



# The Voice of StillWaters

**A LETTER FROM THE SWRA BOARD PRESIDENT,  
SALLY GANTT**

**MAR/APR  
2023**

Welcome Spring! StillWaters is blooming all over and I encourage you to slow down as you are driving in our neighborhood and enjoy all the beautiful colors of the season. Also, don't forget to put your new 2023 StillWaters decal on your windshield. Remember, golf carts are also required to be registered at our office and are required to have a decal.

The 2023 Annual Meeting is in the books, and we appreciate all of you who took your Saturday morning to attend despite the brisk temperature. It was great to have 110 residents and staff in attendance and to share the many accomplishments of 2022 and the plans for 2023. The presentation made at the meeting can be found in this newsletter. It was my great pleasure to introduce our new Community Association Manager, Mike Griffin, and Associate Community Association Manager, Mike Dean. Both are highly qualified for their positions and are working very hard learning all about our community and its day-to-day operations. If you haven't met them, stop by the SWRA Centre and do so. Also, we would like to thank three honored guests who also attended- State Representative Ed Oliver, County Commissioner George Carleton and Tallapoosa County Sheriff Jimmy Abbott. We certainly appreciate what they do for our community.

At the meeting, the results of the election for three members for the SWRA Board of Directors was announced. A big thanks to the property owners who served on the Nominating and Election Committees for their assistance in this process. Board Members Gene Akers and Penny Alexander were re-elected for a new three-year term and Debra Knight was elected to fill the position formerly held by Tom Dyne. I would like to take this opportunity to congratulate all of them and to also thank Tom Dyne for many years of serving on the Board and the ARC, serving as chairman. Tom has been actively involved for many years and has contributed much time, many good ideas and donated his talents to improve StillWaters. THANK YOU, Tom, and to his wife Gloe for sharing him with us!

As you probably know, the Board meets twice a month as well as other special called meetings and various committee meetings. Since the beginning of this year, this Board has been extremely busy and involved in the day-to-day operations of StillWaters after our General Manager retired and since our new Association managers have come onboard. Each Board member was assigned specific areas of responsibility and has done an outstanding job in making sure all things continued to run smoothly during the transition....THANKS TO ALL OF YOU!

*(continued on pg. 2)*

## *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](mailto:info@stillwatersra.com)

Website:  
[www.stillwatersra.com](http://www.stillwatersra.com)

## **Board Members**

**Sally Gantt**  
*President*

**Kay Dickey**  
*Vice-President*

**Gene Akers**  
*Treasurer*

**Penny Alexander**  
*Secretary*

**Lee Eastman**  
**Tom Nicholson**  
**Debra Knight**

**Mike Griffin**  
*Community Association  
Manager*



# A LETTER FROM THE SWRA BOARD PRESIDENT, SALLY GANT

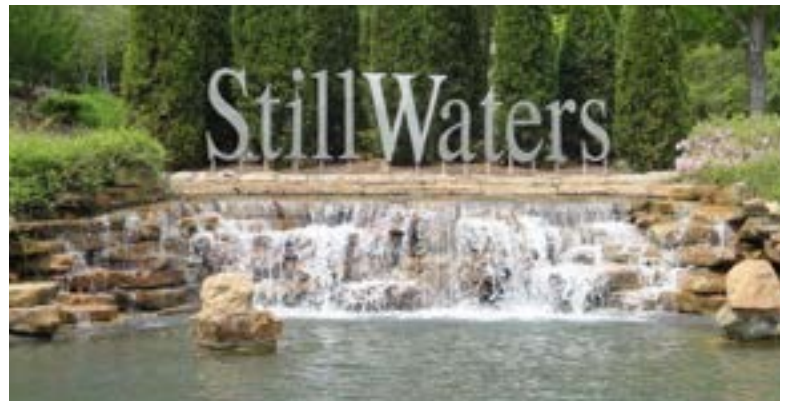
*(continued from page 1)*

Looking forward, we are busy planning for the StillWaters Family Fun Day, Saturday, May 27<sup>th</sup>. A few of you signed up to volunteer for that day at the Annual Meeting. If you didn't get to sign up but wish to help, contact the office and leave your contact info. We would like to have a nurse or EMT volunteer to be available if needed, as well as someone to do face painting. The day promises to be a good time for the young and old and all of those in between. The StillWaters Fire Department will also be holding an Open House that day so be sure to save the date!

Many of you have called the office to inquire about trash pickup. We now have two companies providing weekly pickup and it is your choice. GFL is the company that purchased Advance Disposal and 121 Disposal is now offering service to home owners. Speaking of calling the office, we have been experiencing some issues with our phone system and appreciate your patience as we resolve this. We are awaiting the installation of new equipment and we should be back at 100%.

