



# The Voice of StillWaters

## A MESSAGE FROM THE GENERAL MANAGER, KEVIN EASON



Our annual spring yellow snow season is in full swing. For newcomers to StillWaters, the “yellow snow” is the yellow tree pollen covering everything that is outside and also finds its way inside on shoes and clothes. It usually lasts until mid-April and only a good heavy rain will wash it off. But all the flowering plants are also in bloom during the month of April. StillWaters is always a beautiful place this time of year as the plants bloom and the trees grow new leaves.

Construction has started on three new houses along Moonbrook Drive. A builder has purchased a large tract of land that fronts Moonbrook and wraps around the park. The builder has plans to build several new homes in this area. There will be increased construction vehicles along Moonbrook for the next several months. Please drive carefully when traveling along Moonbrook as you enter and exit StillWaters. The speed limit on Moonbrook is 35 mph.

Mark your calendar now for the annual StillWaters Family Fun Day on Saturday, May 28<sup>th</sup> at Moonbrook Park. There will be waterslides for all members of the family and OZZ will be playing the tunes. This is a great event for children, grandchildren, and the young at heart to spend the Saturday on Memorial Day weekend.

Food vendors interested in attending the StillWaters Family Fun Day on Saturday, May 28<sup>th</sup> should contact Kevin Eason at 256-825-2990 Ext 2. There is no cost to set up a food truck or cooking area; however, anyone interested must be approved and a location assigned by SWRA.

By now all property owners must have their green 2022 StillWaters Property Owner window decal displayed on the driver’s side of their vehicle’s front window to enter StillWaters without being stopped by the gate attendant. Any vehicle that does not display the 2022 window decal will be stopped by the gate attendants and asked to provide the driver’s name and destination address. Property owners also have the option of using an Easy Entry gate transmitter to enter the automated gates. Please contact the SWRA office if you have not received your 2022 vehicle window decals or would like to purchase an electronic gate transmitter.

There are still a few property owners who have not paid their 2022 annual SWRA fee. A non-payment fee of \$125 has been added to these accounts, the Easy Entry gate transmitters have been deactivated, and a lien for the amount of the fees owed will be placed against the property by the end of April. SWRA offers a payment plan for owners who need a little more time to pay their annual fees.

As the temperatures warm up and owners return to StillWaters for the summer season, please remember trash cans cannot be left on the roadside before Tuesday

*(continued on page 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)

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Kevin Eason  
*General Manager*



# A MESSAGE FROM THE GENERAL MANAGER, KEVIN EASON

*(continued from page 1)*

morning and must be removed from the roadside within 24 hours of being emptied. Owners who move their trash cans to the roadside before Tuesdays or leave them out more than 24 hours after they are emptied may be charged \$25 for each day the trash can is in violation of the rules. For owners who are only in StillWaters on the weekends or who do not want to roll a heavy trash can up a steep driveway, SWRA offers a trash can service where we will roll your trash can out to the roadside on Tuesday and return it after it has been emptied. The cost of the roll out service is \$125 per year.

Spring is a great time to play a round of golf at StillWaters Golf Club. The temperatures are just right and the course is not as crowded as it will be in a few months. Spring is also the time to make sure your boat is ready for the lake. Harbor Pointe Marina can de-winterize your boat and make sure it is in tip-top shape for the summer.

## CHURCH OF THE LIVING WATERS SONRISE SERVICE

Church of the Living Waters located at 782 Lakeview Ridge in StillWaters, Dadeville, AL 36853 will hold an Easter SONrise Service on Easter, April 17th starting at 6:30 am. John Mann will be the speaker. Child care and refreshments will not be available at this service. All are welcome to attend.

