



The Voice of StillWaters

A MESSAGE FROM YOUR SWRA BOARD OF DIRECTORS

OCTOBER 2023

Fall is here and we are now in the fourth quarter of 2023. This year has flown by and StillWaters has seen many changes. As you drive through our beautiful development, take a minute to enjoy the many colors of Fall. We continue to see lots of people in and out of our gates as many people visit StillWaters during the Fall to attend Auburn home football games and other local events. New construction is still on the rise and many people have purchased lots from the SWRA.

We encourage residents to get involved in our community. Please make sure that the SWRA office has your current mailing address, phone number, and email address. You may send any updates to Robin@stillwatersra.com.

The 2024 annual association fee is determined by the StillWaters covenants which restrict the maximum amount the annual fee can increase. As per the covenants, the annual fee increase is equal to the annual increase in the Cost-of-Living Average (COLA). The COLA percentage increase is announced in October.

Our new Community Services Patrolman Mike Fincher is onboard now. We are excited to welcome him as he serves our community. Some of you may know his parents, Travis and Kay Fincher who are longtime residents of StillWaters. Be sure to introduce yourself when you see him. As you know, we have several Mikes on our SWRA staff, so this Mike goes by "Finch".

Your SWRA Board has been busy reviewing and updating many documents, policies, and services. We will be highlighting some of these in the SWRA newsletters over the next several months. A great deal of evaluation has taken place in revising the management contracts between SWRA and condo associations and sub-associations to accurately reflect management responsibilities and fees charged. The Board and the Architectural Review Committee (ARC) have spent countless hours on the ARC documents. We are currently updating our IT services to improve efficiency and our capabilities to handle all association business. This revamp should assist us in improving our communication and the work environment for our SWRA staff as they work to serve our property owners. The SWRA Bylaws need revising, and this is an ongoing project, which will require the input of members before a vote on any changes is held.

As we make space for additional staff the office spaces have been rearranged and the retention of documents is being addressed. As you can imagine, there are binders and

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SWRA Business Hours

Monday 8 am - 5 pm
Tuesday 8 am - 5 pm
Wednesday 8 am - 5 pm
Thursday 8 am - 5 pm
Friday 8 am - 5 pm

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Phone: 256-825-2990

Email:
info@stillwatersra.com

Website:
www.stillwatersra.com

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Vice-President

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Penny Alexander
Secretary

Lee Eastman
Tom Nicholson
Debra Knight

Mike "Griff" Griffin
Community Association Manager

Mike Dean
Associate Community Association Manager



A MESSAGE FROM YOUR SWRA BOARD OF DIRECTORS

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filing cabinets full of old paperwork that we are going through to determine best practices on retention versus shredding. 2023 has been a very busy time for your SWRA Board members and staff!

As always, we continue to have to waste time and money on cleaning up and repairing vandalized property. The pools throughout StillWaters, the tennis/pickleball courts and Moonbrook Park are targeted every year by destructive people. These areas are monitored and when it can be determined who the culprits are SWRA prosecutes these individuals if possible. The replacement and repairs cost all of us as property owners. Please notify the SWRA office if you see anything.

Although many people think of StillWaters as a retirement community, we have many families within our gates with young children. These children may Trick or Treat on October 31st. If you would like for children to stop by for a sweet treat, please leave your front porch light on to indicate that you are expecting the children to stop by. Please leave your lights off if you don't want the kids to stop by. Our Community Services Patrol will also be out and about in the neighborhood that night to ensure everyone has the best Halloween possible. Please be aware and be safe!

SWRA-OWNED LOT SALES

Since the auction in 2003 when property owners took over the responsibilities of managing the residential association, SWRA has obtained ownership of various lots through the "Deed for Debt" program where an owner turns over the parcel to SWRA in lieu of past due fees owed or through "Tax Sale" acquisitions. SWRA is a homeowners' association but not the Developer. Those rights went away at the auction.

Over the years the number of SWRA-owned lots has topped 80! The Board has always offered these lots for sale but has decided to become proactive again in trying to sell these lots to individuals. The sale of a lot relieves the association of paying property taxes and fire dues on that parcel but more importantly changes that lot back into one that produces fees and assessments annually. This is in addition to any money collected on the sale of the parcel.

