

# StillWaters

Residential Association

*Welcome to the*



*2024 Annual Meeting*

**Welcome**

**Sally Gantt**  
**Board President**



# StillWaters Residential Association Board of Directors

**Sally Gantt  
President**

**Kay Dickey  
Vice President**

**Penny Alexander  
Secretary**

**Gene Akers  
Treasurer**

**Tom Nicholson  
Board Member**

**Lee Eastman  
Board Member**

**Debra Knight  
Board Member**

# StillWaters Management

**Community Association Manager  
Griff Griffin**



**Associate Association Manager  
Mike Dean**



# StillWaters Administrative Staff

**Sub-Association Administrator  
Shana Ellis**



**Community Association Bookkeeper  
Janie Clements**



# StillWaters Administrative Staff

**ARC & Owner Records Coordinator  
Anita Gardner**



**Owner Services  
Jessica Ellis**



# StillWaters Maintenance, Gates, Landscaping / Grounds

**Alan Price**  
**Chief of Maintenance**



**Clyde Ware**  
**Gate Captain**



**Jeremy Vickers**  
**Landscaping / Grounds  
Supervisor**



# StillWaters Maintenance, Landscaping / Grounds, Gate Crew

## Maintenance

- **Joey Price**
- **Mike Mattiace**
- **Crayton Vickers**
- **Huey Mettes**
- **Hunter McCullars**
- **Jessica Foreman**

## Landscaping & Grounds

- **Justin Lyle**
- **William Spraggins**
- **Patrick Mooney**
- **Zack Clements**

## Gate

- **Brandy Price**
- **Levis Gamble**
- **Tommy Thornburg**
- **Crayton Vickers**
- **Orin Reese**





# StillWaters Community Services Patrol



**Michael "Finch" Fincher**



**Joey Price**



# Honored Guests

**Tallapoosa County Sheriff  
Jimmy Abbett**

**Alabama State Representative  
Ed Oliver**

**Tallapoosa County  
Commissioner, District 5  
George Carleton**



**THANK YOU**

# STILLWATERS VOLUNTEERS

## Opportunities to Volunteer

- **Christmas Committee**
- **Social Committee**
- **Architectural Review Committee**
- **Landscaping Committee**
- **Nominating Committee**
- **Finance Committee**
- **Elections Committee**
- **Maintenance Committee**

- **Volunteer Your Time today, Serve on a Committee.**
- **Committee Sign Up Sheets are in the back of the Room.**



**Associate Association Manager Report**  
**Mike Dean**

- **New Developments**
  - **Eagle Ridge**
  - **River Birch Cottages**
  - **The Landing at Harbor Pointe**

- **Covenant Violations**
  - **Corrected 102 covenant violations in 2023**
  - **Most common violations**
    - **Trailers, boats, jet skis parked on parcel**
    - **Performing work on exterior of residence/property without obtaining a StillWaters permit**
    - **Burning of debris without providing a burn notification to SWRA**
    - **Animal complaints**
    - **Parking violations**
    - **Failure to maintain property/residence**
    - **Placement of signs such as For Sale, Estate Sale, Open House, etc. without obtaining approval from SWRA ARC**
    - **Garbage cans left at road longer than permitted by the covenants**
- **Paving and Drainage**
  - **Cleaned out numerous built-up culverts and drainage ditches.**
  - **Corrected long-term drainage issues**
  - **2024 Drainage Work - \$30,000 budgeted for drainage repairs/improvements**

- **2024 Paving - \$260,000 budgeted for paving projects**
  - **Ingram is currently in StillWaters working on the paving priorities for 2024**
- **Landscaping/Maintenance**
  - **The annual pine straw application will be done in early April**
  - **Replaced numerous faded/damaged signs throughout StillWaters**
  - **Replaced numerous shrubs and plants at the 49 Entrance and StillWaters offices**
  - **Replaced the sparse ground cover at 34 Entrance with new sod**
  - **Replaced the wood on the SWRA entrance with composite**
- **Gates**
  - **ATT installed fiber optic to the 34 Entrance**
  - **New metal sliding gate is being fabricated to replace the existing slider that is rusted out and will not operate**
  - **Plan to upgrade from phone line to DoorKing cellular**
  - **Plan to upgrade cameras at both entrances from analog to digital**

**2024  
PROPOSED  
AMENDMENTS TO**



**StillWaters**  
Residential Association

**Gene Akers**  
SWRA Board of Directors



## Architectural Committee (ARC) 2023

### **The ARC had a busy 2023**

**To meet the challenges of the new developments, the ARC undertook the task of updating and rewriting all the ARC documents, permits, and forms. This took almost the entire 2023 year.**

- **Total rewrite of Exhibit “B” to the 1987 Covenants. (15-page document).**
- **Created a PowerPoint presentation, “The Process” found on the website that outlines the permit process from start to finish.**
- **Created all new fillable permit forms.**
- **Adopted new procedures for the submission and processing of permits.**
- **Revised the permit fees.**
- **Created checklists of required documents for each permit type.**

### **ARC Permit activity for 2023**

- **Permits issued – 264**
- **Permits completed – 186 (includes carryovers from 2022)**
- **New home permits – 33**

