



The Voice of StillWaters

A MESSAGE FROM THE GENERAL MANAGER, KEVIN EASON

December
2022

Happy Holidays!! December is a great time of the year to be in StillWaters. The community is aglow with decorations and everyone seems excited about the holidays. I hope you enjoy our great community as much as I do during this time of year.

A special thank you to the Christmas committee and SWRA employees who worked hard installing this year's decorations. The Christmas committee started working on decorations about six months ago getting them ready for the holidays.

The annual SWRA 2023 association invoice will be mailed to all property owners of record the latter part of December. The 2023 invoice will include an association fee increase equal to the COLA average of 8.7%, a request for volunteer payment of \$50 to help fund additional security, and for owners who use the easy entry gate transmitter, there will be an annual gate fee increase of \$25. Please contact the SWRA office if you have questions about your annual invoice.

This year there will be three SWRA Board of Director seats up for election. The Nominating Committee is working hard to locate qualified candidates to run for these three seats. Please contact a nominating committee member if you are interested in becoming a Board candidate. There is an article in this newsletter explaining how property owners can run for election to the SWRA Board of Directors.

Several owners have voiced concerns about the Alabama Power right-of-way tree trimming and removal currently being performed by Townsend Tree Service in StillWaters. Trees and limbs that could fall and damage the power lines must be removed. Townsend is removing the tree cutting debris from the roadsides as fast as possible; however, occasionally they must leave debris on the roadside overnight or for a couple of days but they will come back and clean away the debris.

SWRA is compiling owner information for the 2023 StillWaters directory. Property owners must request their information to be listed in the directory. A directory information form is located on the back page of this newsletter. If you are not in the directory and would like to be added, please complete the form and return it to the SWRA office. Also, if your information has changed since last year, please update the form and return it to the SWRA office. If you were in the 2022 directory and do not have any changes, there is no need to complete a new form.

The SWRA office will close for the Christmas holiday at noon on December 21st and reopen on December 29th. Maintenance and landscape personnel will continue making sure the community runs smoothly and trash is removed from the roads. Gate attendants will also be on duty during this time.

(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

Website:
www.stillwatersra.com

Board Members

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President

Kay Dickey
Vice-President

Gene Akers
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Penny Alexander
Secretary

Lee Eastman
Tom Nicholson
Tom Dyne

Kevin Eason
General Manager



A MESSAGE FROM THE GENERAL MANAGER, KEVIN EASON

(continued from page 1)

Unfortunately, the East Alabama Health Clinic previously located adjacent to the Gate 49 entrance has closed. Pinnacle Cardiology will continue to see patients two days a week. Please contact East Alabama Health if you have questions about the clinic closing.

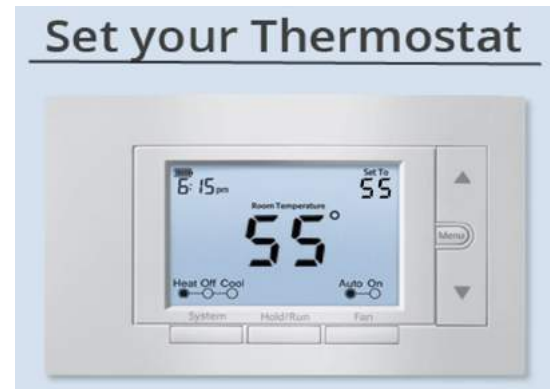
There is no reason to leave our community for a great New Year’s Eve celebration. Copper’s Grill and other local establishments have exciting plans for New Year’s Eve. Contact one of the many establishments for more information about what they have planned for New Year’s Eve.

Christmas is a time for family and friends. Enjoy the holiday with your family and friends in StillWaters.

DO NOT TURN OFF YOUR HEAT

Some StillWaters property owners only visit our community during the warmer months and others will travel to visit family for several days during the holidays. Make sure when you leave your house or condominium, you turn the heat on and set the thermostat to 55 degrees or higher.

Our area can experience below freezing temperatures that can cause water pipes to freeze and burst. A burst water pipe can cause a lot of damage very quickly. Every year the SWRA office makes a few unpleasant phone calls to owners letting them know water has been reported running out of their house or condominium.



CHRISTMAS PICTURES



Moonbrook Park, the SWRA office, or the waterfall at the main StillWaters entrance are great places to make a family Christmas picture in front of the Christmas decorations. There is also a Christmas card cutout at Moonbrook Park where two people can have their picture made on the card.



