



The Voice of StillWaters



A MESSAGE FROM THE GENERAL MANAGER - KEVIN EASON

Fall is football time in StillWaters. It is a great time of the year for friends and family to get together to celebrate victories and second guess losses. Whatever team you pull for please remember it is great to decorate for the big game but after the game decorations should be taken down and stored away until the next big game.

SWRA has a new social club geared toward new property owners in StillWaters. The first meeting of the SWRA Newcomers Club will be Thursday, October 21st at 1pm in the SWRA community room located at 1816 StillWaters Drive. More information is in this newsletter.

Please read the article in this newsletter about running for election to the StillWaters Residential Association Board of Directors. The article outlines how to run for the board and who is eligible to run for the board. Each year the nominating committee works hard to find owners in good standing that are willing to volunteer their time and effort to be a board member.

The annual association fee for each property in StillWaters is set by the covenants that govern that particular property. The annual fee can only increase by the percentage increase of the Cost-of-Living Adjustment (COLA). This year all indicators are predicting a 6% COLA increase which will equate to the annual SWRA fee increasing by approximately \$25 per property for a total of \$434 per year. Although this may seem like a large increase based on the fact that last year the annual fee only increased by \$6, this small increase is not enough to cover the increase in cost of goods and services needed for StillWaters. Soon owners may be asked the question to approve changing the covenants to allow the annual fee to increase each year by as much as expenses increase.

Point Broadband is progressing with the installation of their high-speed internet fiber optic cable. Point Broadband is a provider of internet service just like Spectrum, AT&T, or Hughes Net, the other three internet services available in StillWaters. There have been incorrect rumors that property owners will be required to switch to Pointe Broadband because it will be the only provider allowed in StillWaters. These rumors are false, property owners may choose whatever internet provider they prefer. More options mean more competition which might result in lower cost internet for StillWaters property owners. Please investigate all providers and choose the one that is best for you.

New home construction in StillWaters continues to increase. The Architectural Review Committee has approved 31 new homes to be built since the first of the year. The construction industry is experiencing the same supply line and labor issues as all industries. These issues are causing the construction of houses to take longer than what was originally projected. The ARC is working with builders to allow them additional time to complete construction of their projects. ARC building permits expire after one year; however, during these uncertain times our community must be flexible and allow builders, when a completion plan is in place, the additional time needed to complete construction of houses.

October is when the leaves start to change colors and the summer rush of visitors is over. The water level of Lake Martin is still high and temperatures are warm enough to enjoy a colorful boat ride around the lake. The weather is just perfect for a round of golf at Stillwaters Golf Club. This is my favorite time of the year in StillWaters. I hope you also enjoy this time of year before the hectic holiday season begins.

2021

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

Tom Nicholson
President

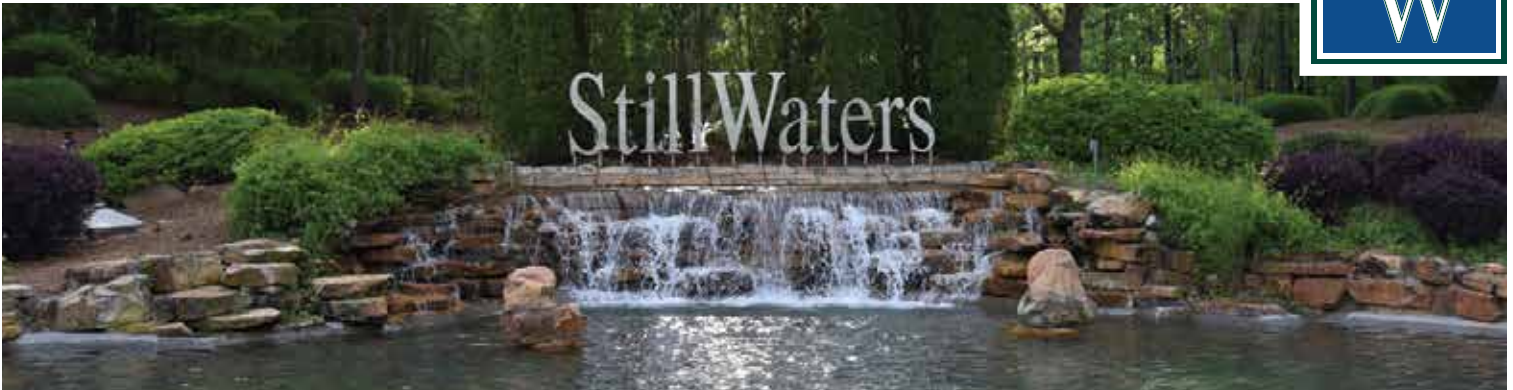
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Penny Alexander
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Kay Dickey
Lee Eastman
Sally Gantt

Kevin Eason
General Manager



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

This article has been published in the SWRA newsletter for the last couple of years. Please read the entire article if you are interested in becoming a SWRA board member.

