



The Voice of StillWaters

A MESSAGE FROM YOUR GENERAL MANAGER, "GRIFF" GRIFFIN

April
2024

NEW Golf Cart / ATV Registration Requirements Effective January 1, 2024

On August 1, 2023, the StillWaters Board of Directors made the following revisions to the Golf Cart / ATV Registration Requirements, these new revisions went into effect on January 1, 2024, along with a new and different registration decal than past years to identify golf carts and ATV's that have not registered under the new requirements. There is no charge for registration or the decal.

To register your Golf Cart / ATV you must bring it to the StillWaters Residential Association office located at 1816 StillWaters Drive. You will need to complete the registration form and the Waiver and Release of Liability, Assumption of Risk, and Indemnity Agreement. The Golf Cart / ATV must be equipped with the following operational safety equipment to be registered and receive the new decal, **Headlights, Tail Lights, Brake Lights, and Mirrors.** Beginning May 1, 2024, part of our Community Services Patroller duties will be to check Golf Carts / ATVs for expired decals or no decals and the issuing of violation notices. Please pay close attention to these new requirements, if you have any questions please contact Griff Griffin, SWRA Association Manager at (256) 825-2990 ext. 4 or manager@stillwatersra.com.

Policy Statement – Motorized Utility Vehicles

The SWRA Board recognizes that the use of motorized vehicles on the private roads within Stillwaters is a privilege and not a right. As such, the SWRA Board has the responsibility to monitor the authorized use of all vehicles using StillWaters' private roadways and common areas.

Golf Cart Policy

All owners of motorized vehicles on StillWaters' roads and common areas must sign a Waiver of Liability to receive a registration decal to operate. As per the SWRA Board of Directors Resolution

Policy Enforcement

The SWRA Board wishes this policy to be a self-enforcement policy, as much as possible, by the owners and visitors of StillWaters. The Board asks that owners make a sincere effort to act responsibly in the use of motorized vehicles and adhere to this policy.

(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)

In an effort for the Board to act responsibly, violators will be reminded of the policy and asked to adhere to the policy immediately. Based on the registration, a notice will be filed with SWRA and a copy of such violation placed in the owner’s file for review. However, SWRA reserves the right at any time to tow a motorized vehicle from SWRA property or common areas that do not have a proper registration decal.

Violations of Policy:

1. Under-aged or non-licensed driver of the vehicle (unaccompanied by a licensed driver)
2. Reckless or destructive behavior
3. Lack of required equipment (headlights, brake lights, or rear-view mirror)
4. Lack of proper SWRA registration decal

Violation of Policy Protocol:

- **First Violation:** A notice will be placed in the property owner’s file for future reference and a written “Advisory Notice” will be delivered to the registered owner.
- **Second Violation:** A “certified” letter from the SWRA Board will advise the property owner of its multiple violations of policy and ask the owner to strictly adhere to the policy or expect to be assessed a fine of \$100.00 for each additional incident.
- **Third Violation:** A letter from the SWRA Board will advise the property owner of its multiple violations of policy and assess the owner a \$100.00 fine.
- **Further Violations:** The SWRA Board will assess additional \$100.00 fines in cumulative.

Note: Unpaid fines may become a lien against the registered owner’s property.

PINEVIEW POOL OPENING FOR THE 2024



Pineview pool will be opening to Stillwaters owners on April 1, 2024. Spring is in the air and preparations are underway in advance of the pool opening on April 1st. The SWRA community pool is located at 1816 Stillwaters Drive. An electronic key card is required to access the pool area. Property owners who qualify to use the SWRA pool and do not have an electronic key card can obtain one from the SWRA during regular business hours. This is the only

swimming pool open to all qualified Stillwaters owners. The swimming pools and lake access areas at the different condominium associations are limited to only owners who own a condominium in that complex. Using a swimming pool without authorized permission from a condominium owner may result in the violator being arrested for trespassing.



SWRA ANNUAL BOARD REPORT

MARCH 2, 2024

Call to Order- President Sally Gantt called the meeting to order at 10:00 A.M. at the SWRA Centre. She welcomed everyone to the 2024 SWRA Annual Meeting. We are here to update our community on what the association is doing. We have a lot to report today so please hold your questions until the end of the presentations. Sally introduced the SWRA Board members.