PLEASE note if you have a tree-covered lot next to you and you want it to remain that way, it may be a good time for you to purchase that lot. Over the years we have found that people often assume that the lot next to them will remain as it is, and they are surprised or upset when someone starts building on that lot. Don't wait until it is too late for you if you want to protect the lovely, wooded area next to you!

SWRA has engaged in a contract with Associate



Broker Sealy Hargrove of Roots Real Estate. We are listing a few in MLS at the time. Newly listed are:

- Stagecoach Lots 10, 25
- Bent Hickory Lot 12
- Fawn Lane Lots 5,6,11,16
- Beach Island Trace Lot 102
- Palmer Lot 37
- Bambi Ct Lots 15,18
- Big Horn Lot 21

The lot sales program has been successful as we have closed on many already and have offers in the works on a good number of others. This is great for all SWRA property owners!

If you are interested in a SWRA-owned lot, please contact Sealy directly at SealyH@gmail.com or by phone at 334-444-4527.



WHO CAN RUN FOR A SEAT ON THE SWRA BOARD OF DIRECTORS?

This article has been published in the SWRA newsletter before to inform property owners about the SWRA Board's responsibilities. Please read the entire article if you are interested in becoming an SWRA board member.

There are four different sets of covenants in StillWaters that Board members have to be familiar with. All property owners under these covenants are members of the Association and vote in the board of director's annual election. However, only property owners who own property under the '87 covenants and are in good standing with the association are eligible to run for a seat on the StillWaters Residential Association Board of Directors. There are two seats on the board up for election in 2024. Each seat is elected for a three-year term beginning March 2024.

There are two different opportunities available for a property owner who qualifies and would like to run for the Board of Directors. One is to contact the Nominating Committee and inform them of your interest to run. The other opportunity is to run by petition. This information can be found in the Bylaws Article VII, Section 7.1. This article will discuss both opportunities.

RUN FOR BOARD BY NOMINATING COMMITTEE: Each year a five-member Nominating Committee is appointed by the SWRA Board of Directors to find qualified, willing board candidates to volunteer for the board. The Nominating Committee works diligently each year to present the best-qualified candidates to the association members. The Nominating Committee is charged to put forth who they have determined to be the best candidates for that year to fill the open board seats. SWRA Board members Debra Knight and Tom Nicholson will serve on this year's committee as the two Board member representatives (as per the Bylaws) and three additional residents will be asked to serve with them.

The Nominating Committee works several months to interview, discuss, and review possible candidates. The committee always requests that anyone interested in running for the board contact them for consideration or leave your name with Griff Griffin and he will pass it on to the committee. Any qualified property owner interested in running for election to the SWRA board can contact a member of the Nominating Committee or SWRA Board member to discuss what is required to serve.

RUN FOR BOARD BY PETITION: A qualified property owner may run by petition for the board. The person interested in running for the board must pick up a petition at the SWRA office. The potential candidate must obtain signatures from twenty separate property owners governed by the '87 covenants and in good standing with the association. As of the date of this newsletter, there are about 1500 properties governed by the '87 covenants so it should be very easy to obtain twenty signatures. The petition must be filed with the SWRA Board Secretary at least thirty days prior to the election.

It does not matter if a candidate is selected by the Nominating Committee or runs by petition. All candidates' information is published in the newsletter and all names are listed on the election ballot.

Being a volunteer SWRA Board Member is not easy. Each SWRA Board member attends a minimum of two board meetings per month on the first and third Tuesday of each month. There are additional committee meetings, special meetings, phone calls, and social events, all of which board members must attend. Board members discuss and make decisions that will not always be the most popular among all property owners but are the best decision for the community as a whole. Board decisions must also follow what is required in the governing documents within the limitations of these. Being a board member takes hard work, a good bit of time and dedication. Many residents have been contacted over the years about running for the Board but very few are willing to commit to the time and effort that will be required if they are elected. If you are interested, make the commitment and run for an open board seat either by contacting the Nominating Committee or by petition.

