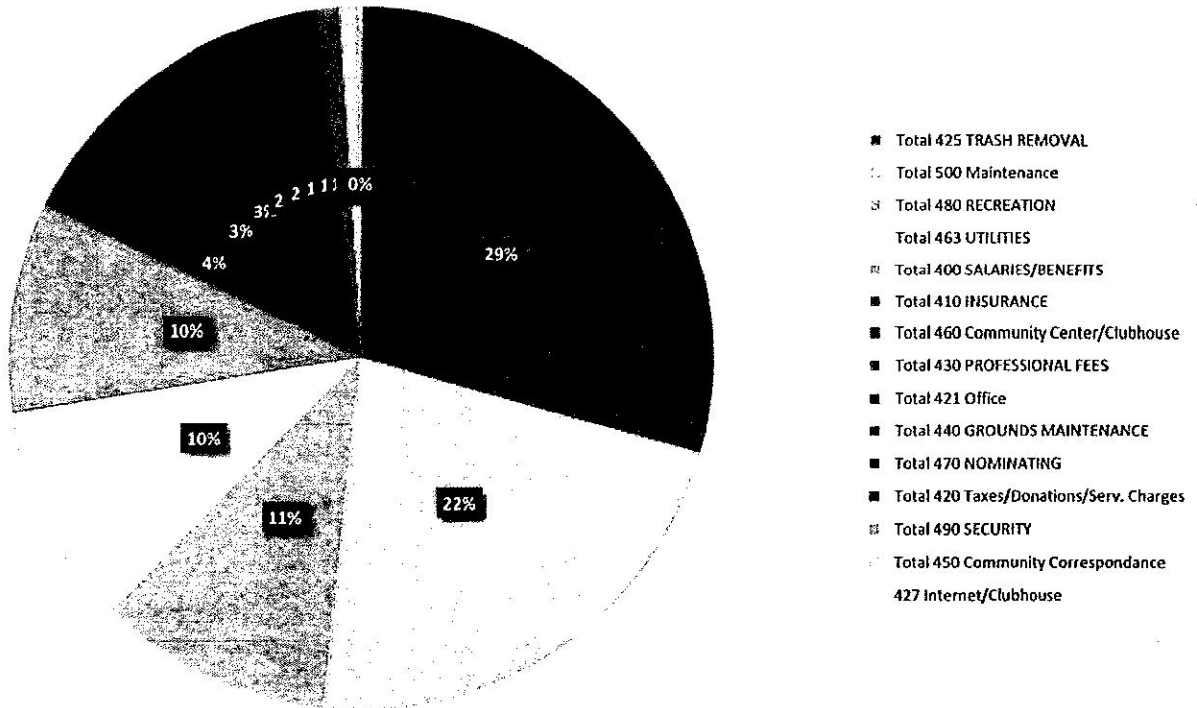
(expenses continued)			
463 Utilities		480 RECREATION	
463.1 Electricity		480.2 Pool Maintenance	-
420.81 6423001 - Street Lights	8,724	408.22 Furniture	2,000
420.82 6441101 - Street Lights	10,655	480.21 Lifeguards	53,000
460.4 6447401 - Clubhouse/Pool	11,401	Total 480.2 Pool Maintenance	55,000
460.5 6961201 - Community Bldg.	2,836	480.3 Misc. Recreation	2,000
480.4 11498300 - Playground	1,090	480.5 Playground Maintenance	1,800
500.04 6454401 - Electric Office Water	3,711	Total 480 RECREATION	58,800
500.05 6483701 - Entrance Lights	695	490 SECURITY	
500.06 6961301 - Wtr. Pit. & Mai	9,982	490.3 Absolute Security	1,000
500.31 6451501 - Lift Stations	345	490.4 Security Maintenance	4,500
500.32 6447401L - Lift Station	368	Total 490 SECURITY	5,500
500.33 8235600 - Lift Stations	956	500 MAINTENANCE	
500.34 6392101 - Lift Station	660	500.01 Misc. Maintenance	22,000
500.35 1387600 - Lift Stations	1,837	500.07 Sewer	6,000
Total 463.1 Electricity	53,260	500.08 Water Service	17,000
500.4 Gas		500.09 Water Plant Monthly Op Services	16,800
460.6 Gas / Clubhouse	300	500.11 Water Plant Prevent. Maint. Contract	6,200
500.11 Gas / Water Building	2,000	500.12 Chemicals / Consumables	7,000
Total 500.4 Gas	2,300	500.13 Wells and Plumbing	4,000
Total 463 UTILITIES	55,560	500.14 Distribution System Repairs	6,800
470 NOMINATING		500.81 Salt	33,000
470.1 Election Monitor	7,000	500.83 Water Report / Utilities	1,200
470.2 Postage / Mailing for election	-	Total 500.08 Water Service	120,000
Total 470 NOMINATING	7,000	501 Vehicle Expense	
		500.00 Truck Expense	1,000
		500.02 Gasoline - Auto/Truck	800
		Total 501 Vehicle Expense	1,800
		Total 500 Maintenance	121,800
		TOTAL EXPENSES	546,823