Approximately 55 people attended, including SWRA staff and SWRA Board members. This does not represent a quorum as defined by the By-Laws, therefore the meeting continued as one for the Board to report to the general membership. An attendance list, committee and email sign-up sheets, March newsletter, phone directories and handouts of the 2024 budget and other items were available.

Sally introduced Mike Griffin, Community Association Manger to share a little bit about himself and introduce the SWRA team.

SWRA Board Members: Griff recognized the current board members and thanked them for the volunteer hours that they put in. His slide listed President Sally Gantt, Vice President Kay Dickey, Treasurer Gene Akers, Secretary Penny Alexander, Members-at-Large Debra Knight, Lee Eastman and Tom Nicholson. 2023 was a very busy year!

Office Staff: Griff announced staff members - ACAM – Mike Dean, Sub-Association Administrator, Shana Ellis, Community Association Bookkeeper, Janie Clements, ARC & Owner Records Coordinator, Anita Gardner, Owner Services, Jessica Ellis.

Maintenance, Gates, Landscape Staff:

Alan Price, Chief of Maintenance, Clyde Ware, Gate Captain, Jeremy Vickers, Landscape Supervisor.

Community Services Patrol: Michael “Finch” Fincher and Joey Price

Maintenance: Staff was listed and reviewed, (Power Point presentation).

Honored Guests: Griff stated that we are also honored to have several guests today who are important to our community. We appreciate them taking their Saturday morning to be with us.

- **The Honorable Ed Oliver - State Representative Alabama House District 81.**
There are 1300 pieces legislation by end of session this year and about 300 will pass. ALEA wants to change the way they measure boats. The way it was written has confused the public. He reiterated that he is always available to talk.
- **The Honorable George Carleton, Commissioner, District 5 - Tallapoosa County, AL**
George introduced himself, starting 10th year on commission. Give me a call if you need anything. Will continue to put out dumpsters a few times per year.
- **The Honorable Jimmy Abbett - Sheriff Tallapoosa County, Alabama.**
Thanks for inviting me, my 30th year in service. Appreciate assistance from both of the other guests as well as the SWRA Board and Staff. We all work well together. We can come in to enforce traffic laws in SW, one of the gated areas where we can. Last year was a tough year, local tragic shooting in Dadeville, trial process will start soon but will last years as there are 6 defendants.
911 has 8 dispatchers, there were approximately 12,000 911 calls last year in this county. 13 volunteer fire departments, 250 volunteers help support us. We are there to serve you and provide what we can. We are down 3 deputies at this time, hard to compete with salaries of larger communities. Chief Deputy Fred White coordinates with SWRA also.

Griff thanked them for attending our meeting and pointed out that we appreciate all their efforts to make our community better.

(continued on page 4)



SWRA ANNUAL BOARD REPORT

MARCH 2, 2024

(continued from page 3)

Thank You Volunteers - Griff thanked the volunteers who serve on committees throughout the year donating their time. This includes property owners who volunteer as Board members, members of the Architectural Review Committee, Christmas Committee, Landscape Committee, Recreational, Social, Nominating, Election, Facilities Maintenance, Finance and Special Committees. These Members all contribute to the enjoyment and betterment of StillWaters. Some meet multiple times a year and others are specific to a season or project. Welcome you to sign up for more than one! We need you!

ACAM Report – Mike Dean

New Developments:

- **Eagle Ridge** - Infrastructure for Phase I is complete. They planted new trees down Moonbrook Drive. House plans with multiple elevations, color schemes and materials have been approved by the ARC. Plans are to build 4 houses at the same time. The first ones will face Moonbrook Dr.
- **River Birch Cottages** – Phase II of the development is progressing. 9th new home is under construction. Phase III adds 9 additional lots and was approved recently. Extend the road and install utilities. Infrastructure to begin in late spring early summer.
- **The Landing at Harbor Pointe** - Herb Winches broke ground in February and the building that houses kitchen and restrooms is under way now. Seating will be outdoor.

Covenant Violations – Mike Dean reviewed some items which help us keep our community the beautiful place that it is.

- 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. This includes docks.
 - 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 – One of the largest items in our budget each year.