SWRA ARCHITECTURAL COMMITTEE NEWS

(known as the Architectural Review Committee, ARC)

Since 2020 and until recently, the ARC, mainly due to COVID, has seen historically high building permit requests. More recently, with the significant developments coming to Still Waters, the ARC faces new and challenging changes. Historically, most of our growth has been with single-family homes or relatively small projects that fit within our 1987 Covenants and Exhibit “B” to those Covenants. However, these larger new developments and increased single-family building permit requests require developing new policies and procedures. During the last few months, the ARC has developed or rewritten the following:

- Developed an Infrastructure permit and process, including a fillable PDF form.
- Rewrote and restructured the Compliance agreement for the Infrastructure Permit.
- Rewrote and restructured the Compliance Agreement for Building Permits.
- Total rewrite of Exhibit “B” of the 1987 Covenants, including a new section on trees.
- Restructured the building permits to simplify.
- Developed a new Building permit Fee Schedule.
- Developed a “What’s Required” checklist for each permit type.
- Redesigned and formatted a new fillable PDF Building permit application form.

All this while continuing to review, approve, and inspect the progress on each permit until its completion.

I want to thank the volunteer ARC members Drew Heederik, Perry Shy, Liz Bradford, Mike Knight, and SWRA staff members Anita Gardner and Mike Dean, who worked hard to make this happen.

I would be remiss if I didn’t stop and thank all the homeowners who go out of their way to cooperate with the ARC member(s) who inspect your project. Remember that the 1987 Covenants in Section 2.5, “Inspection Rights,” give the ARC the right to inspect the project.

Very soon, the ARC will begin to publish through the new SWRA website, Newsletters, and Constant Contact notices all the new rules, policies, forms, and procedures. So, keep a watchful eye out for those. We hope to have everything ready to go by 1 January 2024.

Interesting ARC Facts and Myths.

Facts

- The ARC has five members whom the SWRA Board appoints. Each member serves as long as they are willing.
- The ARC typically meets from 4 pm to 5 pm, the 1st and 3rd Wednesday of each month. The meeting generally lasts an hour but occasionally lasts an hour and thirty minutes.
- ARC members spend between five to six hours a month meeting and checking on assigned permits.
- Each member uses their transportation and covers an average of about 11 miles per inspection (every two weeks). So, each month, they drive about 22 or about 260 miles a year. At the current IRS rate of \$.655/mile, each member spends about \$170/year.
- The members receive no compensation, benefits, or special consideration.
- The members inspect all approved permits approximately every two weeks until completion.

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SWRA ARCHITECTURAL COMMITTEE NEWS

(known as the Architectural Review Committee, ARC)

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- Each member usually inspects between fifteen and twenty projects every two weeks. That can be from 360 to 480 a year.
- In 2022, the ARC reviewed and inspected about 233 permits. So far, in 2023, that number is about 184.
- ARC members review each new permit application to ensure compliance with the Covenants and Exhibit “B” of the 1987 Covenants.
- On each visit to a permitted property, the ARC member checks to see that the approved work is being done.

Myths

- ARC members get paid or receive special benefits.
- ARC members get free permits.
- ARC members get reimbursed for their vehicle expenses.
- ARC members have their annual fees waived.
- ARC members give advice. ARC members only inspect for compliance with the approved permit. They do not provide structural advice or other advice.
- The ARC can control Commercial Developments.
- The ARC can change the Covenants.

LAKE MARTIN CREATIVITY GROUP

Lake Martin Creativity Group is proud to have helped paint the mural on the building of the Funky Goat in downtown Dadeville on Cusseta Street. Earlier in the year members painted rocks with encouraging messages and placed them at the dance studio after the tragedy that occurred there.

Our Creativity Group also enjoys making various crafts for Dadeville Elementary School. We were happy to share in making greeting cards for our veterans at Bill Nichols Veteran’s Home. Last October several of our members entered the Lake Martin Living Magazine art contest and won several awards and recognitions.

If you have an interest in arts and crafts, we would welcome you to join us any Monday at 1 p.m. in the StillWaters Community Room. We have supplies on hand and charge \$5.00 a month if you become a regular member. If you are new to the area it is a great way to make new friends and have fun. For more information, please call Kay Fincher at 256-825-2506. Please note that this number does not receive text messages.





