



The Voice Of **StillWaters**

March 1, 2019

From the General Manager - Kevin Eason

It is time for the 2019 annual StillWaters Residential Association meeting. The meeting is Saturday, March 9th starting at 10am in the SWRA Centre community room. All SWRA members are invited to attend. This is a great opportunity to learn what is happening in StillWaters. Make sure you arrive on time because the meeting will start promptly at 10am and it is usually standing room only.

All SWRA members who paid their annual 2019 fees before February 15th were mailed two vehicle window decals in the same envelope as their Board of Directors election ballot. Members may obtain additional window decals by contacting the SWRA office.

Starting immediately, residents that live in StillWaters but are not members of the association can obtain a 2019 window decal for their vehicles. These decals are available at the SWRA office. The decals are for residents that may be leasing a home or who live in our community but are not members of SWRA. Proof of residency is required; a copy of a current lease, a copy of a deed, or an Alabama Power electrical bill in the name of the person requesting the decal is acceptable proof of residency. A window decal will eliminate the need for a daily pass from the gate attendant. The window decal will be good for all of 2019.

Renovations to the Pineview Pool house and pool area are scheduled to be completed by the end of March. The pool is closed until all renovations are completed. Our area usually experiences a few warm sunny days during March but property owners will not be able to use the pool or the pool area until further notice.

The landscape committee has recommended improvements to the main entrance gate on Hwy 49. Owners may notice some changes to the landscaped areas over the next couple of months. There may be times that the main entrance will appear to be in disarray or not up to the normal standards we all expect while the improvements are made. The improvements should be completed before the summer season starts.

Recently all property owners were mailed an election ballot and letter from SWRA. There was a typo discovered in the letter after it had been mailed. The letter requested property owners to send their email address to SWRA at info@stillwaters.com, this email address is incorrect. The correct email address you should use is info@stillwatersra.com. We apologize for any confusion this may have caused. By providing SWRA with an email address, property owners will receive the newsletter and other important information via email. SWRA does not sell or give out property owners' email addresses.

Spring starts March 20th. Soon Lake Martin will be full and people will be ready to enjoy the water. Make sure you check out the new boats available at Harbor Pointe Marina; they have some great deals on all their boats. They also have a service department to get your current boat ready for the boating season. Contact Harbor Pointe Marina in StillWaters for all your lake and boating needs.

Kevin Eason, General Manager

March 10th



Time to
Spring Ahead

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
Web site:

www.stillwatersra.com

Board Members

Tom Nicholson
President

Vice-President
Ken Ledbetter

Gene Akers -Treasurer

Penny Alexander-
Secretary

Mike Dollar

Tom Dyne

Lee Eastman

Kevin Eason
General Manager



SWRA Operating Budget 2019



SWRA REVENUE

DESCRIPTION	Projected 2019
Total Property Owners Fees	676,618
Assessment 2017	147,200
Interest Income	16,406.
Advertising	3,000
Gate Easy Entry Fee	85,000
Gate Devices	14,900
Boat Storage	18,095
Garbage Roll Out Service	10,000
Building Permits	16,800
Transfer Fees	45,600
Condo Management Fees	112,860
Facilities Rental	29,880
Other Fees	21,497
Total	\$ 1,197,856

SWRA EXPENSES

DESCRIPTION	Projected 2019
Administration	331,221
Boat Storage	7,548
SWRA Centre	37,672
Welcome Centre	33,438
Landscape/Grounds	211,789
Moonbrook Park	12,452
Pine View Pool	18,132
Tennis Court	2,610
Roads	174,420
Gates	179,868
Storage Facility	12,270
Common Areas	6,183
Legal Fees & other	24,000
Condo Management Expenses	87,495
Reserves	55,000
Total	\$ 1,194,098