- 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 Paving is currently in StillWaters working on the paving priorities for 2024.

Landscaping/Maintenance – We have a great crew, and they did a lot of work this year.

- 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 SW offices.
- Replaced the sparse ground cover at 34 Entrance with new sod.
- Replaced the wood on the SWRA entrance with composite.

(continued on page 5)

SWRA ANNUAL BOARD REPORT

MARCH 2, 2024

(continued from page 4)

Gates – Always a lot of work needed here to maintain.

- 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.

Griff stated that Mike Dean and his team have added great value to community. They are hardworking, diligent and Griff stated that he couldn't do his job without him; Mike is definitely an asset to SWRA.

Griff introduced Gene Akers Board Treasurer to explain the proposed Bylaws Update – Several years ago, the Board began work as the need to update our Bylaws has been recognized for several years. Gene explained the Covenants, Bylaws, Rules & Regulations briefly.

The Board held focus group meetings for input from homeowners, started advertising we would be having a special meeting in April to vote on amendments then held four sessions for Members to review and provide input. Your Board appreciates the input from all. The Board reviewed, reached out for legal reviews, discussed and made a few changes.

He explained that according to the governing documents we need 1/10th of Members to vote in-person or by-proxy in order to reach a quorum. To change the Bylaws, it requires 60% approval of the people voting, in-person or by-proxy at a special meeting.

Rules & Regs – He explained a sample of how a covenant violation is handled. These rules are pulled from the guidelines in the Covenants. Adequate notification and a timeline to correct a violation are given. SWRA needs an incremental step process to be able to have options. Currently we notify a Member and if they do not respond our only option, it to move to a legal remedy.

One item where we made a significant change. Added 3.6 to the By-Laws about fines to limit the amount of the fine amount and the cumulative amount.

Fines are NOT the first step in this process. This is not intended to be a fund raiser but to gain compliance to the rules of the community. We hope that you will vote and the Board's recommendation is that you vote in favor of the amendments.

Gene introduced Mike Dean, Associate Community Association Manger who reported:

Architectural Committee (ARC) 2023 – Mike Dean presented the following. He recognized Lee Eastman who is Chairman of the ARC and did a lot of the preparation of this report.

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.

(continued on page 6)

SWRA ANNUAL BOARD REPORT

MARCH 2, 2024

(continued from page 5)

- 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 - Eagle Ridge that is about to close out as work has been completed.
- Landscape – 6
- New Homes – 14
- New Work (not repairs) – 23
- Repairs – 49
- Tree Removal (dead, diseased, or endangering) – 2
- Total December active permits – 95. There are 5 volunteer ARC members who monitor these projects and report back to the committee.

Covenants

Number of SWRA Properties by Covenant

- 1971 – 40
- 1974 – 285
- 1987 – 1,631 (this includes 69 properties owned by SWRA)
- Waters Edge – 9
- Total – 1,965

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 website 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 website are welcome. Please email your suggestions to SWRA.Website@stillwatersra.com.

Lee Eastman headed up and organized much work that went into this new site.

Treasurer's Report:

Board Treasurer Gene Akers explained that Janie Clements is our staff bookkeeper, Crescent Advisory & Accounting handles monthly/quarterly/year-end accounting services. At the end of year of Crescent turns over financial data to a third-party accounting firm, McDaniel & Associates for the annual review. Gene puts a great deal of time and effort into his duties as Treasurer but also in many other planning and organizational projects for the Board.

This year the Board has voted to have an audit done for year 2022 financials. Gene pointed out that he was presenting a compilation of the overview of the financials, not the financial statement.

(continued on page 7)

SWRA ANNUAL BOARD REPORT

MARCH 2, 2024

(continued from page 6)

Gene reported the following:

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. are other sources of income.
- Long term lease on Welcome Centre
- Updated Sub-association agreements.
- Sale of SWRA properties – These properties were acquired through the “Deed for Debt” or at Tax Sales over the years. The Board determined that we would engage on a campaign to sell these lots and so far, has generated approximately \$200,000 in income. This program and the continued growth/development has contributed to the \$350,000 income.
- Continued to adequately maintain roads, gates and common areas.
- Net Income for 2023 was \$348,264.68 with half attributed from the sale of SWRA owned properties.
- Allocated \$465,000 to Reserves Accounts from Unrestricted Cash.
- Significant contribution to tennis/pickle ball court, the SWRA Centre, and new Impact reserve account. Recognize that we have some needs for space at the SWRA Centre which we may begin to address this year.
- Ended 2023 with \$1,224,444.69 cash.
- Cumulative \$972,000 allocated to reserve accounts.