## LANDSCAPE COMMITTEE UPDATE

Our thanks to Landscape Committee member Charles Munden who planned, shopped and oversaw the redo on the island in front of the SWRA Gatehouse at Highway 49. The area needed some renovation, and it looks more appealing and fresher. Our Landscape Committee had made a number of recommendations and many of them have been completed. The gatehouse area, the entrance island to the Sunset Point area has been cleaned up with bushes removed and others trimmed, and removal of the many over extended junipers that were under all of the crepe myrtles in different locations have been cleaned out and completed. Committee Member Debra Knight has surveyed all the common property in StillWaters and made a list for the community to review at its next meeting. Chairperson Debbie Nigh has been working with our Associate Community Association Manager Mike Dean to familiarize him with all the areas of concern. Thanks to our outstanding volunteers, you make such a positive difference in our community!



## SWRA BOARD ELECTION RESULTS

Our thanks to the 2023 Election Committee members. Rhonda Jones, Rita McCollister, Debbie Nigh, Joel Rains, and Kenny Walz met to count the ballots on March 7<sup>th</sup> with Joel Rains announcing the results at the Annual Meeting on March 11<sup>th</sup> at the Church of the Living Waters. Gene Akers, Penny Alexander and Debra Knight were elected to serve a three-year term with current members Kay Dickey, Lee Eastman, Sally Gantt and Tom Nicholson. Thanks to all for volunteering and to all property owners who voted!





# A MESSAGE FROM LAKE MARTIN CREATIVITY GROUP



March was the National Art/Craft month designated in 1994 by the Craft and Hobby Association to inspire one to make decorative items by hand.

Lake Martin Creativity Group (LMCG) is proud to be starting their third year. Last year included basic lessons in drawing and water color painting. A popular event was learning how to make earrings out of Polymer clay and there were too many creative projects to mention here. We share with each other and our community at large.

The purpose of the group is to explore all avenues of creativity. Come join the fun and make new friends every Monday at 1 PM in the Stillwaters Community Room. For questions or more information, call Kay Fincher at 256-825-2506. Kay also gives private painting lessons.

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## PARKING RESTRICTIONS



Please remember boats, PWCs, trailers, and travel trailers are not allowed to be parked on Stillwaters property per 1971 covenants, 1974 amendments, and the 1987 covenants. These three sets of covenants govern all the property in Stillwaters except for eight lots governed by the Waters Edge covenants. The Waters Edge covenants are the only covenants that allow trailer parking on the owner's property providing the parking location has been approved by the Waters Edge Architectural Control Committee. There are several storage facilities within one or two miles of both Stillwaters gates that offer storage for boats, PWCs, trailers, and travel trailers. Stillwaters management is developing a list of owners who are violating these covenants and will be requesting that boats, PWCs, trailers, and travel trailers be removed from the owner's property.

# ARCHITECTURAL REVIEW COMMITTEE OPENING

The Stillwaters Architectural Review Committee (ARC) has an opening for one new member. If you would like to become more involved with Stillwaters, this may be your golden opportunity. The ARC is responsible for reviewing and approving permit requests from owners for anything from repairs, landscaping, or new construction. This is a volunteer position that affords the opportunity to provide a valuable service as well as meet and get to know many Stillwaters residents.

There are no requirements to be on the ARC, but a background in building, architecture, or engineering would be a plus. The ARC meets two times each month (the 1<sup>st</sup> and 3<sup>rd</sup> Wednesday) at 4:00PM CST for about an hour. In addition, each ARC member is assigned properties to inspect before each meeting to ensure the approved permit is followed. The monthly time commitment for each member is about 4 to 5 hours. The only requirements are (1) using your own vehicle and (2) the ability to walk the assigned permit sites. We hope you consider applying. If so, please contact Mike Dean at the SWRA office.



**Pineview pool will be opening to Stillwaters owners on April 1, 2023.** Spring is in the air and preparations are underway in advance of the pool opening on April 1st. The SWRA community pool is located at 1816 Stillwaters Drive. An electronic key card is required to access the pool area. Property owners who qualify to use the SWRA pool and do not have an electronic key card can obtain one from the SWRA during regular business hours. This is the only swimming pool

open to all qualified Stillwaters owners. The swimming pools and lake access areas at the different condominium associations are limited to only owners who own a condominium in that complex. Using a swimming pool without authorized permission from a condominium owner may result in the violator being arrested for trespassing.

## PINE STRAW

Southeast Straw will be putting out pine straw throughout the Stillwaters Association property and a select number of sub-association properties the week of March 27, 2023. Please be on the lookout for workers who are spreading pine straw as you travel throughout Stillwaters.



Mark your calendar now for the annual Stillwaters Family Fun Day on Saturday, May 27 at Moonbrook Park. There will be water slides for all members of the family, Ozz will be playing the tunes, food vendors will be serving up food, and much more. This is a great event for children, grandchildren, and young at heart to spend a Saturday at the park.





# STILLWATERS GOLF CART POLICY

Property owners who use a golf cart or similar type vehicle in StillWaters must follow the requirements of the golf cart policy. Please contact the SWRA office if you have any questions.

## StillWaters Golf Cart Policy

### Policy Statement – Motorized Utility Vehicles

The StillWaters Residential Association (SWRA) Board of Directors recognizes the value and pleasure of utility vehicles in the StillWaters Community. The SWRA Board further recognizes the need for responsible use of such vehicles. The SWRA Board is especially concerned for the safety and well-being of all StillWaters residents and visitors.