BUDGET SUMMARY	
Total Income	736,823
Total Operating Expenses	546,823
Net Income	190,000
Reserve / Capital Account Funding	190,000
Overall Net Income	-

SWANN KEYS CIVIC ASSOCIATION
Budget Worksheet
Budget Year 2024/2025

Operating Expenses:	2024/2025		Per Lot	
	Budget	Percentage	Per Lot	Per Month
Total 425 TRASH REMOVAL	\$160,440.00	29%	\$264.75	\$22.06
Total 500 Maintenance	\$121,800.00	22%	\$200.99	\$16.75
Total 480 RECREATION	\$58,800.00	11%	\$97.03	\$8.09
Total 463 UTILITIES	\$55,560.00	10%	\$91.68	\$7.64
Total 400 SALARIES/BENEFITS	\$53,275.00	10%	\$87.91	\$7.33
Total 410 INSURANCE	\$22,593.00	4%	\$37.28	\$3.11
Total 460 Community Center/Clubhouse	\$18,200.00	3%	\$30.03	\$2.50
Total 430 PROFESSIONAL FEES	\$12,800.00	2%	\$21.12	\$1.76
Total 421 Office	\$10,500.00	2%	\$17.33	\$1.44
Total 440 GROUNDS MAINTENANCE	\$7,850.00	1%	\$12.95	\$1.08
Total 470 NOMINATING	\$7,000.00	1%	\$11.55	\$0.96
Total 420 Taxes/Donations/Serv. Charges	\$6,625.00	1%	\$10.93	\$0.91
Total 490 SECURITY	\$5,500.00	1%	\$9.08	\$0.76
Total 450 Community Correspondance	\$4,500.00	1%	\$7.43	\$0.62
427 Internet/Clubhouse	\$1,380.00	0%	\$2.28	\$0.19
TOTAL EXPENSES	\$546,823.00	100%	\$902.35	\$75.20

Expenses by Category & % of total



SWANN KEYS CIVIC ASSOCIATION								
Comparison of Other Community Fees								
Budget Year 2024/2025								
Subdivision	Capital Contribution	Yearly HOA/Condo Fees	Water	Sewer	Trash	Pool	Clubhouse	Boat Launch
Bayview Landing (Connected Homes)	?	\$1,203	No	No	?	Yes	Yes	?
Swann Cove	\$1,275	\$1,320	No	No	?	Yes	Yes	Common Pier/Day Dock
Refuge at Derickson Creek	?	\$1,575	Yes	No	Yes	Yes	Yes	Yes
Cape Windsor	?	\$1,584	Yes	Yes	Yes	Yes	Yes	Yes
The Overlook	?	\$1,600	No	No	Yes	Yes	Yes	Pier/Dock
Lighthouse Lakes	?	\$2,316	No	No	Yes	Pool	Yes	No
Atlantic Lakes - Townhouse	?	\$2,488	No	No	Municipal	Yes	Yes	No
Seashore Villas (Townhouses)	\$0	\$3,612	No	No	Yes	Yes	Yes	No
Mallard Lakes (2 BR Townhomes)	\$1,000	\$4,040	Yes	?	Yes	Yes	Yes	Yes
Bayville Shores (Luxury Townhouses)	\$850	\$6,231	Yes	No	Yes	Yes	Yes	Yes

SWANN KEYS CIVIC ASSOCIATION 2024-2025 CANDIDATE RESUMES

Katherine Berkheimer – 37047 Pintail Drive

My husband and I purchased our property in 2004 and moved here permanently in 2006. I have been on the board for approximately 11 years. During my tenure, I was the house committee chairperson for 4 years and when not chairperson, served on the committee. I was on the publicity committee for 2 years. I have been corresponding secretary since 2016. In 2022 and have served on the Budget & Audit Committee.