SWRA 2023 Operating Budget in Review

As of December 31, 2023

Revenue	2023 Projected	2023 Actual	Difference
SWRA Dues and Assessments	\$ 1,033,391.00	\$ 1,015,983.00	\$ (17,408.00)
Impact Fees	\$ 10,000.00	\$ 33,700.00	\$ 23,700.00
Building Permits	\$ 19,200.00	\$ 80,950.00	\$ 61,750.00
Misc. Income	\$ 2,400.00	\$ 143,544.07	\$ 141,144.07
Transfer Fees	\$ 60,000.00	\$ 106,000.00	\$ 46,000.00
All Other Fees	\$ 435,700.00	\$ 424,247.85	\$ (11,452.15)
Community Services Patrol	\$ 55,000.00	\$ 61,650.00	\$ 6,650.00
	\$ 1,615,691.00	\$ 1,866,074.92	\$ 250,383.92

(continued on page 8)

SWRA ANNUAL BOARD REPORT

MARCH 2, 2024

(continued from page 7)

SWRA 2023 Operating Budget in Review

As of December 31, 2023

Expenses	Budgeted	Actual	Difference
Administration	\$ 564,509.52	\$ 529,641.39	\$ (34,868.13)
Gates	\$ 239,783.80	\$ 243,747.51	\$ 3,963.71
Landscape and Grounds	\$ 173,122.82	\$ 193,536.81	\$ 20,413.99
Roads	\$ 232,500.00	\$ 267,672.35	\$ 35,172.35
Pineview Pool	\$ 21,837.00	\$ 21,181.75	\$ (655.25)
Tennis/Pickle Ball Court	\$ 3,156.00	\$ 1,262.80	\$ (1,893.20)
Moonbrook Park	\$ 15,825.00	\$ 8,643.52	\$ (7,181.48)
Boat Storage	\$ 2,288.00	\$ 1,260.70	\$ (1,027.30)
Storage Building	\$ 8,880.00	\$ 9,327.81	\$ 447.81
Other Common Areas	\$ 5,062.55	\$ 15,790.00	\$ 10,727.45
SWRA Centre	\$ 33,166.58	\$ 26,709.37	\$ (6,457.21)
Welcome Centre	\$ 7,396.18	\$ 12,463.92	\$ 5,067.74
Community Services Patrol	\$ -	\$ 19,549.36	\$ 19,549.36
All Other	\$ 31,550.79	\$ 140,603.95	\$ 109,053.16
Total Expenses	\$ 1,339,078.24	\$ 1,491,391.24	\$ 152,313.00
Net Other Income/Expenses	\$ (24,000.00)	\$ (26,419.00)	\$ (2,419.00)
Net Income	\$ 252,612.76	\$ 348,264.68	\$ 95,651.92

The majority of our revenue, **approximately 64%**, comes from annual maintenance fees and assessments. The annual maintenance fee and assessments are limited by our covenants. The rest of SWRA revenue comes from fees such as gate fees, building permits, transfer fees, boat storage, garbage roll-out, etc.

Based on prior input from owners, the priority spending is focused on roads, gates, and landscaping. These three expenditures account for **40% of the maintenance fees and assessments**. That being said, the impact of construction and sales within SWRA last year was significant with regard to our budget.

Construction affects:

- Building permits exceeded our projected budget over \$60,000.
- Transfer fees exceeded our projected budget by \$46,000.
- Impact fees exceeded our projected budget by nearly \$24,000.
- Obtained a long-term lease on the Welcome Centre
- Updated the sub-association agreements.
- More importantly, the Board made a concerted effort to **sell SWRA properties in 2023** resulting in significant income for 2023 of almost \$200,000.
- SWRA was able to adequately maintain the roads, gate infrastructure, landscaping and common areas.