The next service will be on Memorial Day weekend, Sunday, May 29th at 9 am. This service is the first of the 2022 season. A full church service schedule will be published in the SWRA May newsletter. Please make your plans now to attend every Sunday during our 2022 season. For more information about Church of the Living Waters and to view our 2022 schedule, visit our website <https://www.colw-sw.com/home>



## ASSOCIATIONS' OBLIGATION REGARDING NEIGHBOR VERSUS NEIGHBOR DISPUTES

Community Associations have an obligation to enforce their governing documents. However, that obligation does not extend to policing, mediating, or resolving disputes between owners, without a corresponding covenant violation. Associations' boards have an obligation to all owners of the community to do what is in the best interest of all owners and not selectively enforce governing documents to help settle personal disputes of a select one or two property owners.

As a general rule, an association board should not get involved with personal disputes, or complaints where it is just one person's statement versus another. Courts have also determined that neither the board of directors nor the manager is under any legal obligation to police each and every action that an owner or occupant may take which may be reported to the association. However, if the association can independently determine that a violation of the association's governing documents has occurred because of a personal dispute or a personal dispute affects other residents or the community at large, the association may decide to intervene in personal disputes, depending on verifiable facts as they pertain to the governing documents.



# 2022 SWRA OPERATING BUDGET

## SWRA REVENUE

DESCRIPTION	Projected 2022
Total Property Owner Fees	\$ 792,493.00
Assessment 2020	\$ 172,100.00
Facilities Rental	\$ 15,000.00
Boat Storage	\$ 17,000.00
Gate Devices	\$ 27,840.00
Gate Easy Entry Fee	\$ 150,000.00
Garbage Roll Out Service	\$ 20,250.00
Lien Fees	\$ 15,000.00
Interest Income	\$ 4,725.00
Building Permits	\$ 19,200.00
Transfer Fees	\$ 60,000.00
Condo Management Fees	\$ 155,040.00
Other Fees	\$ 14,900.00
<b>Total</b>	<b>\$ 1,463,548.00</b>

## SWRA EXPENSES

DESCRIPTION	Projected 2022
Administration	\$ 464,874.73
Gates	\$ 179,328.08
Landscape & Grounds	\$ 222,565.20
Roads	\$ 192,500.00
Pineview Pool	\$ 16,861.00
Tennis Courts	\$ 3,456.00
Moonbrook Park	\$ 15,825.00
Boat Storage	\$ 2,288.00
Storage Facility	\$ 8,880.00
Common Areas	\$ 6,190.00
SWRA Centre	\$ 36,189.51
Welcome Centre	\$ 9,635.71
Professional and Legal Fees	\$ 24,000.00
Condo Management Expenses	\$ 174,952.38
Reserves	\$ -
<b>Total</b>	<b>\$ 1,357,545.61</b>

## Details of 2022 Operational Budget by Cost Center

### Administration

ACCOUNT DESCRIPTION	Projected 2022
Wages/Taxes/Benefits	\$ 179,715.40
Workman's Comp.	\$ 6,329.33
Insurance	\$ 111,000.00
Office Expense	\$ 12,000.00
Computer Supplies	\$ 6,400.00
Depreciation	\$ 68,000.00
Dues & Subscriptions	\$ 3,300.00
Communications	\$ 1,740.00
Postage/UPS	\$ 4,750.00
Lease - Office Equipment	\$ 12,000.00
Professional Services	\$ 23,240.00
Continuing Education	\$ 2,000.00
Equipment Maintenance	\$ 600.00
Truck Expense	\$ 14,400.00
Property Tax	\$ 13,900.00
Personal Property Tax	\$ 500.00
Miscellaneous	\$ 5,000.00
<b>Total</b>	<b>\$ 464,874.73</b>

### SWRA Centre

ACCOUNT DESCRIPTION	Projected 2022
Maintenance & Repair	\$ 4,800.00
Mortgage/Interest Exp.	\$ 4,215.91
Operating Expense	\$ 5,579.00
Insurance	\$ -
Utilities	\$ 19,656.00
Property Tax	\$ 1,938.60
<b>Total</b>	<b>\$ 36,189.51</b>