Golf carts and other motorized vehicles can be quite dangerous, especially when used on roads. The SWRA Board recognizes the inherent hazards of motorized vehicle use in StillWaters and desires to head off accidents with the promotion of common sense operation and public awareness.

### Golf Cart Policy

*All motorized vehicles (golf carts, ATVs, etc.) on StillWaters' roads and common areas must be operated by licensed and insured drivers as required under Alabama law.*

SWRA Board of Directors Resolution (November 27, 2007)

*All motorized vehicles (golf carts, ATVs, etc.) on StillWaters' roads and common areas must have headlights, brake lights, and rearview mirrors.*

*All motorized vehicles (golf carts, ATVs, etc.) on StillWaters' roads and common areas must have a registration decal attached.*

SWRA Board of Directors Resolution (June 28, 2016)

### Policy Enforcement

The SWRA Board wishes this policy to be a self-enforcement policy, as much as possible, by the owners and visitors of StillWaters. The Board asks that owners make a sincere effort to act responsibly in the use of motorized vehicles and adhere to this policy.

In an effort for the Board to act responsibly, violators will be reminded of the policy and asked to adhere to the policy immediately. Based on the registration, a notice will be filed with the SWRA for review.



### Violations of Policy:

1. Under-aged or non-licensed driver of the vehicle (unaccompanied by a licensed driver)
2. Reckless or destructive behavior
3. Lack of required equipment (headlights, brake lights, or rearview mirror)
4. Lack of proper SWRA registration decal

### Violation of Policy Protocol:

- First Violation: A notice will be placed in the property owner's file for future reference and a written "Advisory Notice" will be delivered to the registered owner.
- Second Violation: A letter from the SWRA Board will advise the property owner of its multiple violations of policy and ask the owner to strictly adhere to the policy or expect to be assessed a fine of \$100.00 for each additional incident.
- Third Violation: A letter from the SWRA Board will advise the property owner of its multiple violations of policy and assess the owner a \$100.00 fine.
- Further Violations: The SWRA Board will assess additional \$100.00 fines in cumulative.

Note: Unpaid fines may become a lien against the registered owner's property.



# SWRA ANNUAL BOARD REPORT

## MARCH 11, 2023

**Call to Order-** President Sally Gantt called the meeting to order at 10:00 A.M. at the Church of the Living Waters. I would like to welcome everyone to the 2023 SWRA Annual Meeting. My name is Sally Gantt and I have served as President of the Board for the past year. The purpose of this meeting is to give you a recap of the last year and look at projections for this year. This is an information meeting for the Board to report to the membership, we don't actually vote on anything today. We are here to update our community on what the association is doing. We have a lot to report today so please hold your questions until the end of the presentations.

**SWRA Board Members:** Sally recognized and introduced the current board members. She thanked them for their volunteer service to the community. President Sally Gantt, Vice President Kay Dickey, Treasurer Gene Akers, Secretary Penny Alexander, Members-at-Large Tom Dyne, Lee Eastman, and Tom Nicholson.

Approximately 115 people attended, including SWRA staff and SWRA Board members. This does not represent a quorum as defined by the Bylaws, therefore the meeting continued as one for the Board to report to the general membership. An attendance list, committee and email sign-up sheets, a February newsletter, phone directories, and handouts of the 2023 budget were available.

The Board was notified in late December that former General Manager Kevin Eason would be retiring on January 31<sup>st</sup>. We advertised for this position and interviewed and are very happy to introduce you to our newest employees. Mike Griffin was hired as Community Association Manager and Mike Dean was hired as Associate Community Association Manager. The Board has redefined the duties of these two positions and feels that they will work well together as StillWaters continues to grow. They are both very qualified individuals and have both hit the ground running and it is going really well. At this time, I would like to introduce to you Mike Griffin who will tell you a little bit about himself and introduce the SWRA team.

**Mike Griffin** – Welcomed all and gave a little background information on himself. He recognized our new Associate Community Association Manager Mike Dean who is on board with us and stated that this is a very large community and that he and Mike are working well together. The two of us balance each other out with our experiences and backgrounds. This Board has done a phenomenal job in filling in while not having a manager and keeping SWRA running smoothly. They have really done a great job and put in a great deal of time. Mike introduced Mike Dean and the rest of the team.

### **SWRA Staff:**

- Community Association Manager: Mike Griffin
- Associate Community Association Manager: Mike Dean
- Community Administrator: Robin Ulrich
- Sub-Association (Condos) Bookkeeper: Shana Ellis
- Part-Time Office Staff - Susan Thames, Anita Gardner
- Maintenance: Alan Price, Drew Heederik, Mike Mattiace, Huey Mettes, Evelyn Mann
- Landscape/grass cutting: Jeremy Vickers, Noah MacKenzie, Justin Lyle
- Gate Attendants: Clyde Ware, Brandy Price, Crayton Vickers, Levis Gamble, Tommy Thornburg, Jerome Russell

Mike stated that it is a great staff, and I am enjoying getting to know them and working with them. Thank you for supporting this Board and this staff and we look forward to working hard to continue keeping StillWaters the great community that it is and plan to continue growing and improving.



