



The Voice of StillWaters

A MESSAGE FROM YOUR GENERAL MANAGER, "GRIFF" GRIFFIN

September 2024

Fall In StillWaters



Fall officially starts September 22, 2024. There is plenty to do in StillWaters during the fall season. The weather is a little more pleasant, making it a great time of year to play a round of golf, brush up on tennis skills, or meet new friends learning to play pickleball. StillWaters is a great place to enjoy all the seasons.

- ◆ The swimming pool will stay open until September 30th again this year. Enjoy. With the lake almost full this year at the end of September, I know that a lot of boaters will be out again in the evenings and on weekends. Please remember we are in the season where severe storms can come up almost instantly without warning so be careful and keep your eye on the weather and enjoy this late lake season.
- ◆ If your gate transmitter does not open the owner's vehicle entrance gates as quickly as it should, please bring it by the office. Usually, the transmitter only needs a battery replaced and it only takes a few minutes. Please do not try to change the battery yourself, the transmitter can be easily damaged when changing the battery and the warranty will be voided. Most transmitter batteries last about two years.
- ◆ Many StillWaters residents who own boats and trailers are able to find a suitable storage area in the vicinity without having to violate the covenants. There are still a few residents who insist that the covenants do not apply to them, or they just ignore them. Please remember this is not anything new, the trailer parking ban has been in place since the covenants were adopted. When you signed your deed you in effect agreed to abide by the covenants listed on your deed. The deed is a legal document and so are the covenants. If you have received a violation letter and have already moved your trailer, thank you. If you haven't moved your boat/trailer, please do now so that we do not have to apply legal pressure to get you to comply. If you need any information as to where you can park your trailer, please call the office (256) 825-2990. **NOTE: Lake Levels Started Dropping September 3rd.**

(continued on page 5)

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

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September is in full swing and Fall is upon us. If you look around, you will notice a few of the leaves have started changing colors and falling, the lake level is dropping, and we have had a few days of lower temperatures! It has been a busy Summer in StillWaters and will continue to be busy as many people visit StillWaters during the Fall as well. Lake Martin has become a popular destination many people choose for overnight stays to attend Auburn football games and StillWaters certainly has its share of these visitors. The Landing at Harbor Pointe will be open until the end of September, Prime Steakhouse is also open for dining options inside the gates, Bluff's Daiquiri Bar is still open located at the marina. Several Fall festivals are planned in the area so get out and enjoy these fun activities.

The SWRA Board and ARC continue to be busy with all the growth going on in our community. Please remember to consult our website for pertinent information before beginning any projects. Also, remember that we have updated our website and answers to many questions you have may be found there. We are constantly updating our new website and encourage you to familiarize yourself with it.

LAND FOR SALE

SWRA owns a number of vacant lots in StillWaters that are listed for sale. Since the auction in 2003 when property owners took over the responsibilities of managing the residential association, SWRA has obtained ownership of various lots through the "Deed for Debt" program where an owner turns over the parcel to SWRA in lieu of past due fees owed or through "Tax Sale" acquisitions. SWRA is a homeowners' association but not the Developer. Those rights went away at the auction.

Now is the time to purchase an SWRA lot either as a buffer between you and your neighbor or as an investment. If there is an undeveloped lot next to you and you want it to remain in its natural state rather than to be developed, the only way to ensure that is if you own the property. Lot prices are continuing to go up quickly and with all StillWaters has to offer these lots will soon sell. SWRA sold 15 lots last year and has contracts on a few more currently.



Contact Associate Broker Sealy Hargrove of Roots Real Estate if you are interested in purchasing one of the SWRA owned lots. Contact Sealy directly at SealyH@gmail.com or by phone at 334-444-4527

SWRA WEBSITE QR CODE

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



SWRA WEBSITE

Exploring StillWaters: Your Go-To Resource Hub

Welcome to the digital gateway of StillWaters! Nestled within these virtual walls lies a treasure trove of information, resources, and insights designed to enhance your experience within our vibrant community. Whether you're a longtime resident, a newcomer, or simply curious about what makes StillWaters tick, our webpage serves as your comprehensive guide to all things relevant and essential.



Discovering Our Community

At the heart of our webpage is a comprehensive overview of our community. From an introduction to our dedicated team to access to current and archived newsletters, you'll find everything you need to stay informed about the latest happenings, events, and developments within StillWaters.

Unveiling Governance

Understanding the rules and regulations that govern our community is paramount. Our webpage provides easy access to essential governing documents, ensuring clarity and transparency for all residents. Stay informed, stay compliant.

Delving into Committees

Behind every thriving community are dedicated individuals working tirelessly to keep the wheels turning. Learn more about the various committees that contribute to the vitality and functionality of StillWaters, and discover how you can get involved.

Capturing Moments

Browse through our photo gallery and immerse yourself in the beauty and charm of StillWaters. From picturesque landscapes to community events, these snapshots offer a glimpse into the vibrant tapestry of life within our midst.

