



The Voice of **StillWaters**

A MESSAGE FROM YOUR GENERAL MANAGER, "GRIFF" GRIFFIN

**JANUARY
2024**

Review of SWRA 2023

Just a reflection of the past year at StillWaters Residential Association.

- Monday, February 13, 2023 started my tenure as Community Association Manager at SWRA.
- Monday, February 27, 2023 started the tenure of Mike Dean, Associate Community Association Manager at SWRA.
- Both of us had a full plate of things to dig into and assess the day-to-day operation of SWRA and begin to prioritize which areas needed our immediate attention. Creating the Associate CAM position, and the hiring of Mike Dean as the associate CAM was a brilliant decision in moving StillWaters forward.
- One person cannot handle the internal and external responsibilities of the office, employees, owners, legal, accounting, insurances, SWRA Board of Directors, along with seven (7) condo board of directors, board meetings, owner meetings, special projects and other day to day responsibilities along with the external responsibilities of StillWaters. This includes maintenance, grounds and landscaping, 23 miles of SWRA roads, managing repairs, inspections, working with 7 sub-association boards of directors, working with vendors and contractors, obtaining bids for projects, dealing with SWRA violations, as well as handling phone calls during the day and after hours.
- I have seen major improvements since February 2023.
 - Organization of administrative digital files for StillWaters Residential Association and sub-associations.
 - New SWRA management agreement format for sub-associations.
 - The signing of new management agreements for the 7 sub-associations.
 - Cleaning up old SWRA records.
 - Assisting in cleaning up lingering legal cases.
 - Office organization.
 - Establishment of the Community Services Patrol program.
 - Patrolling of the entire StillWaters community.
 - Watchful eye for people not stopping at stop signs and speeding cars and trucks. Tallapoosa County Sheriff's Department is now assisting with these violations by frequent drive thru patrols and issuing tickets for not stopping at stop signs and speeding.

(continued on page 2)

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

FAX: 256-825-2991

Phone: 256-825-2990

Email:

info@stillwatersra.com

Website:

www.stillwatersra.com

Board Members

**Sally Gantt
*President***

**Kay Dickey
*Vice-President***

**Gene Akers
*Treasurer***

**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 GENERAL MANAGER, "GRIFF" GRIFFIN

(continued from page 1)

- Confronting unauthorized individuals and vehicles in common areas of StillWaters.
 - Instituting new parking pass system for vehicles coming into StillWaters.
 - Trespassing issues at the condominium associations.
 - Suspicious activities around StillWaters.
 - Noise/nuisance issues.
 - Loud parties after quiet hours.
 - Trespassing at the Pineview Pool.
 - Vandalism issues.
 - Contractors working outside the 7:00 a.m. - 7:00 p.m. work hours.
 - Directing traffic during medical and fire emergencies.
- The roads of StillWaters are being maintained and kept cleaned.
 - SWRA and condo projects are being accomplished in a timely manner.
 - Our landscaping and grounds are well maintained.
 - The new Eagle Ridge Development is coming along nicely with the infrastructure almost complete and the installation of new landscaping is nearing completion.
 - Our maintenance and ground crews are doing a fantastic job of cleanup after storms have come through and making roads passable.

I am so very grateful for the employees at Stillwaters, from the Office Staff, to Maintenance, Landscaping and Grounds, and Gate. They all take a lot of pride in what they do and these accomplishments are due to their hard work. I hope that if you have a chance and see some of the staff tell them thank you and how much appreciate them.

I hope that 2024 will be as productive as 2023. Wishing each of you the very best in 2024.

Griff

A MESSAGE FROM STILLWATERS VOLUNTEER FIRE & RESCUE



Effective immediately members of the StillWaters Volunteer Fire & Rescue Fire District will be able to pay their Annual Fire Dues (or past due balances) using your Credit or Debit card by visiting our webpage: <https://stillwatersfire.com>. The webpage has a secure link to our credit card processing company. Members will need to have their invoice number to pay by credit card. If you do not know your invoice number, for past due or current fire dues, contact our accounting office at 256-234-3561 and ask for Lexie Spann. We are excited to offer this new payment method to members of the Fire District.

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SWRA ELECTION COMMITTEE

The Election Committee oversees the election for the SWRA Board of Directors. The committee also counts and verifies all ballots received by SWRA.

Elections Ballots will be mailed to SWRA members and should be returned to the SWRA office addressed to: Secretary, SWRA Board. Ballots must be in the office no later than February 23, 2024. Ballots that are postmarked by February 23rd will be counted as long they arrive before the Election Committee meets. Members must be in good standing in order to vote, which means that all monies due to SWRA must be paid by that date.