# SWRA ANNUAL BOARD REPORT

## MARCH 11, 2023 *(continued)*

**Honored Guests:** Sally Gantt stated that we are also honored to have several guests today who are important to our community. We appreciate them taking their Saturday morning to be with us.

- **The Honorable Ed Oliver - State Representative Alabama House District 81.**  
He shared the scope of his district. SW is my largest voting block, very important to me that I know what your opinions and concerns are. There is much going on in our district. Always available and will call you back. I grew up here, a career military officer, try to get things done, let me hear from you.
- **The Honorable George Carleton, Commissioner, District 5 - Tallapoosa County, AL** George is starting his 3<sup>rd</sup> term and stated that he tries to help SW, and this is also his largest voting district. Call me and let me know if I can help. Working with Ed Oliver to get road work done in our area. There are plans to have the dumpsters in this area in March or April.
- **The Honorable Jimmy Abbett - Sheriff Tallapoosa County, Alabama.**  
There are 65 miles of this county that we cover. Our 911 center handles 13 volunteer fire dept and ambulances. This is my 8<sup>th</sup> term serving as your sheriff with my 54th year in law enforcement. Striving to keep our employees in a competitive market. We have 70 employees on a \$4.8 million budget. Chief Deputy Fred White will also be working with the SWRA Board and staff. It is a pleasure to be here, give us a call if you need us.

**Thank You Volunteers** - Sally thanked the volunteers who serve on committees throughout the year by donating their time. This includes property owners who volunteer as Board members, and members of the Architectural Review Committee, Christmas Committee, Landscape Committee, and Recreational and Special Committees. These Members all contribute to the enjoyment and betterment of StillWaters. Some meet multiple times a year and others are specific to a season or project.

If you are interested in helping, please sign up at the table in the back. It is a great way to meet your neighbors and get involved in knowing what is going on in our community. You can use your talents to contribute.

### What We Did In 2022

- Improved security camera systems
- Paving and drainage work
- Improved holiday decorations – Christmas Elves Thank Gene and Drew for our new snow family.
- Maintained all common area
- Resurfaced tennis courts to include pickleball space
- Completed pole barn (Storage for equipment)
- Hired an additional landscape person
- Purchased two new mowers & sold two old ones
- Purchased a used truck to replace two older ones
- Updated signage around StillWaters
- General Manager held several “town hall” meetings
- Formed Focus Groups and met to discuss revisions in current SWRA Bylaws
- Newcomers Club held regular gatherings
- Continued work on Business Continuity Plan



# SWRA ANNUAL BOARD REPORT

## MARCH 11, 2023 *(continued)*

**Bylaws Update** - In 2022, the Board began work as the need to update our Bylaws has been recognized for several years. Gene Akers and Kay Dickey spent many hours working on this, and the Board meet with several focus groups of property owners to gather input and feedback on this. Sally asked Gene to share a little bit more about this.

Gene explained that the Bylaws were written many years ago and have a lot of outdated language in them about classes of membership when the Developer was still in control. They can be very confusing and should be much easier to understand. The Bylaws do NOT address fees, the covenants are where fees and assessments are addressed. So “Read my lips, NO NEW TAXES!” The Board understands that we will have to do a good job of educating our Members and letting them know what changes are recommended and why we are recommending them. It will be necessary to communicate in as many ways as possible with our SWRA Members. To change the Bylaws requires 60% of the people to vote, in person or by proxy at a special meeting.

**Neighborhood Patrol** – Sally reported that we are making plans to implement the new part-time Neighborhood Patrol at SW. Many of you felt that it would be good for our community and contributed to this when you paid your annual fees. Please keep a watch in our newsletter for the details.

**Newcomers Club** – Kay Dickey explained that this is not only for newcomers to our community but is extended to everyone who is a resident/property owner. We hope to get new people involved. We have multiple types of groups that have come from this. May be moving to quarterly potluck dinners. If you would be liked to be involved, contact me and I will be very happy to assist you.

### **Covenant Violations:**

Anytime anything is changed on the exterior of the house, an ARC permit is required, it may be a no-cost permit, a small project or larger building permits for docks, garages, or homes.

1. Trailer parking
2. Failure to obtain an ARC permit
3. Unkept property/trash cans – Explained the trash can service that SWRA offers as a service to roll trashcans in and back.

### **ARC Permits:**

Tom Dyne and Lee Eastman are our 2 board members that serve on the ARC along with several other volunteers for a total of 5 members. This is a very important job, and we want to thank them for their dedication in making sure all building is going as it should be. Direct questions to Lee Eastman or Mike Dean. Tom Dyne is moving off the ARC so there is one position open on the ARC. If you are interested, please let the Board know as we will be appointing a new person to serve.