Navigating Permits

Embarking on a new project? Our webpage offers guidance on navigating building permits, ensuring a smooth and hassle-free process every step of the way. Empower yourself with the information you need to bring your vision to life.

Empowering Resources

Under the Resources tab, you'll find a wealth of invaluable tools and information. From frequently asked questions to links to local resources, maps, forms, and beyond, this section serves as your one-stop destination for all your inquiries and needs.

Your Gateway to StillWaters

In conclusion, the StillWaters webpage isn't just a digital platform—it's a gateway to our community's past, present, and future. Whether you're seeking information, inspiration, or connection, our webpage stands ready to serve as your trusted companion on this journey we call home. Dive in, explore, and discover the essence of StillWaters today!



SWRA GOVERNANCE

The Stillwaters Residential Association (SWRA) is governed by several documents as follows in order of significance:

Amended and Restated Declaration of Restrictions and Protective Covenants for Stillwaters (typically referred to as the '87 Covenants) (Revised May 8, 1987). There are three other covenants that govern properties as well. They are generally referred to as the '71, '74 and Waters Edge covenants. These three covenants are subordinate to the '87 covenants and all come under the authority of the SWRA Board of Directors and Architectural Committee. (<https://stillwatersra.com/governing-documents/>)

By-laws of Stillwaters Residential Association, Inc. (Revised 4/6/2024). The By-laws apply to all property owners regardless of covenant designation. (<https://stillwatersra.com/governing-documents/>)

Rules and Regulations (Revised 7/23/2024). The Rules and Regulations identify general policies and guidelines associated with activities of all property owners as defined by the covenants, by-laws, and polices adopted by the SWRA Board. (<https://stillwatersra.com/governing-documents/>)

Polices. The SWRA Board has broad authority under the by-laws to establish such rules and regulations and polices to maintain the integrity, safety, value and tranquility of the community. (<https://stillwatersra.com/governing-documents/>)

Over the past couple of years, the SWRA Board has worked diligently to ensure these documents are relative to our current environment and to enhance the governance ability of the Board. This effort started with developing revisions to the By-laws. The Board held several open meetings with property owners and focus groups to solicit input regarding revisions. This effort culminated with the overwhelming approval in a Special Meeting of the Members in April of this year.

The SWRA Board then focused its attention on the Rules and Regulations. This document needed significant revision and updating. The Board has finished with its effort and has published the new Rules and Regulations on the SWRA website. This document will now be provided to all new property owners and will define a level of expectations as owners of property and their neighbors within the Stillwaters community. Current owners are encouraged to read the Rules and Regulations to better understand those expectations of activities and conduct. None of the items in the document are new to Stillwaters but were not necessarily available in a single document. All are, however, based on either a specific covenant restriction, as noted in the document, or Board policy. Some of the items have typically come under the authority of the Architectural Committee as well.

Finally, as authorized by the By-laws, the SWRA Board has the responsibility to ensure property owners follow these governance documents as prescribed. Often, property owners are intentionally or unintentionally in violation of the restrictions defined in these documents. To ensure owner compliance, the Board has several alternative approaches to seek and remedy violations. The Board will always attempt to resolve any issues in a non-threatening and friendly manner as much as possible. However, in those limited cases where the property owner is not responsive or receptive, the Board reserves the right to use other methods within its power to remedy the situation. Therefore, the Board has adopted a policy that defines its procedures regarding violations: Covenant Violation Fines and Procedures (<https://stillwatersra.com/governing-documents/>). This policy clearly defines the fine policy and enforcement procedures. Property owners are encouraged to read this policy to understand how your SWRA Board will address serious and reoccurring violations by property owners.

The Stillwaters community is a very special place to its permanent residents and those with weekend retreats. What makes it special is the beauty and tranquility of the area. Residents come here expecting a certain standard of activity and behavior. The vast majority of property owners accept their responsibility to be a good neighbor and steward of the community. The Board appreciates those owners and works to ensure their effort is not in vain. So let's work together and be good neighbors!



A MESSAGE FROM YOUR GENERAL MANAGER, “GRIFF” GRIFFIN

(continued from page 1)

- ◆ SWRA deer herds have grown to the point where the deer are again a nuisance to our community. Please help reduce the number of deer in StillWaters by not feeding them.

Moonbrook Park Bathrooms

- ◆ SWRA has battled vandalism at our park bathroom all summer that have made them almost unusable. The misuse has occurred often in daytime hours. The Board and staff have struggled to come up with solutions. A decision to close these bathrooms after Labor Day was made. We are sorry for the inconvenience that this may cause some property owners. Please be aware of this change.