I have been a member of the Swann Keys Sports Club since moving here in 2006 and have been its treasurer for approximately 11 years. I believe that a board member should abide by the court order and DUCIOA. I also believe that a board should listen to the concerns of the community, be frugal with the community money and let them know where, why, and how their money is being spent.

I hope you will see fit to elect me to another term. Thank you for your consideration.

Dave Clark - 37021 Blue Teal Road

My wife Diane and I bought a lot on Blue Teal in 2018 and completed construction of our house in November 2019. I became a member of the Community Association Board of Directors in June 2023. My goal is to continue as a highly engaged Board member, to leverage what I have learned and accomplished during the past year, and to continue working for residents to improve Swann Keys.

As Chair of the Capital & Long-Range Planning Committee, the committee successfully managed the capital budget and led the Road Paving project, including vendor selection and oversight of the paving contractor. As Budget Committee Chair, it has been an interesting year as we work to balance increasing costs due to inflation, with the need of maintaining and improving our community resources. I look forward to the opportunity to continue serving the community as a Board member and making **Swann Keys the best place to live and play at the Delaware Beach!**

Wilma L. Denton – 37012 Blue Bill Drive

My husband, Charles, and I have owned property in Swann Keys since 2001 and are full-time residents. I have served on the SKCA Board of Directors for many years, and I am knowledgeable of the Court Orders, Bylaws, and Rules and Regulations. I am familiar with DUCIOA (Delaware Uniform Common Interest Ownership Act) and how it relates to Swann Keys. I am the **current** Treasurer & have served as Secretary and as Chairperson of the Bylaws Committee and am the Liaison for the Nomination Committee to the BOD. I am pleased to report that the required audit for fiscal years 2021 and 2022 was recently completed and we received no deficiencies. The Swann Keys financial status is on a sound foundation. I am a member of the Sports Club and Ladies Auxiliary.

If reelected, I will work for the good of **all** lot owners in Swann Keys. The current BOD has succeeded in keeping the community financially healthy and as safe as possible. I remain excited to work towards the future of Swann Keys despite a few hurdles. As you decide who you wish to vote onto your new Board of Directors remember that you elect fifteen people to make decisions, run the day-to-day activities, and maintain the common areas of the Community. The Court order is extremely specific about what your BOD is expected to do and exactly what decisions are required a vote by the community. With your vote I will continue to assist in the on-going maintenance and management for our community.

**SWANN KEYS CIVIC ASSOCIATION 2024-2025
CANDIDATE RESUMES**

Webster “Eddie” Edwards - 37105 Blue Bill Drive

My name is Eddie Edwards. My wife and I live here fulltime on Blue Bill Drive. I accept the nomination and I plan to run for the 2024/2025 Swann Keys Civic Association Board of Directors. I have been on the Board since 2020/2021 and I have chaired the House Committee since then.

I welcome all comments or suggestions from Swann Keys owners and will vote on board matters based on that feedback as well as my conscience. We have had many challenges and successes in the past 3-4 years. Currently, the association is in a sound financial position with many long-term plans of improvement to our community.

Please consider me when making your decisions for the next Board of Directors

Elizabeth (Betsy) Houseworth - 38018 Swann Drive

My husband, Rick, and I have owned property in Swann Keys (“Community”) since 2009, first on Pintail Road and now on Swann Drive. Prior to retirement in 2022, I worked as a paralegal and office coordinator where I assisted clients to obtain regulatory licensure in the state of New Jersey regarding casino and Internet gaming licensing. Our office was a satellite office of a major law firm with its base in Denver, Colorado. I managed the office of seven attorneys and staff support. I think that I can make a beneficial contribution to the community based on my experience and continue the progress the current Board has made in serving the entire Community with thoughtful planning, consideration, and respect for all members of the community.

Ruth Ann McCall - 37069 Canvasback Road

I have owned property on Canvasback Road for eighteen years. I am a retired schoolteacher of thirty four years, and I have served on a school board as Vice-President and secretary. I am a mother to a son with three beautiful grandchildren, who love to spend time here in the summer. I am also a member of the Ladies Auxiliary and Sports Club in Swann Keys. I would like to serve this community by being on the Board of Directors by attending meetings and serving on committees as needed. My main goal is to work with the Board to make things equal and fair to all.