# SWRA ANNUAL BOARD REPORT

## MARCH 11, 2023 *(continued)*

Sally shared a comparison of several years of permits:

- 209 in 2019
- 267 in 2020
- 309 in 2021
- 233 in 2022

<b>The Covenants</b>	<b>Number of Properties 2021</b>	<b>Number of Properties 2022</b>
1987 Covenants (SWRA)	1601	1625 (+ 24)
1974 Amendments	295	286 (- 9)
1971 Covenants	40	40
Water's Edge	9	9
Total Properties	1945	1960
Total '71/'74/Waters Edge Converted:	8	9
New Homes/Units Built	44	15

It would be great to have all properties convert to be governed by the 1987 Covenants so that all properties would be governed by the same rules and guidelines. StillWaters continues to grow, and it complicates the day-to-day and overall issues that the Board and staff have to manage.

The SWRA Board encourages those under the 1971, 1974, and Waters Edge covenants to consider subjecting their property to the 1987 Amended and Restated Covenants. SWRA will not only pay for the court recording costs for any property owner who converts to 1987 but we will also take it to the courthouse for you!

### **Planned Improvements for 2023:**

- Continue to Update signage
- Lighting and landscape at Gate 34
- Paving
- Address drainage issues
- Revise Bylaws
- Training for new SWRA Managers
- Continue scanning important documents (contracts, historical data, legal papers) into digital storage
- Updating IT infrastructure and office equipment
- Landscape projects
- Proceed to clear lawsuits
- SWRA security patrol
- New SWRA webpage

**Website** - Another area we are excited about is our new website. Lee Eastman has been working very closely with the company in Auburn that we contracted with to do this, and we are almost ready to launch it. We hope that it will be more informative and a great source of readily available information for our property owners.



# SWRA ANNUAL BOARD REPORT

## MARCH 11, 2023 *(continued)*

**TREASURER'S REPORT:** Sally introduced Board Treasurer Gene Akers and stated that he puts a great deal of time and effort into his duties as Treasurer but also in many other planning and organizational projects. Gene reported the following:

### SWRA 2022 Financial Highlights

- Overall financial situation was good
- Positive impact of construction
- Continued reliance on discretionary fees
- Net Income for 2022 was \$169,988.42 with \$92,000 provided by the remaining road budget
- Allocated \$85,000 to Reserves

### Review of the Financial Performance in 2022:

Bottom line is that we were under budget for the year! Most of our revenue, **approximately 60%**, comes from annual maintenance fees and assessments. The amount on the annual maintenance fee and assessments is limited by our covenants. The rest of SWRA revenue comes from fees such as gate entry fees, building permits, transfer fees, boat storage, condo management, trash can service, etc.

Based on prior input from owners, the priority spending is focused on roads, gates, and landscaping. These three expenditures account for 40% of the maintenance fees and assessments.

That being said, the impact of construction and sales within SWRA last year was significant with regard to our budget.

Construction affects:

- Building permits exceeded our projected budget by almost \$10,000.
- Transfer fees exceeded our projected budget by \$34,000.

### SWRA - ACTUAL VS BUDGET 2022

	2022 Actual	2022 Budget	Difference
<b>Revenue</b>	<b>\$ 1,479,066.08</b>	<b>\$ 1,463,548.00</b>	<b>\$ 15,518.08</b>
Expenses:			
Administrative	\$ 445,866.19	\$ 458,421.56	\$ (12,555.37)
Gates	\$ 231,624.81	\$ 179,328.08	\$ 52,296.73
Landscaping	\$ 151,416.34	\$ 222,565.20	\$ (71,148.86)
Roads	\$ 99,585.27	\$ 192,500.00	\$ (92,914.73)
SWRA Centre	\$ 26,763.55	\$ 36,189.51	\$ (9,425.96)
Welcome Centre	\$ 17,504.88	\$ 11,433.71	\$ 6,071.17
All Other	\$ 321,234.13	\$ 228,452.38	\$ 92,781.75
<b>Total Expenses</b>	<b>\$ 1,293,995.17</b>	<b>\$ 1,328,890.44</b>	<b>\$ (34,895.27)</b>
<b>Net Other Income/Expenses</b>	<b>\$ (15,082.49)</b>	<b>\$ (24,000.00)</b>	<b>\$ 8,917.51</b>
<b>Net Income</b>	<b>\$ 169,988.42</b>	<b>\$ 110,657.56</b>	<b>\$ 59,330.86</b>



# SWRA ANNUAL BOARD REPORT

## MARCH 11, 2023 *(continued)*

The Net Income for 2022 was about \$170,000 but consisted of over \$92,000 from the Roads budget that was unexpended because of weather conditions. Last year SWRA used operating funds rather than reserve funds to resurface the Tennis/Pickleball courts (\$26,000) and purchase new landscape equipment. If we had expended all the Roads funds, used reserve funds for capital expenditures, and not reduced our landscaping costs by nearly \$72,000, then SWRA would have pretty much broken even in 2022.

The SWRA Board elected to move most of the Net Income into Reserve Funds at the end of 2022 after paying off a small landscape equipment loan.