As a result, the Net Income for 2023 was nearly \$350,000.

The SWRA Board elected to move all the Net Income into Reserve Funds at the end of 2023 as well as funds from unrestricted cash.

(continued on page 9)

SWRA ANNUAL BOARD REPORT

MARCH 2, 2024

(continued from page 8)

Reserves

Reserves are a reallocation of our unrestricted cash. Reserves are determined from informal studies, anticipated costs and have budgeted reserves accordingly. The Board works very hard to plan for the future. If there is a cash balance at the end of the year, the Board reserves the decision to allocate reserves at that time. As a result of the savings and additional income that I mentioned earlier, the Board was able to **allocate over \$465,000 to the reserve funds in 2024.**

The Board decided to create a **new Impact Reserve fund** to collected reserves associated with the impact of new construction in SWRA and started with a balance of \$50,000. The Board decided to make a **significant increase in the Tennis/Pickle Ball Reserve fund** in anticipation of a significant investment to maintain the current facility. Finally, the Board increased the SWRA Centre Reserve by \$300,000 as it begins to explore need to expand the facility.

SWRA Reserve Funds Summary			
ACCOUNT DESCRIPTION	12/31/23 Balance	2024 Allocations	1/31/24 Balance
Fountain Reserve	\$ 100,000.00	\$ -	\$ 100,000.00
Welcome Centre Reserve	\$ 20,000.00	\$ -	\$ 20,000.00
Storage Facility Reserve	\$ 10,000.00	-	\$ 10,000.00
Impact Reserve	\$ -	\$ 50,000.00	\$ 50,000.00
SWRA Centre Reserve	\$ 100,000.00	\$ 300,000.00	\$ 400,000.00
Pineview Pool Reserve	\$ 52,000.00	\$ -	\$ 52,000.00
Truck Reserve	\$ 15,000.00	\$ -	\$ 15,000.00
Gate Equipment Reserve	\$ 75,000.00	\$ -	\$ 75,000.00
Tennis/Pickle Ball Reserve	\$ 10,000.00	\$ 115,000.00	\$ 125,000.00
Moonbrook Park Reserve	\$ 25,000.00	\$ -	\$ 25,000.00
Contingency Fund	\$ 100,000.00	\$ -	\$ 100,000.00
Total	\$ 507,000.00	\$ 465,000.00	\$ 972,000.00

(continued on page 10)

SWRA ANNUAL BOARD REPORT

MARCH 2, 2024

(continued from page 9)

Balance Sheet for 2023

BALANCE SHEET	
As of December 31, 2023	
ASSETS	
Current Assets	
Operating Accounts	\$ 143,095.79
Reserve Accounts	\$ 972,000.00
Unrestricted Accounts	\$ 109,348.90
Total Checking/Savings	\$ 1,224,444.69
Total Accounts Receivable	\$ 438,448.11
Total Other Current Assets	\$ 200,621.08
Total Current Assets	\$ 1,863,513.88
Total Fixed Assets	\$ 1,109,756.32
Total Other Assets	\$ 150,946.28
TOTAL ASSETS	\$ 3,124,216.48
LIABILITIES & EQUITY	
Liabilities	
Total Current Liabilities	\$ 220,840.31
Total Long Term Liabilities	\$ 42,762.04
Total Liabilities	\$ 263,602.35
Equity	
Total Equity	\$ 2,860,614.13
TOTAL LIABILITIES & EQUITY	\$ 3,124,216.48

The Total Cash Balance was \$1,224,444.69 of which \$972,000 is allocated for reserve balances as previously mentioned. There is \$143,095.79 in the Operating Account equaling to one month of operating cash.

(continued on page 11)

SWRA ANNUAL BOARD REPORT MARCH 2, 2024

(continued from page 10)

SWRA REVENUE

ACCOUNT DESCRIPTION	Projected
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
Late 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
Total	\$ 1,717,770.00
PROJECTED NET INCOME	\$ 39,719.15

Review of the budget for 2024:

Our goal every year is to budget our operating expenses within the limits of our anticipated revenue and to leave enough cash to provide adequate reserves to cover future capital and extraordinary maintenance requirements. SWRA bills and collects most of our revenue in January and February due to structure of our annual maintenance billing. Assessments are normally fixed. Fees were increased for 2024 by \$15 to reflect a **3.2% increase due** to the Cost-of-Living Increase (COLA) as per the SWRA Bylaws.