SWRA BYLAWS - ARTICLE VII - NOMINATIONS AND ELECTION OF DIRECTORS

Section 7.2 *The Board of Directors shall appoint an Elections Committee consisting of five (5) members, in good standing, at least 60 days prior to the election. The Committee's duties include verifying all ballots and proxies and announcing the results to the membership at the annual meeting and by other means. The Nominations Committee may serve as the Elections Committee at the discretion of the Board of Directors.*

Section 7.3 *Elections to the Board of Directors shall be by written ballot. The Secretary shall prepare ballots listing the Board vacancies and those properly nominated to fill them and shall mail ballots to each member at least 14 days prior to the election. The member may cast as many votes as parcels owned for each candidate but may not cumulate those votes for one candidate in elections with more than one vacancy. The ballot must be signed by the member or proxy and returned to the Elections Committee for verification. The Elections Committee will verify all votes including those made by proxy and comparing the number of votes to the*

number of parcels owned. All Ballots will be held by the Committee as confidential. The Elections Committee may disallow all ballots not received by the due date or improperly executed by the member or proxy.

Section 7.4 *The Elections Committee will count all proper ballots and publicize the results to the membership at the members' meeting and by such other means deemed appropriate. All ballots will be destroyed unless a recount request is filed with the Elections Committee by at least one third (1/3) of members casting ballots within ten (10) days of the members' meeting.*

SWRA ELECTION CALENDAR

- January 31, 2024 - Board election ballots are mailed to SWRA members.
- February 23, 2024 - Ballots due in SWRA office by 5 p.m.
- February 27, 2024 - Election Committee meets to count and certify ballots.
- March 02, 2024 - Annual SWRA meeting begins at 10:00 a.m., election results announced.

The 2024 SWRA Annual Meeting will be held on Saturday, March 2nd, at 10:00 a.m. at the SWRA Community Centre.



SWRA GOVERNANCE ENHANCEMENT PROJECT - BY-LAWS UPDATE

The SWRA Board has formalized the process and events to officially amend the current By-laws. Prior to the beginning of 2024, all SWRA property owners will be notified by post card or e-flash of the SWRA Board's intent to call a Special Meeting of the owners, as provided in Article XII – Meeting of the Members, Section 12.2 of the By-laws of Stillwaters Residential Association, Inc., Revised 1/10/2005, for the express intent of amending the current By-laws, as provided in Article XVII – Amendments. A copy of the proposed amendments will be made available in the SWRA Office, posted on the SWRA website, and attached to the e-flash message. Owners are urged to carefully review the proposed amendments as highlighted in red and to direct any questions to the Community Association Manager, Griff Griffin, in a timely manner.

The SWRA Board also intends to hold several open meetings with property owners beginning in 2024 to review and answer any questions regarding the proposed amendments. Two onsite meetings along with two online meetings are scheduled in February. Owners are encouraged to attend one of these meetings to ask questions of the SWRA Board regarding the proposed amendments. The following schedule has been established:

- Thursday, February 8th, 6:30 p.m. at the SWRA Office
- Saturday, February 10th, 10:00 a.m. at the SWRA Office
- Thursday, February 22nd, 6:30 p.m. (Online meeting)
- Saturday, February 24th, 9:00 a.m. (Online meeting)
- Saturday, March 2nd, 10:00 a.m., SWRA Annual Meeting at the SWRA Office
- March 22, 2024 - Deadline for submitting Proxy Voting Ballot
- Saturday, April 6th, 10:00 a.m., Special Meeting at the SWRA Office

Owners unable to attend the Special Meeting scheduled for April 6, 2024, may still vote by proxy. Proxy ballots may be requested from the Community Association Manager, Griff Griffin, or downloaded from the SWRA website. Owners are encouraged to submit their Proxy Vote by the stated deadline to ensure your vote is properly certified and counted prior to the Special Meeting.

SWRA TELEPHONE DIRECTORY/ADDRESS BOOK

If you would like to be included in the 2024 StillWaters' Telephone Directory/Address Book, please visit the SWRA website at <https://stillwatersra.com/addressbook/> and submit the requested information. Please note, if you were included in last year's directory, you do not need to resubmit your information unless it has changed.