### SWRA Operating Budget 2023 – Revenue

<b>SWRA REVENUE</b>	
<b>DESCRIPTION</b>	<b>Projected 2023</b>
Total Property Owner Fees	\$ 861,691.00
Assessment	\$ 171,700.00
Facilities Rental	\$ 15,000.00
Boat Storage	\$ 20,400.00
Gate Devices	\$ 25,200.00
Gate Easy Entry Fee	\$ 165,000.00
Security Patrol	\$ 55,000.00
Garbage Roll Out Service	\$ 22,500.00
Lien Fees	\$ 15,000.00
Interest Income	\$ 6,300.00
Building Permits	\$ 19,200.00
Transfer Fees	\$ 60,000.00
Condo Management Fees	\$ 162,300.00
Other Fees	\$ 16,400.00
<b>Total</b>	<b>\$ 1,615,691.00</b>

### Review of the budget for 2023:

Our goal every year is to budget our operating expenses within the limits of our anticipated revenue and to leave enough cash to provide adequate reserves to cover future capital and extraordinary maintenance requirements. SWRA bills and collects most of our revenue in January and February due to the structure of our annual maintenance billing. Assessments are normally fixed. Fees were increased for 2023 by \$38 to reflect an 8.7% increase due to the Cost-of-Living Increase (COLA) as per the SWRA Covenants.

The growth in construction and real estate activity continues to have a positive effect on SWRA finances. While we are optimistic 2023 will be a good year financially for SWRA and its property owners, we have seen a reduction in easy entry gate fees and do not expect the same continued growth in construction and sales as in past years.





# SWRA ANNUAL BOARD REPORT

## MARCH 11, 2023 *(continued)*

### Neighborhood Patrol

Some of the continuing issues faced each year by SWRA is the abuse of the common area amenities and roadways. To address these issues, the Board elected to utilize a part-time security resource for 2023. Since the Board is limited in its ability to increase HOA fees by the covenants, it elected to seek voluntary donations from the members to fund a security resource. Thanks to the generosity of the owners, SWRA was able to obtain funding to for a part-time security resource in 2023. The Neighborhood Patrol will focus on the common area amenities and roadways. The Board is hopeful that this will reduce the amount of vandalism and damage to the common area amenities and speeding on our roadways. The Board will be working in the coming weeks to secure the security resources and establish policies and procedures for this resource. SWRA will provide updates through the newsletter as it progresses. Thanks again to those who have voluntarily supported this effort.

### SWRA Operating Budget 2023 – Revenue

<b>SWRA EXPENSES</b>	
<b>DESCRIPTION</b>	<b>Projected for 2023</b>
Administration	\$ 624,709.50
Gates	\$ 239,783.80
Landscape & Grounds	\$ 173,122.42
Roads	\$ 232,500.00
Pineview Pool	\$ 21,837.00
Tennis Courts	\$ 3,156.00
Moonbrook Park	\$ 15,825.00
Boat Storage	\$ 2,288.00
Storage Facility	\$ 8,880.00
Common Areas	\$ 10,990.00
SWRA Centre	\$ 33,166.59
Welcome Centre	\$ 16,156.19
Professional and Legal Fees	\$ 24,000.00
Condo Management Expenses	\$ 82,704.09
Reserves	\$ -
<b>Total</b>	<b>\$ 1,489,118.59</b>

Overall, we expect a slight increase in 2023 expenses.

Much of our expense budget is fixed due to contracts and items such as insurance, salaries, interest on debt, and property taxes. Certain items, such as utilities, are almost fixed although they are manageable to some extent.



# SWRA ANNUAL BOARD REPORT

## MARCH 11, 2023 *(continued)*

The SWRA Board has continued to budget a large portion of the overall budget to roads for 2023. Our gate costs continue to increase mainly from damages and repairs caused by owners and visitors running through or into the gates. The one bright spot is our significant savings in landscaping because of transferring this capability in-house.

Reserves are a reallocation of our unrestricted cash. Reserves are determined from informal studies, anticipated costs, and have budgeted reserves accordingly. The Board works very hard to plan for the future. If there is a cash balance at the end of the year, the Board reserves the decision to allocate reserves at that time. As a result of the savings and additional income that I mentioned earlier, the Board was able to allocate over \$85,000 to the Reserve funds in 2022.