SWRA Landscape and Maintenance Staff

- ◆ THANKS to the SWRA Landscape and Maintenance Staff members for all their hard work throughout this year. They do a great job! With over 23 miles of roadways and all the SWRA common areas there is much work to be done! In addition to routine cutting and trimming they react quickly to downed limbs and trees after storms to keep our roadways cleared. The safety of our StillWaters’ residents is a major concern, and our SWRA team have worked nights and weekends as needed. Special landscaping projects are handled as they can be worked in between their regular duties. Please be sure to show your appreciation with a smile, a wave and a thank you!



CHURCH OF THE LIVING WATERS AT STILLWATERS

Last Service for the 2024 Season was September 1 and is now closed until 2025



“Be Bright” in StillWaters



We have many walkers and runners in our community. Regardless of the time of day or night you get your exercise in, we strongly encourage you to wear bright color clothing, reflective vests, blinking lights, etc. If you walk or run with your dog, we suggest that you use a reflective pet vest or collar as well. There is an enormous amount of traffic in our community- please be safe.



Just as a follow up, YTD in 2024 StillWaters has had a total of **132,309 vehicles pass through the front gate on Highway 49.** This **does not** include any traffic entering the back gate on Highway 34. Gate 34 traffic includes owners, delivery vehicles, oversize trucks carrying heavy equipment and materials, trucks delivering boats, garbage trucks, etc.



Important Information to Follow

- **Walking:** Please do not walk in the middle of the roads. There are many blind spots as vehicles come over a hill. Please use the sides of the road or easement. Do not walk in the middle of the roads with your child’s stroller, bike, or pet.
- **Pets:** Do not let your pet walk without a leash or roam freely through the neighborhoods. There are owners or children who may have had a bad experience with a pet and feel threatened. Pets can behave differently around people they don’t know and could become aggressive.
- **Driving on StillWaters Roads:** Drivers be aware of pedestrians, bicycles, wagons, pets, and other vehicles on the roads, especially when going over hills and blind curves.
- **Traffic Signs:** Obey all signs throughout the community including speed limit signs and stop signs. especially stop signs. Stop does not mean to roll through the stop sign but STOP AND LOOK. We have all types of building throughout the community. Look out for contractor and vendor vehicles, watch out for flagmen, commercial boat deliveries, commercial lumber trucks, concrete trucks, etc.
- **Crosswalks:** There are crosswalks at some intersections, such as golfers crossing Moonbrook, Coppers, Church of the Living Waters, condominium crosswalks, marina, and tennis & pickle ball courts.
- **Bicycles:** Bicycles use the sides of roads.
- **Golf Cart:** Obey traffic signs, be courteous and pull over when a motor vehicle pulls up behind you.





A MESSAGE FROM LAKE MARTIN CREATIVITY GROUP



Lake Martin Creativity Group will continue to meet every Monday through the summer. Come join the fun of learning different easy techniques in painting and crafting. We all have stress and the summer is supposed to be for relaxing and recharging. Painting and crafting can do that for you. We meet each Monday at 1 PM, they will continue to meet every Monday through the Spring and Fall. If you have any questions contact Kay Fincher at 256-825-2506 (no texts).

New to StillWaters? Dadeville has a wonderful Grand Bakery. Member Kay Fincher has a paint event there the first Thursday of each month. Call to make a reservation and save your spot.

HAPPENINGS AROUND THE LAKE

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

Dadeville Performing Arts: <https://dadevilleperformingartscenter.com/calendar/>

LakeMartin.com
<https://www.lakemartin.com/Events/>

AllEvents in Dadeville:
<https://allevents.in/dadeville-al/calendar>

Explore Lake Martin:
<https://explorelakemartin.com/events/>

CAN YOU BELIEVE IT





FALL FOOD DRIVE



FALL FOOD DRIVE

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

Or, drop of a monetary donation and we'll shop (wisely) for you!

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, Pet Food, 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

Saturday 8:00 am – 2:00 pm and Sunday 12:00 pm – 4:00 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!



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

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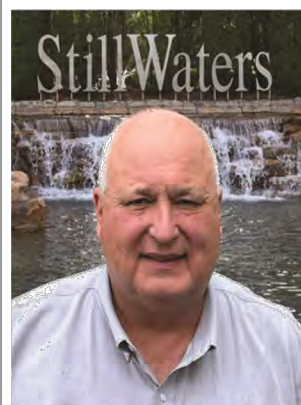
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We welcome Tim McLain to the HighPoint Team!
Give him a call at
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to discuss your insurance portfolio today!
tim@highpointinsurancegroup.com

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GRIEF SUPPORT GROUP

Every Monday Beginning April 15th at 10 AM

No Charge

**Red Ridge United Methodist Church
8091 County Road 34
Dadeville, AL 36853
Office: 256-825-9820
Pastor Dorothy Scott - 205-907-5270**



**SCAN THIS QR CODE WITH YOUR SMART
PHONE FOR QUICK ACCESS TO THE SWRA
WEBSITE.**