ANNUAL SWRA HOA DUES

The annual invoices for the StillWaters HOA dues & gate transmitter gate fees have been mailed. Payment is due on 1/01/24. A \$125 late fee will be added for payments received after 2/15/24. Please contact the SWRA office if you have not received your annual invoice.



NOMINATING COMMITTEE REPORT

The SWRA Nominating Committee has submitted its report. The persons listed below are the nominees selected to fill two board positions. Each will serve a three-year term on the SWRA Board of Directors:

- Sally Gantt
- Lee Eastman

SALLY GANTT'S BIO

Originally from Montgomery, my husband and I purchased our home in Stillwaters in 2002 while living and working in Atlanta. It served as a great vacation home and in 2009 after retirement we moved here permanently. We felt StillWaters offered the things we were looking for in a community, the proximity to our family we wanted, and it is close to Auburn football. Most of my working life was spent in Human Resources and education and in many volunteer positions in the neighborhoods we have lived in. At Stillwaters, I have served on the Nominating, Election, and Christmas committees and have served on the SWRA Board since 2020 and as President for the past two years. I am a member of the Red Ridge UMC where I have served on the Finance Committee and coordinated the Backpack Program for Dadeville Elementary School. My husband Terry and I have a son and two grandchildren in Birmingham and a daughter in Chicago. We enjoy traveling but am always happy to return to our beautiful community.

I am very interested in the growth and development of StillWaters and have seen lots of changes since 2002. The SWRA Board has a responsibility to enforce all of our governing documents for the full-time and part-time residents, to make sure growth is in the best interest of all the residents and is closely monitored, and to ensure that the day-to-day operations of the SWRA are the best they can be. 2023 has seen many changes in our SWRA staff and the growth of our development. The SWRA Board has been very involved in all of this and I look forward to the continued growth and to the many things already in the works for 2024 to make StillWaters the best community possible. The SWRA Board is always open to hearing from our residents and we encourage everyone to get involved in our community. Together we can make it the best it can be.

LEE EASTMAN'S BIO

Being a military/civil service dependent, I have lived from North to South and East to West. I moved to Auburn in 1988 from West Alabama. Having grown up in Mobile, AL, I missed being near the water and, in 1994, I moved to StillWaters to live in a wonderful, safe, peaceful neighborhood on beautiful Lake Martin. I love the StillWaters Community and, in 2012, moved from Villas on the Harbor to my current residence. I have two children and a beautiful granddaughter who all live locally. I attended College at the University of West Alabama. I served in the Air Force for ten years as a computer specialist, after which I became a co-owner of a building supply/concrete/construction business. I moved to Auburn, AL, in 1988 as the Executive Director of the Auburn Housing Authority and later became the CEO of Auburn/LaFayette/Roanoke Housing Authorities. In 2015, I retired after 34 years' service. During these years, I served as the President of the Alabama Association of Public Housing Authority Directors Association and President of the Alabama Association of Housing and Redevelopment Authorities. I also served on the Boards of both for many years and other Boards. In addition, I served as a Board member of the Housing Authority Insurance Group (HAI). HAI is a National Member-owned captive insurance company providing affordable nationwide insurance for Public Housing and related agencies. I chaired the Learning Technologies and Information Technology Committees. During this time, I was an active member of The National Association of Corporate Directors (NACD) and held a corporate board certification. I currently serve on the StillWaters' Board and the Architectural Review Committee. I'm an active Church of the Living Waters member and attend the Church of Highlands.



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.

DUMPSTERS AT STILLWATERS ENTRANCE

January 24th and 25th the Tallapoosa County Throw Away Day dumpsters will be at the StillWaters main entrance gate at Hwy 49 on January 24th and 25th. This is a great time to clean out unwanted junk and discard debris. The following items are not allowed: Liquids (including paint, paint thinner, pesticides, etc.), appliances with compressors (including air conditioners, refrigerators, freezers, etc.), tires, batteries, light bulbs, TVs, computers, propane tanks, and hazard or medical waste.

SWRA BOAT STORAGE AND GARBAGE ROLL-OUT SERVICE

Beginning the week of December 11th, SWRA stopped garbage can roll-out service for those customers whom our records indicate we have not received payment of the 2024 fee for this service. Anyone wishing to sign up for this weekly service, the fee is \$150 per year for one can and an extra \$50 for a second can.

There are currently five spaces available in the SWRA Boat Storage Facility for any StillWaters owners that might be interested in storing their boat, trailer, jet ski, etc. The fee is \$300 per year.