SWRA NOMINATING COMMITTEE

The following people have agreed to serve on the Nominating Committee for the next election of members to serve on the SWRA Board of Directors:

Debra Knight 678-215-5115
Tom Nicholson 205-807-5373

The SWRA board will appoint 3 additional property owners to serve on the nominating committee at our next meeting.

If you are interested in serving on the Board or know of someone that you think would be a good candidate, please submit their name to the committee for consideration. After the nominating committee reports to the Board, other names may be added to the ballot by petition. Property owners under the 1987 covenants not selected by the Nominating Committee may run for the Board by obtaining a petition signed by a minimum of 20 property owners in good standing with the Association.

The election is for three positions for 3-year terms. The new members will begin serving March 2023 with the results of the vote announced at the Annual Membership Meeting. Remember nominees must be property owners in good standing and under the 1987 covenants.

SWRA BYLAWS, ARTICLE VII NOMINATIONS AND ELECTION OF DIRECTORS

Section 7.1. The Board of Directors shall appoint a Nominations Committee of five (5) members, two (2) of whom shall be Directors and three shall be non-Directors. The Committee shall be appointed at least 60 days before any members' meeting at which elections for the Board of Directors is to be held. The Committee shall nominate candidates to fill Board vacancies at least 30 days prior to the election and provide that list to the Secretary. No member of the Nominations Committee shall be eligible to be nominated. Nominations of members must be in good standing, and may also be made by petition signed by twenty (20) or more members, in good standing, filed with the Secretary at least thirty (30) days prior to the election.

POOL CLOSING FOR THE SEASON



The main pool in StillWaters, Pineview Pool, located at 1816 StillWaters Drive will close on Monday, October 16th. This includes the restrooms and pool deck. The pool is scheduled to reopen on the first of March or when warmer temperatures arrive.



DEVELOPMENT UPDATES

Eagle Ridge Update

The newest development by Southern Coastal Homes on Moonbrook Drive continues to progress however the wet weather in August delayed portions of the infrastructure work. Pads for the majority of the houses are complete and the storm water drainage system has been installed. The sewer system is approximately 75% complete. Once the remaining pads for the houses are complete and the water lines and power is in place, paving of the roads will start. The contractor estimates paving to start in about a month. Construction of the first houses is scheduled to begin in January 2024. The developer plans to submit the first house plans to the SWRA ARC by the end of the year.



SOUTHERN COASTAL HOMES

There were a couple of occasions during the summer when we received very heavy rains over a short period of time that a couple areas of their erosion/runoff containment system were breached. These rain events were not typical. In each case, the developer was very quick to respond and correct the issues. Following the last breach in the system, Erosion Pros along with a civil engineer surveyed the site and came up with further runoff prevention plans for various areas around the site that have been implemented to prevent any further issues. There are several layers of erosion controls that the Alabama Department of Environmental Management (ADEM) require for new developments and the developer is following the ADEM NPDES Construction Stormwater Inspection and Best Management Practice (BMP). The developer has employed a licensed third-party company Erosion Pros to manage, monitor, and inspect all of the various erosion controls for the development. This company must also submit monthly reports for the site to ADEM.

Many of you probably noticed the event where mud spilled out onto Moonbrook Drive following a heavy rain event. The developer was in the process of moving the entrance to the development from the initial location that was used during the first phase of the infrastructure work to the permanent location when heavy rains hit. Excavation of the new entrance was not to the point where it could be stabilized so mud spilled out onto the road. The developer along with the SWVFD responded quickly to remove the mud from Moonbrook Drive. As you can see, the entrance has since been stabilized to prevent another runoff event.



River Birch Cottages

Phase I of River Birch Cottages by McIntyre Homes is progressing well. To date, seven homes have been completed all of which have sold and one home is under construction. Phase I has a total of fourteen lots.

