



The Voice of **StillWaters**

A MESSAGE FROM THE GENERAL MANAGER, KEVIN EASON

Most of you have heard by now that I will be retiring as General Manager at the end of January. This is something I have been considering and finally decided this was the best option for me and my family. I have never considered my position with StillWaters Residential Association a job, it was just what I enjoyed doing each day. I will miss everyone in StillWaters, I consider everyone in StillWaters as family, even the ones that may not always agree or approve of me. I will still be around to assist SWRA with the transition to my replacement. My wife and I have sold our house in StillWaters and will be moving to Auburn after the sale is finalized. We are not going far and hope to keep in touch. My cell phone number is not changing and I am happy to take calls to discuss general homeowner association questions. Thank you for the support you have given me over the past twelve years. I wish all the best.

By now all property owners should have received their SWRA 2023 annual fee invoice. Please contact the SWRA office if you have not received your invoice. Included in this year's invoice is a voluntary payment request of \$50 to help fund a better security option for StillWaters. The goal for a new security option is \$55,000. Please consider paying this fee to help make StillWaters a safer place.

Owners who utilize the *easy access* transmitters (aka clickers) to enter the StillWaters gates received an increase in the annual gate fee from \$50 per year per transmitter to \$75 per year per transmitter for properties under the 87' covenants. If your property is under another covenant but you pay the voluntary maintenance and voluntary assessment fees, your gate fee will be the same as the '87 covenants. This increase was necessary to help pay for the increased cost of maintaining and repairing our entrance gates due to inflation. Maintenance items and repair parts have increased by more than 30% over the last two years. Also, the one-time cost to purchase a transmitter has increased from \$80 to \$100 due to the increased cost of the device to SWRA.

Over the past month, our area has experienced several strong storms. Our maintenance and landscape crews are cleaning up the debris from the storms as quickly as possible; however, our crews must also continue their normal daily tasks required to keep our community functioning. Please be patient as we complete the cleanup of all the roadsides and SWRA property.

The 2023 StillWaters property owner window decals will be available to owners who have paid their 2023 annual fee after January 31st. Two window decals will be mailed to all owners in good standing along with the ballot for the annual director election around February 10th. Owners may also come by the SWRA to obtain their window decals.

(continued on page 2)

JANUARY 2023

SWRA Business Hours

Monday 9 to 4 pm
Tuesday 9 to 4 pm
Wednesday 9 to 12 pm
Thursday 9 to 4 pm
Friday 9 to 5 pm

FAX: 256-825-2991
Phone: 256-825-2990

Email:
info@stillwatersra.com

Website:
www.stillwatersra.com

Board Members

Sally Gantt
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Kay Dickey
Vice-President

Gene Akers
Treasurer

Penny Alexander
Secretary

Lee Eastman
Tom Nicholson
Tom Dyne

Kevin Eason
General Manager



A MESSAGE FROM THE GENERAL MANAGER, KEVIN EASON

(continued from page 1)

The SWRA nominating committee has chosen three candidates to run for election to the three available SWRA Board of Directors seats. Information about those three candidates and one candidate that is running by petition is in this newsletter. An owner whose property is under the 87' covenants and is in good standing with SWRA may still run for one of the three board of director seats by petition. Anyone who would like to run by petition must obtain a petition form from the SWRA office and return the completed form on or before February 8th to qualify and be listed on the election ballot. Should someone decide to run for the board of directors by petition, their biography will be printed in the next newsletter which will be published before the election ballots are mailed.

During my tenure with SWRA, I have encouraged property owners to volunteer and get involved in SWRA. It is difficult to volunteer when you are working and have a family but only you can help improve our community; if you don't try no one will.

A LETTER FROM SWRA BOARD PRESIDENT-SALLY GANTT

It is with great sadness that the StillWaters Residential Association Board of Directors wishes to inform you that we have accepted the resignation of our General Manager, Kevin Eason, effective January 31, 2023. Kevin will be retiring and he and his wife will be moving. He will be greatly missed by the Board, StillWaters' employees and residents, as well as people in the Dadeville community. He has been in this position for the past 12 years and has been a tremendous asset to our community during this time. With Kevin's leadership and guidance, we feel StillWaters has grown in many areas. We will certainly miss him and the great professionalism he brought to his position at StillWaters. We wish him and his family the very best as they embark on this next chapter.

The Board has begun the search for a new General Manager. We will be accepting resumes and beginning the interview process immediately. Because of the great training and efficiency of the SW employees, we expect things to continue to run smoothly during this transition. The Board will be involved in overseeing our employees in day to day operations once Kevin is gone until a replacement is found. We do ask for your patience and understanding as we transition. Should you have any concerns, please do not hesitate to reach out to one of the Board members and we will address them. We will keep you informed once we have made a decision on the new General Manager.