Charles Raines - 36982 Pintail Drive

I would like to thank everyone who voted to place me on the Board of Directors last year for the 2023/2024 term, it was an honor to serve as your Vice President. During the term I served as Chairperson of the Insurance Committee and co-chaired the maintenance committee while sitting on several others. I feel this Board has accomplished a lot and like all of you feel the financial strain of the times. I am sure as you review the Budget Committee’s proposal for 2024/2025 you will see the effort put forth to keep Swann Keys fees the lowest in the area, while providing premier service. I hope everyone likes the direction the Community is moving and if you do, I am asking you to **SUPPORT MY RE-ELECTION** to the Swann Keys Board.

Should you support my re-election I will continue to:

- Consider items before the Board and make decisions based on need and fiscal effectiveness.
- Listen to input from the community and move forward with what is most beneficial to the community.

**SWANN KEYS CIVIC ASSOCIATION 2024-2025
CANDIDATE RESUMES**

- Continue to move the community forward, we must continue to progress.

Thank you in advance for your support, together we can keep Swann Keys a beautiful affordable community.

Dianna Shade – 36972 Canvasback Road

Having been a Property Owner in Swann Keys since 2000 and having served on the Swann Keys Board of Directors in various positions during this time, I wish to continue as a member of the Board to further contribute with the knowledge of our community that I have had the good fortune to accumulate. Thank you for your support.

Kenneth Dwain Shearer Jr. - 36974 Blue Bill Drive

It has been my pleasure to serve the Swann Keys Community as a Board Member and if elected, I am willing to continue to serve for the upcoming 2024/2025 year. My wife and I have owned property here for 8 years and have been full-time residents for five. Before retirement, I worked for a large dental practice management company as their VP of Operations. My life experiences have given me general skills and knowledge in a wide range of areas, and those experiences help me in my role on the Board of Directors.

I am currently serving as President of S.K.C.A. and previously held the Vice President role on the Board. In addition to serving on the Board, I have also been an active volunteer for many of our events as well as participating with other Beautification Committee Members in taking care of the common areas. I also lead Swanky's Lawn Crew which is made of volunteers that cut our grass. I am a member of the Sports Club and enjoy participating in community events.

We have been able to complete a number of significant projects over the past year and will continue to make even more forward progress in the future. While all communities can face challenges, we have worked hard to overcome ours and focus on taking positive actions. My goal is to keep the Board and Community moving ahead in a positive and supportive manner. I support our efforts to not only maintain S.K.C.A.'s existing assets and infrastructure but also to upgrade some of our amenities and improve all we can with the available budget funding and through fundraising efforts.

Mike Todd- 37041 Blue Teal Road

In 1974, as a recent graduate from Baltimore Polytechnic Institute, I was employed by CSX for 40+ years until my retirement in 2015. As a licensed diesel locomotive engineer, I was dedicated to safety by following the many rules, required regulations, train orders and signals. My volunteer work surrounds my passion for scouting. For 33+ years with BSA Troop 238 in Hickory, MD, I have helped over 150 scouts achieve the rank of Eagle Scout. To date, I remain an assistant Scout Master and Merit Badge Counsel with the Troop. Married to my wife, Pamela, for 46 years we have two married sons and two grandchildren. I own a home in SK on Blue Teal Road. Currently, I am an active member of the SK Sports Club and SK Board of Directors. I am honored to be nominated again for a position on the Board of Directors of the Swann Keys Civic Association (Fiscal Year 2024/2025). I look forward to working with those who have a strong commitment to making life better within our community.

**SWANN KEYS CIVIC ASSOCIATION 2024-2025
CANDIDATE RESUMES**

Sue Tucker – 37017 Pintail Drive

Brad and I bought our home here in Swann Keys in February 2012. We started living here full time when I started a job at the Beebe Medical Foundation in July 2015 as their Database Manager.

Personal Info:

We have a blended family with five grown children and seven grandchildren. We love to spend time with them and enjoy having them here for long weekends or better yet for a full week. The grandchildren enjoy the pool, the playground, the quiet streets to ride their bikes, the beach, and the pontoon boat.

Board Experience:

I am a current Board Member for Swann Keys, getting elected for the first time in May 2022. I joined the Bylaws Committee along with Lori Wroblewski, we serve as the Co-Chairs. The committee was able to get new Bylaws to the community, which voted in favor of the changes, and then filed last year. I am also the Chair of the Communications Committee. Wilma Denton, Mary Thomas, and I worked on the new Owner's Packet which will be given to new residents. The packets will also be available on our website or at the office if you want a hard copy. I am also on the Park Committee to help raise funds to update and improve our valuable amenities.