THROW AWAY DAY

January 19-21 Alex City Annex 395 Lee St.	January 22-23 Young's Ferry/ Mullican Int. Double Bridges-Hwy 63 S	January 24-25 Old Newsite Shool StillWaters (AL-49)
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Sponsored by: Tallapoosa County Commision:
 TC Coley, Steve Robinson, John McKelvey, Emma Jean Thweatt, George Carleton, Jr.

January 19-25, 2024

Dumpsters will be available at each of these locations at no charge to residents. The following items are not allowed: liquids (including paint), paint thinner, pesticides, etc., appliances with compressors (including air conditioners, refrigerators, freezers, etc.), tires, batteries, light bulbs,



GARBAGE CANS LEFT ON THE ROADSIDE



GFL Environmental is scheduled to service trash cans in StillWaters every Wednesday. GFL is the only waste disposal company currently servicing StillWaters for household trash removal. Their trash cans are only allowed to be placed on the roadside on Tuesday within 24 hours of servicing and must be removed within 24 hours of being emptied.

Trash cans left on the roadside before Tuesday can easily be overturned by animals which creates a mess that someone has to clean up. Trash cans left

on the roadside after they are emptied are unsightly and can fall into the road creating a traffic hazard.

Garbage cans left on the roadside for extended periods may be removed by SWRA or rolled back to an owner's house and the owner will be charged a fee of \$25 for rolling the trash can back. Please help keep StillWaters clean by placing trash cans on the roadside on Tuesday of each week and removing them Wednesday evening.

LAKE MARTIN PLUG DAY 2024

If you have sea wall or dock work to complete, Lake Martin Plug Day is March 1, 2024, and full pool will be approximately 60 days after Plug Day depending on rainfall amounts.



Alabama Power



DADEVILLE PERFORMING ARTS JANUARY HAPPENINGS

- Tuesday, January 09, 2024, 3:00 p.m. - Everything's Art Classes for Children
- Tuesday, January 09, 2024, 7:00 p.m. - Dadeville Community Chorus Rehearsal
- Tuesday, January 16, 2024, 3:00 p.m. - Everything's Art Classes for Children
- Tuesday, January 16, 2024, 7:00 p.m. - Dadeville Community Chorus Rehearsal
- Saturday, January 20, 2024, 6:30 p.m. - Singer/Guitarist Suzanne Shultz

HARBOR POINTE UTILITIES - 2024 FEES

Harbor Pointe Utility, LLC
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Phone: 334-826-1120
Email: kwester@harborpointeutility.com

2024 FEE SCHEDULE

Residential Customers

Impact Fee

New Construction/New Service	\$ 3,000.00	
Annual Fee	\$ 720.00	*Annual Savings of \$60
Monthly Sewer Service Fee	\$ 65.00	

Commerical Customers

Impact Fee

\$1.50 per sq. ft. (minimum of \$5,000) per customer unit

Restaurants

Monthly Sewer Service Fee	\$ 400.00	per rented space
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Professional Office

Monthly Sewer Service Fee	\$ 100.00	per rented space
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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.

2024 JANUARY

SWRA CALENDAR OF EVENTS

SUN	MON	TUE	WED	THU	FRI	SAT
	1  hello 2024 SWRA OFFICE CLOSED	2	3 Bridge 9 AM 1 PM ARC Meeting 4 PM	4	5 Bridge 9 AM 1 PM	6
7	8 Lake Martin Creativity Group 1 PM - 4 PM	9 SWRA Board Meeting 9 AM	10 Bridge 9 AM 1 PM	11	12 Bridge 9 AM 1 PM	13
14	15 Lake Martin Creativity Group 1 PM - 4 PM	16	17 Bridge 9 AM 1 PM ARC Meeting 4 PM	18	19 Bridge 9 AM 1 PM	20
21	22 Lake Martin Creativity Group 1 PM - 4 PM	23 SWRA Board Meeting 9 AM	24 Bridge 9 AM 1 PM	25	26 Bridge 9 AM 1 PM	27
28	29 Lake Martin Creativity Group 1 PM - 4 PM	30	31 Bridge 9 AM 1 PM			

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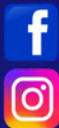
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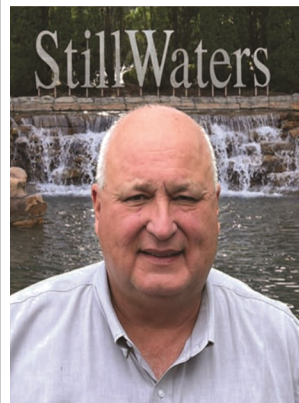
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