Details of Operational Budget by Cost Center

Administration

ACCOUNT DESCRIPTION	Projected 2019
Payroll / Taxes	164,673
Workman's Comp	1,836
Insurance	8,403
Office Expense	9,600
Computer Supplies	5,200
Depreciation	62,000
Dues & Subscriptions	2,570
Communications	1,500
Postage/UPS	2,725
Lease -Office Equip	7,872
Professional Services	30,036
Equipment Maintenance	600
Truck Expense	13,356
Property Tax	11,850
Personal Property Tax	500
Miscellaneous	8,500
Total	\$ 331,221

SWRA Centre

ACCOUNT DESCRIPTION	Projected 2019
Maintenance & Repair	2,400
Mortgage/Interest Exp.	4,216
Operating Expense	2,939
Insurance	5,000
Utilities	7,680
Phone / Modem	13,500
Property Tax	1,937
Total	\$ 37,672

Moonbrook Park

ACCOUNT DESCRIPTION	Projected 2019
Repairs, Parts, Maintenance	2,400
Insurance	1,422
Utilities	3,168
Operating Expense	4,600
Property Tax	862
Total	\$ 12,452

Reserves

ACCOUNT DESCRIPTION	Projected 2019
SWRA Centre	20,000
Welcome Centre	5,000
Gates	3,000
Tennis Court	2,000
Fountain	5,000
Contingency Fund	20,000
Total	\$ 55,000

Pineview Pool

ACCOUNT DESCRIPTION	Projected 2019
Repairs/Parts/Maintenance	1,200
Insurance	2,671
Operating Expense	2,420
Pool Contract	5,040
Utilities	6,265
Property Tax	536
Total	\$ 18,132

Landscape / Grounds

ACCOUNT DESCRIPTION	Projected 2019
Utilities	20,064
Materials	13,000
Operating Expense	14,325
Landscape Contract	162,000
Fountain Repairs/Maintenance	2,400
Total	\$ 211,789

Gates

ACCOUNT DESCRIPTION	Projected 2019
Payroll / Taxes	11,446
Employee Benefits	16,030
Workman's Comp	7,812
Security Attendants Fees	114,416
Insurance	2,805
Facilities Maintenance	4,800
Gate Device	6,500
Utilities	6,096
Operating Expense	9,050
Property Tax	913
Total	\$ 179,868

Welcome Centre

ACCOUNT DESCRIPTION	Projected 2019
Maintenance & Repair	600
Mortgage/Interest Exp.	4,216
Operating Expense	4,312
Payroll / Taxes	17,365
Utilities	6,324
Property Tax	621
Total	\$ 33,438

Boat Storage

ACCOUNT DESCRIPTION	Projected 2019
Insurance	280
Electric	1,560
Repairs & Maintenance	5,480
Property Tax	228
Total	\$ 7,548

Roads

ACCOUNT DESCRIPTION	Projected 2019
Paving / Road Repairs	164,000
ROW Repair / Drainage	10,000
Insurance	420
Total	\$ 174,420



**STILLWATERS RESIDENTIAL
 ASSOCIATION
 ANNUAL MEETING
 SATURDAY, MARCH 9th, 2019 - 10:00 AM
 SWRA Centre - Community Room
 Please plan to attend.**



Why Are Only Two Names On The SWRA Board Election Ballot

Each year some property owners ask why the ballot for SWRA Board of Directors has one candidate for each open seat listed and why have an election if there are no additional names by petition for the open seats. It is simple. The SWRA governing documents outline the nominating and election process and timeline.

An article appeared in the October, November and December newsletters explaining how to run for the SWRA Board of Directors requesting that anyone interested in serving on the volunteer board put forth their name for consideration by the Nominating Committee. If anyone volunteers those names are given to the Nominating Committee. The purpose of the Nominating Committee is to vet candidates, discuss needs and to nominate the person for each open seat that they believe would best serve the community that year. The Nominating Committee completed its job and the election ballot along with biographies of the candidates was mailed in February.

Also in 2018, an article appeared in the same three newsletters explaining how a property owner in “good standing” can run for the SWRA Board of Directors by petition if not chosen by the Nominating Committee or if they did not want to go through the Nominating Committee. This year two people requested the paperwork to run for the 2019 board by petition, however neither returned the completed paperwork so there were no additional candidates to add to the election ballot.