There are four different sets of covenants in StillWaters and 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. Each seat is elected for a three-year term beginning March 2022.

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 Nominating Committee is appointed by the SWRA Board of Directors to find qualified, willing board candidates to run for the board. The Nominating Committee works diligently each year to present qualified candidates to the association members. The Nominating Committee is charged to put forth who they have determined to be the best candidates to fill the open board seats.

The Nominating Committee works several months contacting and interviewing possible candidates. The committee always requests that anyone interested in running for the board contact them for consideration.

Any qualified property owner interested in running for election to the SWRA board can contact a member of the Nominating Committee and discuss what is required to be considered. The names of the committee members and their telephone numbers are included in this newsletter in the article titled SWRA Nominating Committee Appointed.

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 1,451 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 are treated the same. All candidates' information is published in the newsletter and all names are listed on the election ballot.

Being a 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 special meetings, phone calls, and social events, such as new member welcome socials, 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 is the best decision for the community as a whole. Board decisions must also follow what is required in the governing documents. Being a board member takes hard work and dedication. Each year I personally encourage several potential candidates to consider running for the board. Very few are willing to commit to the time and effort that will be required if they are elected. The Nominating Committee has the same issue. The committee contacts several potential candidates but few are willing to commit. If you are interested, make the commitment and run for an open board seat either by contacting the Nominating Committee or by petition.



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f. 256-827-0028

Email: pmadadeville@eamc.org



EAST ALABAMA HEALTH CLINIC

The East Alabama Health Clinic located adjacent to the Hwy 49 entrance gate may have different hours during the current surge in COVID 19 cases. The employees of the clinic are also working at the East Alabama Hospital to help care for COVID patients. Please check the posted operating hours on the door of the clinic or call them to confirm daily operating times.

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THE ROLE OF THE BOARD OF DIRECTORS

A homeowners association is the cornerstone of a planned community. When run properly, it brings continuity, preserves architectural integrity, maintains common areas, protects property values, and promotes the concept of “community.” Every association should be responsible for its assets and operation in accordance with state laws and the community’s governing documents. There are seventeen different associations in StillWaters all with their own board of directors.

To be effective, an association should have a strong board of directors whose members know the responsibilities that come with their volunteer positions, including the need to govern uniformly and fairly, and have a clear understanding of the association’s strengths and weaknesses, its history, and what needs to be accomplished. The board’s authority includes all of the powers and duties contained in state statutes, as long as these are consistent with the provisions of the governing documents.

The board of directors has a fiduciary obligation to the association and its residents. It requires board members to govern in the best interests of the community by acting in good faith, exercising due diligence, establishing trust, and working within the scope of their authority.

When a member accepts a position on the board, he or she should learn about the duties and responsibilities of their role. SWRA has previously held Community Association Institute board training seminars for new board members or owners considering becoming a board member. The next training seminar is currently being planned for early 2022. Contact Kevin Eason at the SWRA office if you are interested in attending this very informative seminar.

For more information about the Board of Directors or managing your association, visit. www.caionline.com.

Tom Nicholson PRESIDENT	Tom Dyne VICE PRESIDENT
Gene Akers TREASURER	Penny Alexander SECRETARY
Lee Eastman BOARD MEMBER	Kay Dickey BOARD MEMBER
Sally Gantt BOARD MEMBER	

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Lake Martin Dadeville Area Chamber presents:
**Dadeville's 8th Annual
Fall Festival**
Saturday, October 2, 2021
8:00am - 4:00pm
Downtown Dadeville Courthouse Square

Arts & Crafts Vendors Food Vendors
Children's Activities
Ride the Mechanical Bull
Live Music

50/50 Raffle

Auburn Raptors

Showtimes:
10:00am - River Dan Band
11:30am - Auburn Raptors
1:00pm - Suzanne Scholz
2:30pm - Ryan Downing Band
3:30pm - 50/50 Drawing



For more information or Vendor applications contact
Lake Martin Dadeville Area Chamber - 256-825-4019 or chamber@dadeville.com



A MESSAGE FROM STILLWATERS VOLUNTEER FIRE & RESCUE

Smoke Alarms at Home



SMOKE ALARMS ARE A KEY PART of a home fire escape plan. When there is a fire, smoke spreads fast. Working smoke alarms give you early warning so you can get outside quickly.