### Moonbrook Park

ACCOUNT DESCRIPTION	Projected 2022
Repairs, Parts, Maintenance	\$ 1,200.00
Insurance	\$ -
Utilities	\$ 3,143.00
Operating Expense	\$ 10,620.00
Property Tax	\$ 862.00
<b>Total</b>	<b>\$ 15,825.00</b>

(continued on page 4)



# 2022 SWRA OPERATING BUDGET

(CONTINUED FROM PAGE 3)

## Gates

ACCOUNT DESCRIPTION	Projected 2022
Wages/Taxes/Benefits	\$ 137,371.28
Workman's Comp.	\$ 4,659.20
Insurance	\$ 2,805.00
Facilities Maintenance	\$ 4,800.00
Gate Devices	\$ 12,000.00
Utilities	\$ 4,680.00
Operating Expense	\$ 12,100.00
Property Taxes	\$ 912.60
<b>Total</b>	<b>\$ 179,328.08</b>

## Landscape/Grounds

ACCOUNT DESCRIPTION	Projected 2022
Payroll/Taxes/Benefits	\$ 136,097.20
Utilities	\$ 24,000.00
Materials	\$ 16,000.00
Operating Expense	\$ 33,268.00
Landscape Contract	\$ 10,800.00
Fountain Repairs/ Maintenance	\$ 2,400.00
<b>Total</b>	<b>\$ 222,565.20</b>

## Welcome Centre

ACCOUNT DESCRIPTION	Projected 2021
Maintenance & Repair	\$ 1,800.00
Mortgage/Interest Exp	\$ 4,215.91
Operating Expense	\$ 4,300.00
Payroll/Taxes	\$ -
Utilities	\$ 480.00
Property Tax	\$ 637.80
<b>Total</b>	<b>\$ 9,635.71</b>

## Storage Facility

ACCOUNT DESCRIPTION	Projected 2022
Dues	\$ 100.00
Operating Expense	\$ 1,950.00
Repairs & Maint.	\$ 1,200.00
Property Tax	\$ 950.00
Electricity	\$ 1,800.00
Water	\$ 480.00
Garbage	\$ 2,400.00
<b>Total</b>	<b>\$ 8,880.00</b>

## Roads

ACCOUNT DESCRIPTION	Projected 2022
ROW Repairs/Drainage	\$ 60,000.00
Consulting/Design	\$ 7,500.00
Paving/Road Repairs	\$ 125,000.00
Insurance	\$ -
<b>Total</b>	<b>\$ 192,500.00</b>

## Pineview Pool

ACCOUNT DESCRIPTION	Projected 2022
Repairs/Parts/Maintenance	\$ 1,200.00
Insurance	\$ -
Operating Expense	\$ 3,220.00
Pool Contract	\$ 5,160.00
Utilities	\$ 6,745.00
Property Tax	\$ 536.00
<b>Total</b>	<b>\$ 16,861.00</b>

## Boat Storage

ACCOUNT DESCRIPTION	Projected 2022
Dues	\$ 20.00
Insurance	\$ -
Electric	\$ 480.00
Repairs & Maintenance	\$ 228.00
Property Tax	\$ 1,560.00
<b>Total</b>	<b>\$ 2,288.00</b>

## Tennis Courts

ACCOUNT DESCRIPTION	Projected 2022
Dues	\$ 20.00
Operating Expenses	\$ 840.00
Repairs & Maint.	\$ 600.00
Property Tax	\$ 436.00
Electricity	\$ 1,200.00
Water	\$ 360.00
<b>Total</b>	<b>\$ 3,456.00</b>

# WHAT'S THAT SMELL?

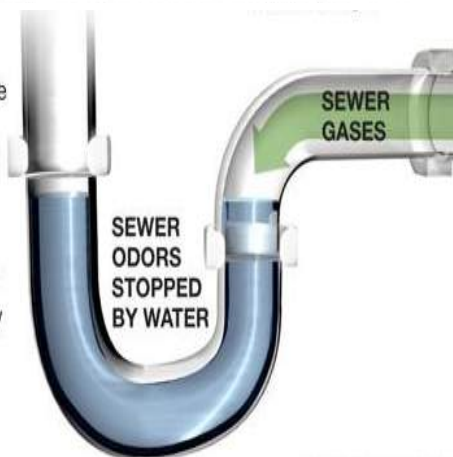
Owners who have been away from their house or condominium for several months might discover a strong sewer odor when they first open their property to get it ready for the summer season. This smell is usually caused by sewer gases entering the unit from a dried-out "P" trap.