The SWRA documents require the Association to hold an election each year for open seats on the Board of Directors. A ballot must be mailed to all property owners which is costly but required. Each property has one vote for each open position. The property owner or Member’s responsibility is to return the completed election ballot by the stated date so the Election Committee can count the votes in order to report by the Annual Member’s Meeting.

Association Board Training Seminar May 11th

Community Association Institute is having a one-day association board member training seminar on Saturday, May 11, 2019, beginning at 8am at the SWRA community room located at 1816 StillWaters Dr. The seminar is hosted by SWRA.

This seminar is a great learning experience for condominium and homeowner association board members, owners who are thinking about becoming a board member, or owners who just want to make sure their board of directors is doing the right thing for their association. Each person that attends the seminar will receive a complete package of workbooks, letter examples, and other valuable information that will be helpful in running an association.

The cost per person is \$90; however, Community Association Institute (CAI) is offering a reduced cost of \$65 per person for all CAI members. CAI is also offering a reduced price for condominium and homeowner association board members to join CAI. See the article on page 7 & 8 for information on joining CAI.

Contact Kevin Eason at 256-825-2990 or kevin@stillwatersra.com if you would like to sign up for the board member training seminar. Reservations must be made by April 26, 2019.

The Hideaway at StillWaters Construction Begins March 11th

A ground-breaking ceremony for The Hideaway development located at Sunset Point in StillWaters is scheduled for March 6th. Construction for the new development is schedule to start March 11th. There will be heavy equipment moving in and out of the Sunset Point area during the construction process. Burning of construction debris will also begin in March, this may cause heavy smoke for a few days during the month of March.

All residents are encouraged to refrain from any unnecessary travel around the Sunset Point area during the construction process. The SWRA office will send an *eflash* to keep residents updated when burning or other construction activity is scheduled.

Guidelines for speaking at the SWRA Annual Meeting

Property owners are encouraged to attend the SWRA Annual Meeting. If you would like to bring an issue to the Board's attention, you are welcome to speak during the question and answer section of the meeting—a time set aside just for you. The Board will not argue or debate an issue during the annual meeting but will take your comments under advisement and get back to you as soon as possible. So that everyone who attends has an opportunity for a meaningful exchange the board requests that you observe the following guidelines.

- Although we are all neighbors, the annual meeting is a corporate business meeting. Please act accordingly.
- If you would like to address the Board, please wait until you are recognized and then proceed to the microphone. You will be asked to state your name, address, and covenants governing your property.
- The annual meeting is a forum for an exchange of ideas, not a gripe session. If you are bringing a problem to the Board's attention, they would like to also hear your ideas for a solution.
- Only one person may speak at a time. Please respect others opinion by remaining silent when someone else has the floor.
- Each person will be allowed three minutes to speak. Please respect your fellow property owner's time by limiting your remarks.

If you need more than three minutes, please put your comments in writing. Include background information, circumstances, desired solutions and other considerations you believe are important. The Board will discuss your comments at the next Board meeting

StillWaters Golf March News

Rain, rain, go away! Hopefully we will dry up and get some sunshine soon. When that happens be sure to come out and enjoy the golf. It is golf season again!



MEMBER TOURNAMENTS

March delivers (2) member tournament offerings. The **KICK OFF SCRAMBLE** will be on the first Wednesday, March 6th. Three-person scramble teams with tons of prizes and a great way to open our golfing season. The **POISON PIN** will be on the last Wednesday, March 27th. This fun event tests the member with all holes being cut in the hardest location of each green complex. Call or come by the golf shop to sign up. The **MATCH PLAY TOURNAMENT** will begin starting April 1st before the next newsletter will come out.