SAFETY TIPS

- Install smoke alarms in every bedroom. They should also be outside each sleeping area and on every level of the home. Install alarms in the basement.
- Large homes may need extra smoke alarms.
- It is best to use interconnected smoke alarms. When one smoke alarm sounds, they all sound.
- Test all smoke alarms at least once a month. Press the test button to be sure the alarm is working.
- Current alarms on the market employ different types of technology including multi-sensing, which could include smoke and carbon monoxide combined.
- Today's smoke alarms will be more technologically advanced to respond to a multitude of fire conditions, yet mitigate false alarms.
- A smoke alarm should be on the ceiling or high on a wall. Keep smoke alarms away from the kitchen to reduce false alarms. They should be at least 10 feet (3 meters) from the stove.
- People who are hard-of-hearing or deaf can use special alarms. These alarms have strobe lights and bed shakers.
- Replace all smoke alarms when they are 10 years old.

FACTS

- ! A closed door may slow the spread of smoke, heat, and fire.
- ! Smoke alarms should be installed inside every sleeping room, outside each separate sleeping area, and on every level. Smoke alarms should be connected so when one sounds, they all sound. Most homes do not have this level of protection.
- ! Roughly 3 out of 5 fire deaths happen in homes with no smoke alarms or no working smoke alarms.



NATIONAL FIRE PROTECTION ASSOCIATION
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CALENDAR OF EVENTS

OCTOBER

Mon	Tue	Wed	Thu	Fri	Sat	Sun
SEPT 27 Lake Martin Creativity Group 1PM-4PM	SEPT 28	SEPT 29 Bridge 9 AM - 1 PM	SEPT 30 Sisters at The Lake 9 AM	1 Bridge 9 AM - 1 PM	2	3
4 Lake Martin Creativity Group 1PM-4PM	5 SWRA Board Meeting 9:00 AM	6 Bridge 9 AM - 1 PM ARC Meeting 4:00 PM	7 Sisters at The Lake 9 AM	8 Bridge 9 AM - 1 PM	9	10
11 Lake Martin Creativity Group 1PM-4PM	12	13 Bridge 9 AM - 1 PM	14 Sisters at The Lake 9 AM	15 Bridge 9 AM - 1 PM	16	17
18 Lake Martin Creativity Group 1PM-4PM	19 SWRA Board Meeting 9:00 AM	20 Bridge 9 AM - 1 PM ARC Meeting 4:00 PM	21 Sisters at The Lake 9 AM Newcomers' Club 1 PM	22 Bridge 9 AM - 1 PM	23	24
25 Lake Martin Creativity Group 1PM-4PM	26	27 Bridge 9 AM - 1 PM	28 Sisters at The Lake 9 AM	29 Bridge 9 AM - 1 PM	30	31

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WE NEED VOLUNTEERS.

Seven out of ten firefighters and emergency responders are volunteers, and StillWaters needs more volunteers like you.

If you've got the heart to serve your community in ways few can, we've got volunteer opportunities for you.





FOLLOW THE GENERAL MANGER ON TWITTER

Follow Kevin Eason on Twitter [@kevineason18](https://twitter.com/kevineason18). When something happens after normal business hours in StillWaters that affects residents, Kevin will send out a tweet letting everyone know what is going on. Kevin does not re-tweet or respond to questions. He will notify residents when there is a power outage, water leak, etc.



STILLWATERS NEWCOMERS CLUB



We are excited to announce the formation of the SWRA Newcomers Club. Everyone is welcome, new property owners as well as experienced owners are welcome to join.

The Newcomers Club is a great place to discover all there is to know about StillWaters and the surrounding area. We will also be planning social gatherings and holiday parties. Come meet new friends on October 21, beginning at 1pm in the StillWaters community room located at 1816 StillWaters Drive. Contact Kay Dickey 334-462-0835 for more information.

GARBAGE CAN REMINDER

Some owners do not visit their StillWaters property as often during the fall and winter as they do during spring and summer. Owners sometimes leave garbage cans on the roadside before they leave and the can may be there for several days or weeks until the owner returns. As a reminder, garbage cans cannot be left out on the road side.

Garbage collection is scheduled for every Wednesday in StillWaters. Cans are allowed on the roadsides 24 hours before the scheduled collection day and must be removed within 24 hours after they are emptied.

Owners can be fined \$25 per occurrence for having a garbage can on the roadside before or after the allowed time. Owners are also responsible for their tenant's garbage cans.

SWRA offers a "roll out and roll back" garbage can service for \$125 per year, invoiced from November 1st to October 31st. Your garbage can will be moved to the roadside on Tuesday before the scheduled pick-up and moved back on Wednesday after it has been emptied. This is a great service for owners who do not live in StillWaters full time, have a steep driveway, or may have some challenges moving a heavy garbage can. Please contact Kevin Eason at the SWRA office 256-825-2990 to sign up for the garbage can service.