Winter Sudoku



Every row, column and mini-grid must contain the letters W I N T E R. Don't guess - use logic

I	W			T	N
		R	I		
		N	T		
N	T			E	R





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 an 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 directors' 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 three seats on the board up for election for the 2023 board. Each seat is elected for a three-year term beginning March 2023.

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 whom they have determined to be the best candidates to fill the open board seats.

The Nominating Committee works for 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 1,602 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 an 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 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.

SWRA NOMINATING COMMITTEE APPOINTED



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

Lee Eastman	256-596-5182	John Prohitt	256-825-2387
Rhonda Jones	256-786-0995	Cherie Stephenson	334-462-6227
Tom Nicholson	205-807-5373		

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.

SWRA ANNUAL ASSOCIATION FEE INCREASE FOR 2023

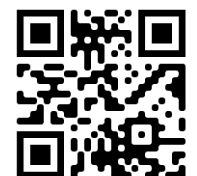
At the November 1st SWRA board meeting, the SWRA Board of Directors approved an increase in the SWRA annual association fee equal to the *Cost of Living Average* (COLA) percentage as allowed per the Association documents. The previous annual fee was \$433. The annual fee for 2023 will be \$471.

At the November 1st SWRA board meeting, the SWRA Board of Directors approved continuing the \$100 assessment for 2022. It will be invoiced along with the 2023 annual fee.

The total SWRA 2023 annual association fee will be \$571. The annual fee is due on January 1, 2023, and is considered past due if not paid by January 31, 2023. Invoices for the 2023 annual fee will be mailed to all SWRA property owners at the end of December. Failure to receive an invoice is not an excuse for not paying the 2023 annual association fee. Contact the SWRA office if you do not receive an invoice by January 1, 2023.

SWRA WEBSITE QR CODE

For covenant information, downloadable forms, current and previous newsletters, contact information, and community photos, please visit the StillWaters website by scanning this QR code with your smart phone. Or visit our website at www.stillwatersra.com





STILLWATERS RESIDENTIAL ASSOCIATION QUIZ

Think you know everything about StillWaters Residential Association? Test your knowledge about SWRA by taking this fun quiz. There will be a fun quiz with new questions over the next few months to help make property owners more aware of the limits of the SWRA. The answers are located on page 7.

1. All four sets of covenants that govern StillWaters property require approval to change any part of the exterior of an owner's property. Who must approve all changes before work begins?
a. SWRA Board b. Kevin Eason c. Architectural Review Committee b. Landscape Committee
2. Pets are required to be on a leash when their owners take them for a walk.
a. True b. False
3. When your neighbors are having a loud party past quiet hours, you can call the SWRA office any time and ask for security to come remind your neighbors when quiet hours start.
a. True b. False
4. There is a process that allows any property owner whose property is governed by the 1987 covenants and is in good standing with SWRA to run for a position on the SWRA Board of Directors.
a. True b. False
5. What is the maximum amount of a special assessment the SWRA Board can levy without a vote of the owners to help pay for road work, pickle ball courts, refinish the pool, or any other expenses to help improve the StillWaters community?
a. \$100 b. \$500 c. \$300 d. an equal share of the cost to all 87 covenant properties
6. What is the minimum age and license requirement to drive a golf cart on StillWaters roads?
a. no age limit or license required b. 16 and a valid driver's license c. 18 and a valid driver's license

RING the SALVATION ARMY BELL

**This year's ring season is from FRI, 25 NOV
through SAT, 24 DEC.**



**To volunteer for a ring time slot at Renfroe's,
contact Sue Mason at [865] 274-2493
or 1SweetHomeAlabama@charter.net**

NEWCOMERS' SOCIAL

Newcomers' Social enjoyed delicious food that represented family favorites, including crepes and German potato salad, Brunswick stew, chicken pot pie, and many more. Those present had a wonderful time meeting new friends and catching up with old friends. Door prizes are always presented before the close of the event.

If you want to know more about the New Comer's Social events or if you are interested in connecting with StillWaters activities such as bridge, book club, pickle ball, supper clubs, and arts & crafts, contact Kay Dickey at 334-462-0835. This is a wonderful place to live and retire. Please join us. All StillWaters members are invited.



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BECOME A VOLUNTEER AND MAKE A DIFFERENCE

Volunteer Opportunities



According to the Community Associations Institute, it is estimated that over 60 million people are living in one of the 300,000-plus community associations in America. Of those residents, it is estimated that 4 million serve as volunteers for their association.