OUTSIDE EVENTS

Grime Golf Group	Mar 3 – Mar 9	8:30a-9:30a tee times	Annual Ohio group
Ladies Interclub Play	Mar 21	9:00am-10:00am tee times	
Lake Martin Classic	Apr 5 th	11:00am shotgun	Dedicated course

GOLF SHOP ITEMS

Come by and visit the staff while you look around. We have added the new Cortex driver from Wilson Staff. This driver won season two of Driver vs Driver and looks great! Come by and let Gabby customize the demo for you to try. We also have added some new Pukka hats with a different logo. We have 4 fashion colors and we have one that will fit you. If you want to get or give lessons to prepare for the coming season, Gabby and Danny are ready to help you purchase your lessons.

GOLF COURSE NEWS

The staff has worked hard this off season in dealing with the rain. Such a wet winter creates many challenges on the golf course. They continue to spray to control the winter weeds and prepare for conditions in the spring. Tripp will do a mid-March solid tine aerification on the greens. Impact on golf will be minimal as these holes will only be the size of a pencil.

EXTRA NEWS

Keep an eye open for Gabby's monthly article in Lake Magazine. 2019 comes with a new set of USGA rules for playing golf. Come by and see Gabby if you have any questions about the changes. Reminder: Daylight Savings Time begins March 10th.

Auburn University Singers April 7th

The Auburn University Singers will be performing at The Church of The Living Waters on Sunday, April 7th beginning at 2pm. The performance is free and everyone is invited to attend. This will also be a great time to come see the many changes that have been made at the church. For more information about the Auburn University Singers visit their web site <https://cla.auburn.edu/ausingers/>.



Church of the Living Waters at StillWaters Guest Speaker Listing - 2019 Season All Services: Sunday 9:00-10:00 AM; Except Easter, 6:30 a.m.



21-Apr	Rev. John Mann - Dadeville	Easter Sunrise Service at 6:30 a.m.
26-May	Billy Coleman - Jackson's Gap	Memorial Day Opening 9:00 a.m.
2-Jun	Rev. Faron Golden - Dadeville	
Jun 09	Rev. Scotty Hollins - Tuscaloosa	
Jun 16	Rev. Al Perkins - Montgomery	
23-Jun	Dr. George Mathinson - Auburn	
30-Jun	Rev. Sam Henderson – Gainesville, GA	
Jul 07	Jamie Langley Henderson - Birmingham	Message in Music & Song
14-Jul	Rev. James Cullins - Alexander City	
21-Jul	Rev. Vicki Cater - Dadeville	
28-Jul	Rev. K.G. Jones - Tuskegee	
4-Aug	Rev. David Carboni - Lincoln	
11-Aug	Mike Kolen - Birmingham	
18-Aug	Dr. Joel Richardson - Newnan, GA	
25-Aug	Rev. Kevin Flannigan - Auburn	
1-Sep	Dr. Tim Thompson - Dadeville	Labor Day Closing

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

Come one, come all. Share the community!



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Individual Homeowner Leader—\$110

Homeowner Leader Board (2 members)—\$200

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(Membership fee does not include mandatory advocacy support fee and optional Foundation contribution.)

Join your entire board and they'll enjoy all of the benefits of CAI membership:

- Access to the members-only section of the CAI website, including free resources like the CAI *Board Member Toolkit* and *From Good to Great: Principles for Community Association Success*.
- Membership in your local chapter for local education and networking opportunities.
- Exclusive access to the Exchange, CAI's members-only online community where you can connect with community association colleagues from around the world to share knowledge, ask questions, and get answers.
- A subscription to award-winning publications like *Common Ground*[™] magazine, where you'll find the latest news and information about community association issues and trends.
- Discounted member pricing for publications, events tailored for community association board member leaders, and four free webinars.
- ...and much more!

**If you have more than 15 association board members, please call our Member Services Center for assistance at (888) 224-4321.*



(888) 224-4321

www.caionline.org

Board Leadership Development Workshop

LEARN HOW TO BE AN EVEN MORE EFFECTIVE BOARD OF DIRECTORS.