### SWRA Reserve Balances as of December 2022

ACCOUNT DESCRIPTION	12/31/22 Balance	2022 Allocations	1/31/22 Balance
Fountain Reserve	\$ 55,000.00	\$ 45,000.00	\$ 100,000.00
Welcome Centre Reserve	\$ 10,000.00	\$ 10,000.00	\$ 20,000.00
Storage Facility Reserve	\$ 10,000.00	\$ -	\$ 10,000.00
SWRA Centre Reserve	\$ 100,000.00	\$ -	\$ 100,000.00
Pineview Pool Reserve	\$ 15,000.00	\$ 37,000.00	\$ 52,000.00
Truck Reserve	\$ 2,000.00	\$ 13,000.00	\$ 15,000.00
Gate Equipment Reserve	\$ 34,000.00	\$ 41,000.00	\$ 75,000.00
Tennis Reserve	\$ 10,000.00	\$ -	\$ 10,000.00
Moonbrook Park Reserve	\$ 36,000.00	\$ (11,000.00)	\$ 25,000.00
Contingency Fund	\$ 150,000.00	\$ (50,000.00)	\$ 100,000.00
<b>Total</b>	<b>\$ 422,000.00</b>	<b>\$ 85,000.00</b>	<b>\$ 507,000.00</b>

### Balance Sheet as of December 31, 2022

The Cash Balance was \$807,550.74 of which \$507,000 is allocated for Reserve balances as previously mentioned. A portion of the Cash Balance minus the reserve funds includes reimbursable Building Permit deposits totaling nearly \$170,000.00 which leaves roughly \$130,000 in operating capital which amounts to about one-month operating expenses in unrestricted funds.

SWRA currently has nearly \$700,000 in Accounts Receivable from unpaid dues and fees accumulated from previous years that we carry over.

Our Fixed Assets primarily include land and buildings.



# SWRA ANNUAL BOARD REPORT

## 2023 SWRA Operating Budget

Balance Sheet			
<b>Assets</b>			
	Cash, Including Reserves		
	Balance 12/31/2022	\$	807,550.74
	Accounts Receivables	\$	703,620.49
	Other Current Assets	\$	7,465.20
	Fixed Assets	\$	1,143,321.02
	Total Other Assets	\$	156,943.88
	<b>Total Assets</b>	<b>\$</b>	<b>2,818,901.33</b>
<b>Liabilities</b>			
	Total Current Liabilities	\$	216,360.78
	Total Long Term Liabilities	\$	81,799.78
	Total Equity	\$	2,520,740.77
	<b>Total Liabilities and Equity</b>	<b>\$</b>	<b>2,818,901.33</b>

Our goal is to maintain our infrastructure/assets and to remain under budget.

### Board Election Committees:

**Nominating Committee** – Property owners Lee Eastman, Rhonda Jones, Tom Nicholson, John Prophitt, and Cherie Stephenson served on this year’s committee to interview and nominate candidates for the three open board positions. They contacted all who had expressed an interest in serving and they solicited several candidates and interviewed a few.

**Election Committee** – **Joel Raines reported for the committee.** Other Members serving were Rhonda Jones, Rita McCollister, Debbie Nigh, and Kenny Walz to count the ballots and verify the votes. Sally Gantt served as Acting Secretary.

There were three candidates on the ballot this year recommended by the Nominating Committee and one who ran by petition. The ballots were counted, recounted, and cross-checked to assure all eligible ballots of property owners in good standing were counted.

Joel Raines gave the report for the Election Committee. He stated that basically, we had 407 ballots and those elected to serve this year are Gene Akers, Penny Alexander, and Debra Knight.

### 2023 Board Members

Gene Akers, Penny Alexander, Kay Dickey, Lee Eastman, Sally Gant, Debra Knight, and Tom Nicholson will serve. The Board will meet following this meeting to elect Board officers for the coming year.





# SWRA ANNUAL BOARD REPORT

## MARCH 11, 2023 *(continued)*

### Closing Announcements:

Get involved with SW by volunteering. Sign-up sheets are in the back or you can contact the office! Architectural Review, Landscape, Nominating, Elections, Christmas, Newcomers, Recreation

### How to Stay informed by:

- **Provide** the office with your email address
- **Keep** account contact information up to date at the office
- **Read the** monthly newsletter
- **Open** *SWRA eflash* messages

### Property Owner Comments:

Sally opened the floor to those attending. There were a few questions:

- **Lauren Bright** – 1974 maybe 1971. On the Eflash. How would I know if I am on the list? Check with the SWRA office.
- **Charlie Griffin** - Are the office hours the same as before? Yes, office staff are often there on Wed. afternoons to catch up on projects but closed noon on Wed. to the public.
- **Debbie Gibson** 1987 - A question about the expenditures on sub-association vs. income. Gene explained that staff expenses are split to allocate time between SWRA and sub-associations.
- **Miriam Stone** 1987 - Question about cracks in the recently resurfaced tennis/pickleball courts. Disappointing that they appear so quickly however it would be over \$100,000 to replace the foundation of the courts to remove all cracks.
- **Dave Hamilton** 1987 – Question new 121 Disposal in the last newsletter. Both GFL and 121 offer service to SW residents, it is the property owner's choice.
- **Renee Gordon** – Asked to see Election ballots. The vote is confidential, only Election Comm can see it, per the Bylaws. Board members do not see these either.
- **Connie Campbell** - Harbor Pointe – Why increase in the cost of remote gate entrance? Costs to maintain, repair, and monitor increases. The easy entry fee is a small way to offset some of the costs of the gates.
- **Ms. Campbell** also asked if a Dog Park had ever been considered. Yes, several times in the past, a survey of residents showed other things such as roads and gates and landscape as priorities. She asked about legal issues with it. Always liability with anything we do but it could be handled/covered. It was a low priority and many who were interested also responded that they would not donate additional funds or their time to support it.
- **Chuck Lehman** -1987 – Thanked the Board members for all the time, effort, and talent that they share with us, keeping our community running and improving it as volunteers.