The 300,000-plus community associations must have volunteers to operate and provide proper oversight of the community as required by their governing documents. Volunteering for your community is one of the best ways to get involved, give back to your community, and help protect your investment.

Most association's boards of directors are made up of community volunteers who have learned the ins and outs of their community from serving on different association committees. This grassroots type of volunteering helps residents gain experience unique to their association on the journey to becoming a board member in their association.

There are plenty of volunteer opportunities with StillWaters Residential Association or one of the seventeen sub-associations located in StillWaters. Help make StillWaters, and if you live in a sub-association, the best it can be by volunteering for a committee or special project.

ANSWERS TO THE SWRA QUIZ

1. C, all sets of covenants require property owners to obtain approval and a permit to be issued to make any changes to the exterior of their house and lot.
2. B, there is no leash requirement or law in StillWaters.
3. B, StillWaters does not have security. Owners will have the option to pay an additional \$50 for possible security patrols in 2023.
4. A, any property owner under the 87 covenants and in good standing with SWRA can run for the SWRA Board. Read the article in this month's newsletter explaining how anyone can run for the board.
5. A, the SWRA Board can only levy a special assessment of \$100 without a vote by all the owners under the 87 covenants. It takes a majority of the 1,602 property owners under the 87 covenants to levy a special assessment to pay for improvements to StillWaters.
6. B, anyone who drives a golf cart on StillWaters roads must be 16 years old and have a valid driver's license.





FALL FOOD DRIVE

Please bring non-perishable food items to help feed families in **Dadeville!**

Suggestions: Baby Food & Formula, Beans, Cake Mixes, Candy, Canned: Chili, Meats, Stews & Vegetables, Cereals, Crackers, Coffee, Cookies, Granola Bars, Jelly, Juice, Mac & Cheese, Oatmeal, Pancake Mix, Pasta, Peanut Butter, Powered Milk, Rice, Spaghetti Sauce, Syrup, Taco Kits, Tea Bags, Tuna.

Drop contributions off at **Tallapoosa Nutrition**

Monday to Friday 6:30 am – 5:00 pm and Saturday 8:00 am – 2:00 pm
132 W. Cusseta St, Across from the Courthouse

We will continue to collect donations until December 20th.
All donations will be distributed to the *Dadeville Food Pantry's* at the **First Baptist Church** and **Loves and Fishes**.

THANK YOU!

SWRA OFFICE CLOSED FOR CHRISTMAS

The SWRA administrative office will close the week of December 22-28 for the Christmas holiday. Social groups that use the community room during the week will not have access to the community room. The SWRA office will re-open on Thursday, December 29.

DECEMBER

Sun	Mon	Tue	Wed	Thu	Fri	Sat
NOV. 27	NOV. 28	NOV. 29	NOV. 30	1	2 Bridge 9 AM - 1 PM	3
4	5 Lake Martin Creativity Group 1 PM - 4 PM	6	7 Bridge 9 AM - 1 PM	8	9 Bridge 9 AM - 1 PM	10
11	12 Lake Martin Creativity Group 1 PM - 4 PM	13 SWRA Board Meeting 9 AM	14 Bridge 9 AM - 1 PM ARC Meeting 4 PM	15	16 Bridge 9 AM - 1 PM	17
18	19 Lake Martin Creativity Group 1 PM - 4 PM	20	21 SWRA OFFICE CLOSES AT NOON	22 SWRA OFFICE CLOSED	23 SWRA OFFICE CLOSED	24 CHRISTMAS EVE
25 CHRISTMAS DAY	26 SWRA OFFICE CLOSED	27 SWRA OFFICE CLOSED	28 SWRA OFFICE CLOSED	29	30 Bridge 9 AM - 1 PM	31
JAN. 01	JAN. 02	JAN. 03	JAN. 04	JAN. 05	JAN. 06	JAN. 07

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Still Waters Residential Directory

If you would like your Still Waters address and telephone number (up to two) in the directory, please complete the following:

PLEASE PRINT

Last Name: _____

First Name(s): _____

Still Waters Street Address: _____

Telephone Number(s): _____

Property owners are not automatically listed in the Still Waters directory; you must complete this directory information form and return it to the SWRA office to have your name included in the directory. Property owners that were in the previous year's directory do not need to complete an information form unless their information has changed.