Work Experience:

I still work at the Beebe Medical Foundation full time, but I am lucky enough to be able to work 3 days from home. I love the work I do because it has allowed me to be a part of raising money for our local hospital. I have helped raise over \$60M with two capital campaigns at Beebe. I have also been a part of numerous events and Annual fund campaigns along the way too.

I enjoy living here in Sussex County and love being here in Swann Keys.

Sam Veit III– 37027 Laws Point Road

I have been a member of the SK Board of Directors since 2022. During that time, I have been attending and participating in multiple meetings with fellow SK BOD members. In addition, for the last three (3) years I have served as the Vice President of the Swann Keys Sports Club. As Vice President of the Sports Club, I am involved, along with the President of the Sports Club and the Secretary and Treasurer, in doing business as a non-profit organization working for the improvement of our community and opening up communication with and bringing in neighbors and volunteers to expand social activities for all members of the community.

My wife, Joann, and I have owned our property in Swann Keys since 2010 and have been permanent residents since 2019. Joann and I are raising four (4) grandchildren and under my supervision, they have assisted community members with lawn care and other needed jobs. I understand the importance of volunteerism and have assisted others whenever possible. I always try to be available to all members of the community to help wherever and whenever I can. Some of the most important and gratifying events were helping lead in the distribution of "Dinner for shut INS" for Thanksgiving and Christmas, and Easter. Many volunteers came forward to help in these endeavors.

I was in the Trades for 45 years and a member of Union Local #37 during these years. I was a Union Steward and helped build a strong Union presence in the company and oversaw many grievances. I was involved for many years in negotiation of Union Contracts, listening to both sides of an argument and helping settle differences.

**SWANN KEYS CIVIC ASSOCIATION 2024-2025
CANDIDATE RESUMES**

I am qualified to sit on the SK BOD. I have read and understand the Court Order and Final Decision of 1985, our current Bylaws and DUCOIA. I pledge to uphold these documents. I hope to be able to contribute and use my listening skills and experience in helping resolve differences, getting more input from community residents and to offer workable solutions to issues arising in the Community. I would appreciate your vote.

Lori Wroblewski - 37006 Laws Point Rd

My name is Lori Wroblewski, and I am running for the 2024-2025 board of directors for Swann Keys. For those who do not know me I have been a part timer since the late 80's and then in 2013 we became full time residents and built our retirement home.

My background is a Registered Nurse with a Bachelor's Degree in Nursing. During my thirty-six plus years of nursing experience I have held numerous positions including direct patient care and several leadership roles which include charge nurse, senior clinical nurse, and nurse educator. I retired in 2022.

From 2019 to 2023 I was a member/manager of SK Vacation Rentals LLC a family business right here in Swann Keys. My responsibilities were dealing with all day-to-day operations which include all the financials, guest reservations and frequent communications with all our current, future, and past guests. I am currently serving on the BOD and have co-chaired the By-Laws committee for last 2 years. I am also co-chair of Nominations and Elections this year. I am also part of the wellness committee. This year we created the Park Revitalization committee which I serve as co-chair. I have served on the BOD for Swann Keys in the past and was chairperson of the house committee where we negotiated the cleaning contract with whom we still have as our cleaning contract today.

Currently, I am a member of the Ladies Auxiliary and the Sports Club. In the past I have participated in and supported numerous events sponsored by both clubs which give back to the community. In the past I have also coordinated a hands-on CPR/AED training course for residents which was very well attended.

I am asking for your continued support to become a member of the BOD for 2024-2025. I love living in this community. Swann Keys is great community with many wonderful people. We have made a lot of progress with community this year. I look forward to continuing moving Swann Keys forward. Whether full time or part time your input and participation in this community is vital and I look forward to meeting many of the new residents in the community.

Thank you for your support.

**SWANN KEYS CIVIC ASSOCIATION 2024-2025
CANDIDATE RESUMES**

Ronald Young - 37851 Swann Drive

My name is Ronald (Ronnie) Young I am running for the board of Directors again. I have been on the Board for many years.

I would like your vote to be on the Board again.

Elayne Zahn - 36995 Canvasback Road

My husband, Mark, and I have owned a home in Swann Keys since 2012. Prior to my retirement in 2019, I was a Managing Agent for community associations. Although not yet a full-time resident, I enjoy spending time in our community and am willing to serve on the Board of Directors, if elected.

**You can vote on line via the link on the main
webpage labeled.**

“SKCA Board of Directors Election 2024”