Wishing you and your family a safe and Happy New Year.

NEWCOMERS SOCIAL

If you want to know more about the Newcomers' Social events or if you are interested in connecting with StillWaters activities such as bridge, book club, pickleball, supper clubs, and arts & crafts, contact Kay Dickey at 334-462-0835. This is a wonderful place to live and retire. Please join us. All StillWaters members are invited.

Please join us for Soup Night. Let's celebrate the colder weather with a warm soup get together! Thursday, February 9th at 5:00 p.m. in the Community room at the SWRA Centre. Bring a soup, or salad or dessert and whatever beverage you prefer!



THANK YOU, ELVES

StillWaters is so fortunate to have a group of talented volunteers and employees that spent countless hours to make our neighborhood beautifully decorated for the holidays. SWRA Board member Gene Akers with assistance from SW employee Drew Heederick built the cute new snow family that was part of the Park decorations. Members of the Christmas Committee that helped paint, glitter, tie bows and decorate were Penny Alexander, Debra Knight, Debbie Nigh, Julie Nicholson, Myrna Lehman, Rhonda Jones, Stacy Marano, Debbie Gleason, Claire Kuhn, Linda Shy, Cherie Stephenson, Polly Timmerman, and Sally Gantt. And a big thanks to SWRA employees Kevin Eason, Alan Price, Jeremy Vickers, Noah MacKenzie, Justin Lyle, Mike Mattiace, Evelyn Mann, and Drew Heederick for all their assistance with the setup and take down. Thanks for all each of you did to make StillWaters magical during the holidays!



COMMUNITY ASSOCIATION MANAGER'S POSITION

If you would like to apply or know someone who you would recommend, please have them email jobs@stillwatersra.com or contact the SWRA office to request a job application packet. The Board will review these and begin interviews soon. Thank you!

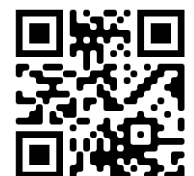
NOMINATING COMMITTEE REPORT

The SWRA Nominating Committee has submitted its report. The persons listed below are the nominees to each serve a three-year term on the SWRA Board of Directors:

- Gene Akers
- Penny Alexander
- Debra Knight

SWRA WEBSITE QR CODE

For covenant information, downloadable forms, current and previous newsletters, contact information, and community photos, please visit the StillWaters website by scanning this QR code with your smart phone. Or visit our website at www.stillwatersra.com





EUGENE J. AKERS, PH. D. - BIO

Education: Ph.D. - Public Administration, Auburn University, 2006, Masters of Business Administration, Auburn University Montgomery, 1979, Bachelor of Sciences, Auburn University, 1970

Personal Background: My hometown is Sylacauga where I graduated in 1965 and then attended Auburn University. I spent 45+ years in the field of information technology primarily in strategic management. I have worked in both the private and public sectors but mostly over 30 years in the public sector with the states of Florida and Alabama. I retired from Auburn Montgomery in 2013. I have been married for 49 years with two children and one grandson. I previously owned a condominium in Stoneview Summit but now I am a full-time resident in the Cottages at Sunset Point.

Professional Activities: I retired with over 45 years of information technology work experience in the public and private sectors. I served in several leadership roles in senior IT management including the Florida Crime Information Center, the Alabama Criminal Justice Information Center, the Alabama Department of Revenue, and the Alabama Department of Finance. I also served as the Chief Technology Officer and Chief Information Officer for the state of Alabama. My private sector experience includes managing the development of large application systems and as Vice President of a privately-owned small business. Before my retirement from Auburn Montgomery in June of 2013, I served as the Senior Director for the Center for Advanced Technologies, University Outreach. I directed all of the activities of the Center in providing blended services in advanced information technology solutions to improve the operation and knowledge of information technology organizations in the private and public sectors. I managed numerous contract agreements with public sector organizations providing consulting services focused on technology strategic planning, large IT procurement, organizational analysis, business continuity and disaster recovery, application development, staff augmentation, digital government, security management, risk management, business process reengineering and simulation, and project management. I also taught in the College of Business, Information Systems and Management Department teaching graduate and undergraduate courses.

Comments on Board Candidacy: I originally bought property in Stillwaters in August of 2013 after my retirement as a vacation property. I then built a new home in the Cottages at Sunset Point for my permanent residence and sold my condominium in Stoneview Summit to my son and daughter. As a family, we would like to see the Stillwaters community continue to thrive and grow. I have served on the Stillwaters Architectural Review Committee (ARC) and over the past 6 years I have served as a Board member of the Stillwaters Residential Association (SWRA) and currently serve as Treasurer. I have made a long-term commitment to this community and by continuing to serve on the Board, I feel that I will be able to contribute my knowledge and experience in helping the SWRA community meet its expectations.