The growth in construction and real estate activity continues to have a positive effect on SWRA finances. We are optimistic 2024 will be a good year financially for SWRA and its property owners. New construction and property sales are expected to continue to impact our overall revenue in 2024.

Community Services Patrol - In 2022, the Board elected to utilize a part-time security resource for 2023. Since the Board is limited in its ability to increase HOA fees by the covenants, it elected to seek voluntary donations from the members to fund a security resource. Thanks to the generosity of the owners, SWRA was able to obtain funding for full-time and part-time security resources in 2023. Thanks again to the owners for their voluntary contribution in 2024 of approximately \$60,000 which allows SWRA to continue funding this service. The Community Services Patrol will continue to focus on the common area amenities and roadways. The Board is hopeful that this will reduce the amount of vandalism and damages to the common area amenities and speeding on our roadways and have already seen results from its limited use in 2023. Thanks again to those have voluntarily supported this effort.

(continued on page 12)

SWRA ANNUAL BOARD REPORT

MARCH 2, 2024

(continued from page 11)

Overall, we expect a slight increase for 2024 expenses.

SWRA EXPENSES

ACCOUNT DESCRIPTION	Budgeted
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
Total	\$ 1,678,050.85

The Board has elected to invest in several areas in 2024 of significant importance to the community. First and foremost, the SWRA Board has budgeted a large portion of the overall budget, **\$305,000, to roads for 2024.**

- The Board has budgeted monies to **upgrade the camera and gate operating systems** in 2024.
- The Board has budgeted additional funds for landscaping, social events, and holiday security patrols.
- Finally, the Board is making a **significant investment in upgrading the technology infrastructure** throughout SWRA to enhance its operating and communications capability in partnership with Jackson Thornton Technologies.

At this time, Gene turned the meeting back over to Griff.

2024 Improvements - Griff presented and explained plans for the year.

SWRA Office:

- New IT Service Provider & Much Needed Equipment Upgrades
- New Microsoft Teams Phone System. Have had problems this year with the phone system. This new one should resolve all of those and should be installed in the next couple of weeks.
- 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.

(continued on page 13)

SWRA ANNUAL BOARD REPORT

MARCH 2, 2024

(continued from page 12)

Board Election Results:

Nominating Committee – Property owners Tom Nicholson, Debra Knight, Chuck Lehman, John Prophitt and Claire Kuhn served on this year's committee. Their task was to interview and evaluate any candidates who were willing to serve and then to recommend the two Members that they felt were best qualified to serve at this time.

Election Committee – Members Cathy Delionback, Claire Kuhn, Chuck Lehman, Steve Oldham, and Joel Raines served on the SWRA Election Committee. Their responsibility was to oversee the election by counting and verifying all ballots received for the election of Board members as per the By-Laws of SWRA. There were two candidates on the ballot this year recommended by the Nominating Committee. The ballots were counted, recounted and cross checked to assure all eligible ballots of property owners in good standing were counted.

Griff gave the report for the Election Committee. He stated that basically we had 251 ballots and those elected to serve this year are Sally Gantt with 248 votes and Lee Eastman with 241. Lee Eastman, Sally Gant, will serve a three-year term. The Board will meet following this meeting to elect Board officers for the coming year.

Closing Announcements:

Get involved with SW by volunteering. Sign-up sheets in the back or you can contact the office!

How to Stay informed by:

- **Provide** office your email address and keep it updated.
- **Keep** account contact information up to date at office.
- **Read** monthly newsletter
- **Open** *SWRA eflash* messages
- **Visit** the new website at www.stillwatersra.com

Property Owner Comments & Questions:

Griff opened the floor to those attending. There were a few questions:

Don Sorenson – Cardinal Heights, 1987 covenants – Have we had any communication with Eagle Ridge over run off and silt. Mike Dean responded that the project has a permit issued by ADEM which they have to follow for storm water runoff and erosion control. Have to meet all standards and have engaged a third-party Erosion Control company that monitors and reports to state. Also has an Engineer who monitors and makes recommendation. They have made corrections, ADEM has responded to several complaints. They are currently in compliance with their ADEM permit. They also presented a grubbing plan to the ARC, and they have complied.