SWRA NOMINATING COMMITTEE APPOINTED

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

- | | |
|---------------------|---------------------|
| Tom Dyne | 334-332-1162 |
| Linda Hickey | 256-307-1658 |
| Mike Dean | 334-372-1297 |
| Joel Raines | 256-825-5231 |
| Lee Eastman | 256-596-5182 |

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 two positions for 3 year terms. The new members will begin serving March 2022 with 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, 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.

OWNER CONTACT INFORMATION

Please remember to contact the SWRA office at **256-825-2990** or email **Anita@stillwatersra.com** when you change your mailing address, new phone number, or new email address. Keeping the SWRA office up to date on your contact information helps ensure you will receive the most current news and changes at StillWaters.



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FEE SCHEDULE

Residential Customers

Impact Fee	\$ 3,000.00
Monthly Sewer Service Fee	\$ 52.00

Commerical Customers

Impact Fee
\$1.50 per sq. ft. (minumum of \$5,000)

Restaurants

Monthly Sewer Service Fee \$ 400.00 per rented space

Professional Office

Monthly Sewer Service Fee \$ 100.00 per rented space

Note:

Impact Fees must be paid upfront before service is installed or made active.

Transfer fee: \$ 100.00

This is due when a unit is sold and new owner takes possession.



Lake Martin, Alabama

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Dear Marina Customer,

The summer is coming to an end. As the seasons change, it is important to protect your boating investment with our professional winterization package. Harbor Pointe Marina is offering winterizations, as well as other services.

Winterizations Include:

- Adding fuel stabilizer and conditioner to your fuel tank * Running the engine to operating temperature * Grease all outdrive fittings * Check the lower foot grease * Change fuel/water separator (if equipped) * Add fogging oil to the engine and pistons * Drain water and add environmentally safe antifreeze to engine block and manifolds * Remove water from the bilge * Disconnect battery * Cover up boat with customer supplied boat cover

Winterization Pricing:

- 2 and 4 Cycle Outboards \$195.00 per engine
- Stern Drives and Inboards \$275.00 per engine
- Personal Watercraft (both 2 & 4 Stroke) \$156.00 per watercraft
- Winterizing Fresh Water Systems, Generators, Air Conditioners, and Ballast Systems are \$115 each

Yearly Services:

Harbor Pointe Marina is offering 100 Hour services, as listed in your owner's manual. Protect your engine and warranty by servicing your engine properly. Enclosed with this letter is a copy of our 100 Hour services for different engines. **If you return the Winterization Service Request Form by Oct. 15TH, and have Harbor Pointe Marina perform both the Winterization and the Yearly Service, you will receive a 20% Discount on the Yearly Service only.**

Additional Services Offered – Call for Pricing

- * Oil and Filter Change
- * Drive Unit Oil Change
- * Boat Detailing
- * Acid Wash Pontoons
- * Off Site Winterizations – Additional Fee
- * Winterizing Ballast Systems
- * Winterizing Fresh Water Systems, Generators, and Air Conditioners
- * Water Pump Impeller Replacement
- * Tune-Ups
- * Fiberglass Repair
- * Canvas & Upholstery Repair

**ALL DRY STORAGE CUSTOMERS WILL BE WINTERIZED BY DECEMBER 1ST
UNLESS YOU CALL AND OPT OUT!**



Service Request Forms

*Name _____

*Address _____

*City _____ *State _____ *Zip _____

*Email: _____

*Phone _____ *Cell _____ Work _____

Make _____ Model _____ Engine _____

Drive _____ Hull# _____

On Site _____ Estimate Required _____ Date W/O _____

Service Requested

1. _____

2. _____

3. _____

4. _____

*Customer Signature: _____ Date: _____

**LABOR RATE IS \$125.00 PER HOUR. BOATS OR PERSONAL WATER CRAFT NOT PICKED UP WITH
IN 5 DAYS OF NOTIFICATION WILL BE CHARGED \$15.00 A DAY.**

The customer agrees that any disputes arising out of this agreement are governed by Alabama law, and that the exclusive venue for all such disputes is the state courts sitting in Lee County, Alabama. The customer consents to the personal jurisdiction of said courts. The non-prevailing party in any such dispute shall pay or reimburse the prevailing party for its costs and expenses, including its reasonable attorney fees, incurred in such dispute.

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Safety Protocol ~ Due to the advanced ages and vulnerability of most of our resident's, we currently recommend either porch visits, to include all persons wear masks & maintain six foot distancing, or that resident's be picked up and taken off site for family visits. Resident's who drive can come and go as needed, but safety guidelines are recommended. Until a vaccine is available, we must limit in house visits to resident's and medical professionals only.

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