MICHAEL JOHNSTON - BIO

My wife, Jennifer and I have been residents of StillWaters since 2021. We both quickly grew to love the community and all it has to offer. I am a veteran of the US Air Force where I served overseas as an F-16 Crew Chief following the 9/11 attacks. During my military service, I served as a police officer in both Wetumpka and Montgomery, AL.

When I returned from overseas, I joined a structural engineer firm in Montgomery where I served as President and ran the day-to-day operations. The firm grew into a multi-million dollar company under my leadership and served many neighborhoods such as Breckenridge, The Waters, Woodland Creek, and many more.

As a resident of StillWaters and Member of StillWaters Golf, I want to see our community continue to grow and attract residents who will enjoy and benefit from all that is available to them. I believe my leadership skills will benefit the Board and I am ready to jump in and learn all aspects so that I can be an asset to the community.



DEBRA KNIGHT - BIO

Debra has been a full-time resident of Stillwaters since 2017, residing with her husband, Mike, and their two Basset Hounds. Debra is newly retired from her career in commercial real estate, property, and asset management. This has given her a wonderful opportunity to spend time with their three grandchildren, two of whom were born this year.

Debra was a 1980 graduate of Jacksonville State University with a double major in Pre-Law and Social Psychology along with a certification in Gerontology. Her career began in Atlanta, GA as a Commercial Property Manager for Connolly Realty Services, where she spent 18 years and was promoted to Vice President of Operations. She has extensive experience in real estate acquisition, development, construction, tenant management, operations management, marketing, budgeting, and contract analysis. Her portfolio averaged over 1,000,000 square feet of property.

Debra's most recent experience was with McKinley Companies based in Ann Arbor, MI. Debra held the position of Assistant Director of the Southern United States region. She served on the Senior Leadership

Team and oversaw the portfolio operations of over 5,000,000 square feet and twelve property managers. Property types were Institutional Third Party Management, Owner direct Management and court-appointed Receiverships. These were comprised of anchored shopping centers, office buildings, and office parks, outdoor lifestyle centers, and enclosed malls.

Being service-oriented, Debra has served on the following:

- Building Owners and Managers Association, TOBY Committee Judge - multiple years
- International Council of Shopping Centers, Management I, II designations
- Gwinnett Place Community Improvement District, Board Member, Duluth, GA
- First Baptist Church Dadeville, Building and Grounds Committee, Celebration Choir member
- Stillwaters Residential Association, Landscape Committee Member, Christmas Committee Member

PENNY ALEXANDER - BIO

The SWRA Board is a strong, working one that I enjoy serving on. It is rewarding to witness the continued growth and development of our community. Consistency in planning for the future of StillWaters is very important as the knowledge of our history, especially in recent years.

I grew up in Birmingham, graduated from W.A. Berry High school in Hoover, attended the University of Alabama and graduated from the University of North Carolina in Asheville. John and I found this wonderful community in 1996 as a weekend getaway and were fortunate to move here full time in 1999. My work experience has been mainly in bookkeeping, purchasing and management, as well as being a business owner in retail for over 10 years and in management of a national trade association for 15 years. I am currently the office manager for Advantage Chiropractic Clinic in Auburn with three doctors and a staff of fifteen. John and I have five adult children with the best spouses and eleven precious grandchildren! So, we are very blessed!

I feel that my strongest asset to SWRA is to provide historical knowledge of the changes and development of SWRA since the homeowners took over the Association after the bankruptcy auction. With the multiple sets of covenants and completed as well as continuing court cases there is a large learning curve to become familiar and knowledgeable on the SWRA governing documents and scope of authority. Having served as secretary of the Board my organizational skills have been put to good use in compiling and keeping minutes and records of the Association in order. The orderly maintenance of the history and documentation are important to me and I feel are a valuable contribution to the Board and our community.

I am grateful to live in this terrific community and appreciate your consideration. If elected I will happily and diligently serve on the SWRA Board. If you have any questions for me, please contact me at 256-750-3834 or via email at penny@jalex.us.



SWRA ELECTION COMMITTEE

The Election Committee oversees the election for the SWRA Board of Directors. The committee also counts and verifies all ballots received by SWRA.