A "P" trap is part of a drain system for residential properties that holds water and keeps sewer odors from entering a dwelling. They may dry out when a property is closed up for several months and fresh water is not introduced into the system. Just turn on all the faucets and let the water run for a few seconds and the "P" trap will fill back up and block the sewer odors. This can happen if your property has a septic tank or is on the sewer system.

## Bathroom Odor

### TRAP DESIGN

Water sitting in the trap prevents sewer gases from coming in to the home. Traps that have leaked or evaporated water (dry traps) can dry out, allowing sewer gas in.



# CRYPTOGRAM PUZZLE PHRASE

**INSTRUCTIONS:** Decode the message.

Each letter in the phrase blanks below has been replaced with a random number. Try to decipher the phrase by determining which letter in the boxes corresponds to the number below the phrase blanks. See the bottom of this page for a hint.

*(Answer will be posted in the May newsletter)*

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z

5 15 7 22 19      13 11 23 21 12 7 13      14 7 22 17 10      4 5 16

8 19 23 21 12 7 13

# MARCH NEWSLETTER CROSSWORD PUZZLE ANSWERS

**ACROSS:** 1. peterson, 2. forty-nine, 4. akers, 5. amenities, 10. moonbrook, 13. welcomepacket, 15. stillwatersdr, 17. oakwood, 20. familyfunday, 21. swvfr, 22. eason

**DOWN:** 1. pineview, 3. thehideaway, 6. stoneviewsummit, 7. nicholson, 8. harborpointe, 9. golfcarts, 11. stagecoachrd, 12. coppersgrill, 14. eightyseven, 16. colw, 18. beaver, 19. bluffs

# A MESSAGE FROM STILLWATERS VOLUNTEER FIRE & RESCUE



## Marina & Boating Safety

Boats can be a great source of summer fun and leisure. But, boaters, swimmers, and marina staff must be aware of dangers in and around the water. Electrical hazards and carbon monoxide (CO) bring unique risks to the boating world. Learn to protect people and pets from these dangers.

### ELECTRICAL SAFETY

- » Never allow swimming near the boat, marina, or launching ramp. Residual current could flow into the water from the boat or the marina's wiring. This can put anyone at risk of electrical shock drownings (ESD).
- » Be sure your boat is well maintained. Have it inspected each year. Ask a qualified marine electrician to do this job.
- » Ground fault circuit interrupters (GFCIs) and equipment leakage circuit interrupters (ELCIs) should be installed and tested monthly. Run tests to find out if electrical current is leaking from the boat.
- » Only use cords intended for marine use. Never use household cords near water.
- » Know where your main breakers are on both the boat and the shore power source. This will help you respond quickly in an emergency.



### KNOW THE RISKS!

Electrical shock drownings can occur when marina electrical systems leak electrical current into the water. Boats can also serve as the source of an electrical leakage. Leakage can cause a shock that can injure, disable, or kill a person.

### CARBON MONOXIDE SAFETY

- » Poorly tuned engines produce more CO. Keep your engine properly maintained. Follow manufacturer's instructions for service.
- » Proper ventilation for engine and generator exhaust vents must be clear and pipes should be inspected for leaks.
- » Get into fresh air right away and get help if you feel symptoms of CO poisoning. These include headache, fatigue, confusion, dizziness, nausea, or seizures. The symptoms can be similar to seasickness. Assume it is CO exposure until you are sure the boat is safe.
- » Do not swim near the boat's exhaust vents. CO accumulates there.
- » Install CO alarms inside your boat. Test CO alarms before each trip.
- » Choose a CO alarm that is listed by a qualified testing laboratory.
- » If the CO alarm sounds, move to a fresh air location right away.