2023/2024 SWRA FEES

Trash Can Roll-Out Service Annual Rate (Nov. 01, 2023 - Oct. 31, 2024):

- 1 Trash Can - \$150
- 2nd Trash Can - \$50

Boat Storage Yard Annual Rental Fee (Nov. 01, 2023 - Oct. 31, 2024):

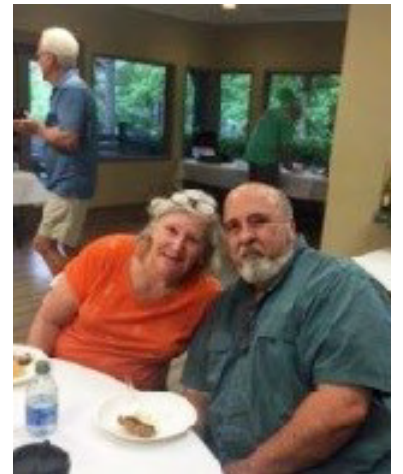
- 1 Lot - \$300



STILLWATERS SOCIAL CLUB

All StillWaters owners are invited to attend our next social that will be held on Thursday, October 26th, at 5:00 p.m. at the SWRA Community Centre. Please bring hors d'oeuvres to share and your own beverage. We will be giving out door prizes and gift cards to support local businesses. Cleav Peavy from Ohio will provide the entertainment by singing some of our favorites. Cleav has a beautiful voice and plays the guitar. You don't want to miss him. Please come and show him your support and join the fun! Meet new friends and get better acquainted with those you already know.

We look forward to seeing you there. Questions or ideas, call Kay Dickey at 334-462-0835.





Lake Martin HOBOS

**P.O. Box 1030
Dadeville, AL 36853**

**Wallace Jones, President
P.O. Box 1030
Dadeville, Alabama 36853
info@lakemartinhobos.com**

There are many issues facing Lake Martin Home Owners and Boat Owners (HOBOS) and all lake residents currently. At a recent meeting, many people expressed concerns over some items that they considered to be very important; silt run-off into the lake, large wakes from boats affecting their shorelines and docks, high density developments (particularly condos) being planned for formerly single-family residential areas, and commercial developments (marinas and other businesses) also being planned for residential areas. Many people are concerned about these issues and HOBOS wants to listen to what you have to say.

If you have a neighborhood association, a “neighborhood watch” organization, or a residential neighborhood area that gets together for “socials,” we would be interested in meeting with you to get your feedback, ideas, and suggestions. HOBOS has formed an “**Advocacy Committee**” to address items of concern to Lake Martin residents, whether you are a member of HOBOS or not. Just drop us an email at info@lakemartinhobos.com and we will get back with you about a meeting. **LET YOUR VOICE BE HEARD!** And the only way to do that is to get involved and let us know what you think.

We would love for you to see what we are about and become a HOBO member. Just go to www.lakemartinhobos.com, click on the **Membership** tab and then click on **Join Online**; annual dues are \$15 for a single membership and \$25 for a family.

Wallace Jones, President

SWRA CALENDAR OF EVENTS

October

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 Bridge 9 AM - 1 PM	14
15	16 Lake Martin Creativity Group 1 PM - 4 PM	17	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				

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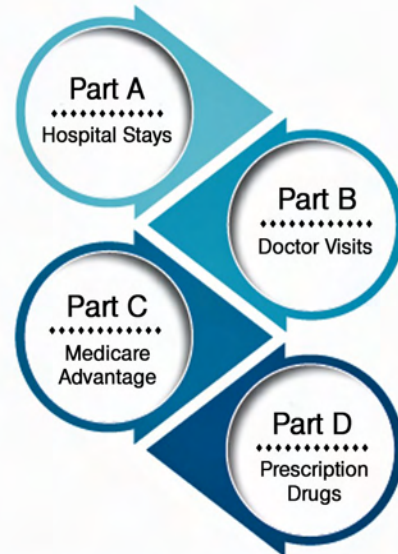


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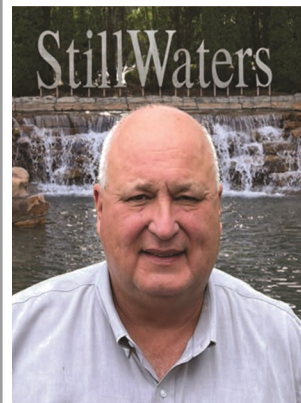
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