Elections Ballots will be mailed to SWRA members and should be returned to the SWRA office addressed to: Secretary, SWRA Board. Ballots must be in the office no later than March 3, 2023. Ballots that are postmarked by February 28th will be counted as long they arrive before the Election Committee meets. Members must be in good standing in order to vote, which means that all monies due to SWRA must be paid by that date.

SWRA BYLAWS - ARTICLE VII - NOMINATIONS AND ELECTION OF DIRECTORS

Section 7.2 *The Board of Directors shall appoint an Elections Committee consisting of five (5) members, in good standing, at least 60 days prior to the election. The Committee's duties include verifying all ballots and proxies and announcing the results to the membership at the annual meeting and by other means. The Nominations Committee may serve as the Elections Committee at the discretion of the Board of Directors.*

Section 7.3 *Elections to the Board of Directors shall be by written ballot. The Secretary shall prepare ballots listing the Board vacancies and those properly nominated to fill them and shall mail ballots to each member at least 14 days prior to the election. The member may cast as many votes as parcels owned for each candidate but may not cumulate those votes for one candidate in elections with more than one vacancy. The ballot must be signed by the member or proxy and returned to the Elections Committee for verification. The Elections Committee will verify all votes including those made by proxy and comparing the number of votes to the*

number of parcels owned. All Ballots will be held by the Committee as confidential. The Elections Committee may disallow all ballots not received by the due date or improperly executed by the member or proxy.

Section 7.4 *The Elections Committee will count all proper ballots and publicize the results to the membership at the members' meeting and by such other means deemed appropriate. All ballots will be destroyed unless a recount request is filed with the Elections Committee by at least one third (1/3) of members casting ballots within ten (10) days of the members' meeting.*

SWRA ELECTION CALENDAR

- January 18, 2023 - Nominating Committee recommendations announced.
- January 31, 2023 - Biographies for Board candidates recommend by Nominating Committee or running by petition due in SWRA office to be published in February newsletter.
- February 8, 2023 - Last day for Board candidates running by petition to have completed petitions presented to the SWRA Secretary to be placed on the ballot.
- February 15, 2023 - Board election ballots are mailed to SWRA members.
- March 3, 2023 - Ballots due in SWRA office by 5pm.
- March 7, 2023 - Election Committee meets to count and certify ballots.
- March 11, 2023 - Annual SWRA meeting begins at 10:00 am, election results announced.

**The 2023 SWRA Annual Meeting will be held on:
Sat. March 11th at 10:00 am at the SWRA Centre**

January

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2 Lake Martin Creativity Group 1 PM - 4 PM	3 SWRA Board Meeting 9 AM	4 Bridge 9 AM - 1 PM ARC Meeting 4 PM	5	6 Bridge 9 AM - 1 PM	7
8	9 Lake Martin Creativity Group 1 PM - 4 PM	10	11 Bridge 9 AM - 1 PM	12	13 SWRA Board Meeting 9 AM	14
15	16 Lake Martin Creativity Group 1 PM - 4 PM	17 SWRA Board Meeting 9 AM	18 Bridge 9 AM - 1 PM ARC Meeting 4 PM	19	20 Bridge 9 AM - 1 PM	21
22	23 Lake Martin Creativity Group 1 PM - 4 PM	24 SWRA Board Meeting 9 AM	25 Bridge 9 AM - 1 PM	26	27 Bridge 9 AM - 1 PM	28
29	30 Lake Martin Creativity Group 1 PM - 4 PM	31 SWRA Board Meeting 9 AM	FEB. 01	FEB. 02	FEB. 03	FEB. 04
FEB. 05	FEB. 06	FEB. 07 SWRA Board Meeting 9 AM Landscape Committee Meeting 1 PM	FEB. 08	FEB. 09	FEB. 10	FEB. 11

GRIEF SHARE

LEAD BY PASTOR DOROTHY SCOTT

WEEKLY MEETINGS
Starting 10 AM,
Monday, February 20th

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SEVERE WEATHER PREPAREDNESS



March usually starts the season in Alabama for possible severe weather. According to AlabamaWX.com, March, April, and May are usually the months with the greatest number of severe weather outbreaks in Alabama.

Be prepared for severe weather by planning ahead. Make sure you have an NOAA weather radio with fresh batteries, know where to take shelter, and have an emergency grab bag that contains a flashlight, prescription drugs, identification papers, and money ready to go when severe weather is near.

Tallapoosa County EMA is phasing out the weather sirens and is now using a more individualized weather notification system. Make sure you sign up to receive severe weather warnings via your cell phone or email by contacting Tallapoosa County EMA. This link will take you to the Tallapoosa County EMA website to receive severe weather alerts, <https://member.everbridge.net/453003085615903/login> or call Tallapoosa County EMA at 256-825-1078.

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