Mr. Sorenson asked if anything can be done to control the number of deer in SW.

Griff responded that he has been in contact with the Conservation Department. Willing to help but not much they can do. Many options have been explored however we don't have a solid solution for the problem at this time.

Debbie Nigh - Lakeview Ridge Circle, 1987 – She stated that she has been researching and working with Representative Ed Oliver for 2 years on the deer issues and she received some information today. All brand new. There is a business that traps and rehomes deer. She will send this information to Griff.

Daryl Cargill - Eagle Peak, 1974 - Is there any truth to the rumor that government will be trying to put Section 8 housing in StillWaters.

(continued on page 14)



SWRA ANNUAL BOARD REPORT MARCH 2, 2024

(continued from page 13)

Board responded that we have not heard anything about that and that all land in SW is owned by individuals.

Steve Oldman – 1987 – He stated that the Eagle Ridge sewer needs be met. How will it be handled?

Mike Dean responded that the Southern Coastal developer and their engineer worked with HP Utilities prior to construction starting. According to HP Utilities the sewer plant is at about 40% capacities now, only running 1 pond. Harbor Point Utilities had assured Southern Coastal that their needs could be met.

Claire Kuhn – 1987. She stated that she had heard that Copper’s sold.

Griff responded that the Board had heard the same and that we are meeting with the new owner next Tuesday to hear about their plans and discuss usage on the properties.

There being no further comments, Griff thanked everyone for attending and told them that Board members and both Community Association Managers would be available after the meeting for any questions.

The meeting Adjourned at 11:18 a.m.

Respectfully submitted by,

Penny Alexander,
SWRA Board Secretary



EAGLE RIDGE UPDATE

The SWRA ARC and Tallapoosa County have issued building permits for the first four new homes in Eagle Ridge. Construction on these four homes is scheduled to begin immediately. The SWRA ARC also approved the entrance sign and landscaping for the main entrance to the development.



**SWRA
SPECIAL
OWNERS
MEETING**



**SATURDAY, APRIL 6TH
10:00 AM
1816 StillWaters Drive**



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TO SEE WHAT'S HAPPENING AROUND THE LAKE IN APRIL, VISIT THE FOLLOWING WEBSITES:

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Dadeville Area Chamber of Commerce:
https://dadevillechamber.com/calendar/action~month/exact_date~1709272800/request_format~json/?aiIec_source=undefined

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STILLWATERS SOCIAL CLUB

All StillWaters' owners are invited to attend our next social event that will be held on Thursday, June 20th at 5:00 PM, at the SWRA Community Centre. There will be lots of surprises! We look forward to seeing you there.



You never know who you might see...





A MESSAGE FROM LAKE MARTIN CREATIVITY GROUP



Did you do it? Did you make a New Year’s resolution? Are you still following through? How about Lent? Did you give up something for Lent? Are you sticking with it? Did you say you wanted to come and see what Lake Martin Creativity Group is about? Didn’t find the time? Well, it is never too late to do any of the above. Life is challenging, stressful, and busy. But you hear all the time about self-care. Doing any type of arts and crafts is healthy because it is soothing to the body. Any doctor will tell you that. Lake Martin Creativity Group meets every Monday from 1 PM to 4 PM at the SWRA

Community Centre. Come and share, come and learn, come and meet your neighbors, and make new friends. You are always welcome. Supplies are kept on hand for those who come and do not have supplies for the project of the day. For further information, contact Kay Fincher at 256-825-2506.



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	1 Lake Martin Creativity Group 1 PM - 4 PM	2 SWRA Annual Meeting 10 AM	3 Bridge 9 AM 1 PM ARC Meeting 4 PM	4	5 Bridge 9 AM 1 PM	6 SWRA Special Owners Meeting 10 AM
7	8 Lake Martin Creativity Group 1 PM - 4 PM	9	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 SWRA Board Meeting 9 AM	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	24 Bridge 9 AM 1 PM	24	26 Bridge 9 AM 1 PM	27
28	29 Lake Martin Creativity Group 1 PM - 4 PM	30				

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