Education for homeowner leaders just got better. The new CAI Board Leadership Development Workshop teaches you how to communicate with association residents, hire qualified managers and service providers, develop enforceable rules, interpret governing documents and more. It provides a comprehensive look at the roles and responsibilities of community association leaders and conveys information to help create and maintain the kind of community people want to call home.

Community association board members and volunteer leaders step up to take on positions of service and responsibility. They're expected to anticipate issues, solve problems, meet the expectations of their residents and protect property values.

The workshop will teach you how to become a more successful board member and how you can recruit and support new volunteers. You'll learn the role of the board, the president and other leadership positions, and you'll identify effective ways to work with professional managers and service providers.

The workshop consists of five modules:

- Module 1: Governing Documents and Roles & Responsibilities
- Module 2: Communications, Meetings and Volunteerism
- Module 3: Fundamentals of Financial Management
- Module 4: Professional Advisors and Service Providers
- Module 5: Association Rules and Conflict Resolution

COURSE MATERIALS

The workshop includes a toolbox of support materials:

- *The Board Member Toolkit*, a best-selling book from CAI Press
- *The Board Member Toolkit Workbook*
- Brochures and publications, such as *The Homeowner & the Community Association*
- A copy of CAI's award-winning *Common Ground™* magazine

In addition to a toolbox of support materials, each student receives a certificate of completion and recognition on the CAI website.



**One day seminar
May 11, 2019
StillWaters Residential
1816 StillWaters Dr
256-825-2990
kevin@stillwatersra.com**



March 2019 for SWRA Centre



					1 Duplicate Bridge 9:00 AM	2 New Owners Coffee 9:30 AM SWRA Community Room
3	4	5 SWRA Board Meeting 9:00 AM	6 ARC Meeting 4:00 PM Bridge 9:00 AM	7 Game Day 9:00 AM Bid Whist 1:00 - 5:00 pm	8 Duplicate Bridge 9:00 AM	9 SWRA Annual Association Meeting 10:00 am
10	11	12	13 Bridge 9:00 AM	14 Game Day 9:00 AM	15 Duplicate Bridge 9:00 AM	16
17 	18	19 SWRA Board Meeting 9:00 AM	20 ARC Meeting 4:00 PM  Bridge 9:00 AM	21 Game Day 9:00 AM Bid Whist 1:00 - 5:00 pm	22 Duplicate Bridge 9:00 AM	23
24/31	25	26	27 Bridge 9:00 AM	28 Game Day 9:00 AM	29 Duplicate Bridge 9:00 AM	30

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Allison Jaye
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March Gardening Tips

- **FRUITS AND NUTS** - Continue strawberry and grape plantings. Bud apples and peaches. Start planting blackberries. Remember, if weather conditions prevent prompt planting, heel the plants in by placing the root system in a trench and covering the soil.
- **SHRUBS** - Fertilize shrubs (except azaleas and camellias) according to a soil test. Late plantings may be made, particularly if they are container-grown. Watch shrubs for harmful insects.
- **LAWNS** - Plant bermuda, zoysia, and centipede in South Alabama. Seed bluegrass and grass mixtures in North Alabama. Fertilize established lawns.
- **ROSES** - Watch new growth for aphids. Begin a spray or dust program. Begin fertilizing.
- **ANNUALS AND PERENNIALS** - Tender annuals may be planted in South Alabama. Check garden centers for bedding plants.
- **BULBS** - Plant gladiolus every two or three weeks if a long blooming season is desired. Plant tuberous begonias in pots. Plant dahlias.
- **MISCELLANEOUS** - Check and repair sprayers, dusters, and lawn mowers. Control lawn weeds with chemicals. Delay pruning of fruiting shrubs such as cotoneasters, pyracanthas, and hollies until after flowering.
- **VEGETABLE SEEDS** - Plant hardy crops recommended for January and February. After danger of frost is past, plant tender vegetables.
- **VEGETABLE PLANTS** - Plant cabbage, onions, lettuce, broccoli, and brussel sprouts in North Alabama; plant tomatoes and peppers in lower South Alabama.



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