Carbon Monoxide is a gas you cannot see, taste, or smell. It is often called the "invisible killer." CO is created when fuels such as gasoline, diesel, or propane do not burn fully. CO is also produced when wood or charcoal is burned.

Sources of CO on your boat may include engines, gas generators, and cooking ranges. Space and water heaters can also be sources of CO. CO can collect anywhere in or around a boat. The gas is harmful to both people and to pets.

### FACT

CO can remain in or around your boat at unsafe levels even if the engine has been turned off.



Your Source for SAFETY Information  
NFPA Public Education Division • 1 Batterymarch Park, Quincy, MA 02169

StillWaters Vol. Fire & Rescue

256-825-0582



Stillwaters Golf

797 Moonbrook Drive • Dadeville, AL 36853 • (256) 825-1353



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G N G R O W T H R L L L L R S  
O Y I I D L S A R A I E S N N  
L A L N K A I E B E R R O H E  
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R E T S A E P L A N T I N G F

ALLERGIES  
APRIL  
BASEBALL  
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CYCLAMENS  
DAFFODILS  
DANDELIONS  
EASTER  
EQUINOX  
FLOWERS

FROGS  
GOLF  
GRASS  
GREEN  
GROWTH  
IRISES  
LILIES  
MARCH  
MAY  
NEW  
LEAVES  
PLANTING

RAIN  
RENEWAL  
ROBINS  
SEASON  
SNOWMELT  
SOFTBALL  
SPRING BREAK  
SPRING CLEANING  
TULIPS  
WARMER  
WET



# SWRA CALENDAR OF EVENTS



Sun	Mon	Tue	Wed	Thu	Fri	Sat
MAR 27	MAR 28	MAR 29	MAR 30	MAR 31	1 Bridge 9 AM - 1 PM	2
3	4 Lake Martin Creativity Group 1 PM - 4 PM	5 SWRA Board Meeting 9:00 AM	6 Bridge 9 AM - 1 PM  ARC Meeting 4:00 PM	7	8 Bridge 9 AM - 1 PM	9
10	11 Lake Martin Creativity Group 1 PM - 4 PM	12	13 Bridge 9 AM - 1 PM	14	15 Bridge 9 AM - 1 PM	16
17 EASTER SUNDAY  COLW Easter Sunrise Service 6:30 AM	18 Lake Martin Creativity Group 1 PM - 4 PM	19 SWRA Board Meeting 9:00 AM	20 Bridge 9 AM - 1 PM  ARC Meeting 4:00 PM	21	22 Bridge 9 AM - 1 PM	23
24	25 Lake Martin Creativity Group 1 PM - 4 PM	26	27 Bridge 9 AM - 1 PM	28	29 Bridge 9 AM - 1 PM	30

# ADVERTISEMENT SECTION

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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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Thursday 7 April  
Meet & Greet 6:00pm  
Seminar 6:30pm

Guest Speakers  
Cathy Guzzo, Jeweler  
Corky Hawthorne, Attorney

Magnolia Room in Coppers Grill  
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**MON-FRI: 7:30-4:30**  
**SAT: 7:30- 1:00**

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(ACCESSABLE FROM HWY 280 ACROSS FROM  
DOLLAR GENERAL)

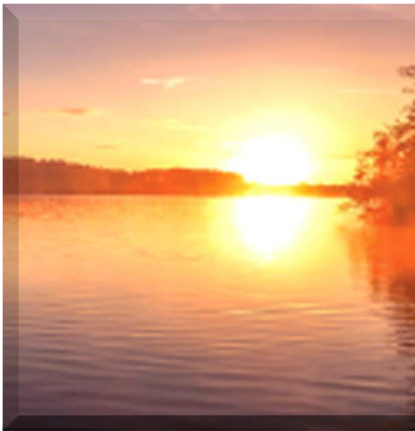
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