There being no further comments, Sally thanked everyone for attending and told them that the Board members, Community Association Managers would be available after the meeting.

The meeting Adjourned at 11:10 a.m.

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Penny Alexander, Secretary

---

Sally Gantt, President

Date approved:



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ALL SERVICES: SUNDAY 9:00-10:00 AM; Except Easter, 6:30 a.m.

## GUEST PREACHER LISTING - 2023 SEASON

Apr 09	Rev. Tim Thompson - Jackson's Gap	Easter Sunrise Service at 6:30 a.m.
May 28	Billy Coleman - Alexander City	Memorial Day Opening 9:00 a.m.
Jun 04	Rev. K.G. Jones - Tuskegee	
Jun 11	Rev. Faron Golden - Dadeville	
Jun 18	Rev. Matt Mobley - Auburn	
Jun 25	Rev. Lee Cadden - Auburn	
Jul 02	Chad Harrison - Dadeville	
Jul 09	Dr. George Mathison - Auburn	
Jul 16	Rev. Larry Patton - Carrollton, GA	
Jul 23	Rev. Mark Smith - Valley, AL	
Jul 30	Rev. James Cullins - Dadeville	
Aug 06	Rev. Pat Bethea - Auburn	
Aug 13	Rev. Skip Long - Opelika	
Aug 20	Rev. Marcus Poppenfoose - Auburn	
Aug 27	Rev Kevin Flannagan - Auburn	
Sep 03	Dr. Tim Thompson - Jackson's Gap	Labor Day Closing

**\*\*\* Communion served on May 28<sup>th</sup>, July 16<sup>th</sup>, and September 3<sup>rd</sup> \*\*\***

Please join us! Dress is casual. Actual address is 782 Lakeview Ridge across from the Golf Colony Villas - a short distance from the Harbor Pointe Marina in StillWaters. You can come by car, bike, golf cart, or boat - GPS Coordinates N 32° 44.554' W 085° 48.867'. You are cordially invited to examine our website at [www.colw-sw.com](http://www.colw-sw.com)

# MARCH 2023

SUN	MON	TUE	WED	THU	FRI	SAT
			<b>1</b> <b>Bridge</b> 9 AM - 1 PM  <b>ARC Meeting</b> 4 PM	<b>2</b>	<b>3</b> <b>Bridge</b> 9 AM - 1 PM	<b>4</b>
<b>5</b>	<b>6</b> <b>Lake Martin Creativity Group</b> 1 PM - 4 PM	<b>7</b> <b>SWRA Board Meeting</b> 9 AM	<b>8</b> <b>Bridge</b> 9 AM - 1 PM	<b>9</b>	<b>10</b> <b>Bridge</b> 9 AM - 1 PM	<b>11</b>
<b>12</b>	<b>13</b> <b>Lake Martin Creativity Group</b> 1 PM - 4 PM	<b>14</b>	<b>15</b> <b>Bridge</b> 9 AM - 1 PM  <b>ARC Meeting</b> 4 PM	<b>16</b>	<b>17</b> <b>Bridge</b> 9 AM - 1 PM	<b>18</b>
<b>19</b>	<b>20</b> <b>Lake Martin Creativity Group</b> 1 PM - 4 PM	<b>21</b> <b>SWRA Board Meeting</b> 9 AM	<b>22</b> <b>Bridge</b> 9 AM - 1 PM	<b>23</b>	<b>24</b> <b>Bridge</b> 9 AM - 1 PM	<b>25</b>
<b>26</b>	<b>27</b> <b>Lake Martin Creativity Group</b> 1 PM - 4 PM	<b>28</b>	<b>29</b> <b>Bridge</b> 9 AM - 1 PM	<b>30</b>	<b>31</b> <b>Bridge</b> 9 AM - 1 PM	



# APRIL 2023

SUN	MON	TUE	WED	THU	FRI	SAT
						1 Pineview Pool Opens
2	3 Lake Martin Creativity Group 1 PM - 4 PM	4 SWRA Board Meeting 9 AM	5 Bridge 9 AM 1 PM  ARC Meeting 4 PM	6	7 Bridge 9 AM 1 PM	8
9 COLW Easter Sunrise Service 6:30 AM	10 Lake Martin Creativity Group 1 PM - 4 PM	11	12 Bridge 9 AM 1 PM	13	14 Bridge 9 AM 1 PM	15
16	17 Lake Martin Creativity Group 1 PM - 4 PM	18 SWRA Board Meeting 9 AM	19 Bridge 9 AM 1 PM  ARC Meeting 4 PM	20	21 Bridge 9 AM 1 PM	22
23	24 Lake Martin Creativity Group 1 PM - 4 PM	25	26 Bridge 9 AM 1 PM	27	28 Bridge 9 AM 1 PM	29
30						

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