### ***2024 Active Permits through 2/20/24***

- **Infrastructure – 1**
- **Landscape – 6**
- **New Homes – 14**
- **New Work (not repairs) – 23**
- **Repairs – 49**
- **Tree Removal (dead, diseased, or endangering) – 2**
- **Total December active permits – 95**





## Covenants

### **Number of SWRA Properties by Covenant**

- 1971 – 40
- 1974 – 285
- 1987 – 1,628 (this includes 69 properties owned by SWRA)
- Waters Edge – 9
- Total – 1,962

**Note: SWRA encourages owners to convert to the 1987 covenants.**

## StillWaters Website

**The Board decided to revamp our SWRA website, which used outdated technology. This was started in 2022. After many hours of research and development, the new SWRA website went live in early November 2023. The new site incorporates many new features and, hopefully, information that is helpful to everyone.**

**Please visit the website at <https://stillwatersra.com> and explore the many different areas of interest.**

**Your suggestions for improving the site are welcome. Please email your suggestions to [SWRA.Website@stillwatersra.com](mailto:SWRA.Website@stillwatersra.com)**

# SWRA TREASURER REPORT

Gene Akers, SWRA Board Treasurer



# SWRA 2023 FINANCIAL PERFORMANCE



- Overall financial situation was good
- Reliance on discretionary fees, i.e. gate fees, boat storage and garbage rollout
- Property/real estate transactions, i.e. building permits, transfer fees, impact fees, property sales, etc.
- Long term lease on Welcome Centre
- Updated Sub-association agreements
- Sale of SWRA properties
- Continued to adequately maintain roads, gates and common areas
- Net Income for 2023 was \$348,264.68 with half attributed to the sale of SWRA properties

## **SWRA 2023 FINANCIAL PERFORMANCE**

- Allocated \$465,000 to reserves
- Significant contribution to tennis/pickle ball court, the SWRA Centre, and new Impact reserve account
- Ended 2023 with \$1,224,444.69 cash
- Cumulative \$972,000 allocated to reserve accounts

# 2024 SWRA OPERATING BUDGET

<b>SWRA REVENUE</b>	
<b>ACCOUNT DESCRIPTION</b>	<b>Projected</b>
Total Property Owner Fees	\$ 901,542.00
Annual Assessment	\$ 174,900.00
Facilities Rental	\$ 14,600.00
Boat Storage Rental	\$ 19,500.00
Gate Devices	\$ 16,200.00
Gate Entry Fee	\$ 175,000.00
Community Services Patrol	\$ 61,950.00
Garbage Roll Out Service	\$ 28,050.00
Lien Fees	\$ 20,000.00
Interest Income	\$ 6,300.00
Building Permits	\$ 42,000.00
Transfer Fees	\$ 60,000.00
Sub-association Fees	\$ 148,728.00
Other Fees	\$ 49,000.00
<b>Total</b>	<b>\$ 1,717,770.00</b>
<b>PROJECTED NET INCOME</b>	<b>\$ 39,719.15</b>



# 2024 SWRA OPERATING BUDGET

<b>SWRA EXPENSES</b>	
<b>ACCOUNT DESCRIPTION</b>	<b>Budgeted</b>
Administration	\$ 569,674.38
Gates	\$ 205,338.44
Landscape and Grounds	\$ 240,574.97
Roads	\$ 305,000.00
Pineview Pool	\$ 27,920.00
Tennis/Pickle Ball Courts	\$ 3,816.00
Moonbrook Park	\$ 10,036.00
Boat Storage Facility	\$ 1,580.00
Storage Facility	\$ 20,380.00
Common Areas	\$ 12,290.00
SWRA Centre	\$ 34,689.17
Welcome Centre	\$ 9,375.42
Community Services Patrol	\$ 60,159.74
Legal Fees	\$ 24,000.00
Sub-association Expenses	\$ 153,216.73
<b>Total</b>	<b>\$ 1,678,050.85</b>



# 2024 StillWaters Improvements

- ❑ **SWRA Office – New IT Service Provider & Much Needed Equipment Upgrades**
- ❑ **SWRA Office – New Microsoft Teams Phone System**
- ❑ **SWRA Office – New Association Software for Sub-Associations (condominiums) to allow for on-line Credit Card Payments, plus many software upgrades for the Board of Directors and Homeowners.**



# **STILLWATERS ELECTION**

## *Results*

➤ **SALLY GANTT - 248**

➤ **LEE EASTMAN - 241**

➤ **TOTAL VOTES - 489**







# HOW CAN YOU STAY INFORMED?

**PROVIDE OFFICE YOUR EMAIL ADDRESS**

**KEEP ACCOUNT CONTACT INFORMATION UP TO DATE AT OFFICE**

**READ MONTHLY NEWSLETTER**

**OPEN E-FLASH MESSAGES**

**VISIT THE NEW WEBPAGE [STILLWATERSRA.COM](http://STILLWATERSRA.COM)**



# Property Owners Questions and Comments

- Raise Your Hand If You Have a Question or Comment.
- Please Give Your Name and State What Covenant You Are Under.
- Please Ask Your Question or State Your Comment.