



The Voice of StillWaters

**A MESSAGE FROM YOUR GENERAL
MANAGER, "GRIFF" GRIFFIN**

**November
2024**



**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**

As I started preparing the November StillWaters Newsletter, I could not believe that we are talking and preparing for the Holiday season already. In November; we have Election Day, time to vote (Nov.5); Veterans Day (Nov. 11); StillWaters Christmas Decorations start to go up throughout the community; Thanksgiving (Nov. 28) is then upon us; our plans turn to decorating our homes; families will be gathering to watch parades and football; moms and grandmothers will be busy planning and preparing that special meal; then there is the gathering around the table to remember years past and then you eat that second desert, stuffed, tired and sleepy you look for a place to rest; the day ends and your focus turns to a early morning awakening the next day and fighting the crowds on Black Friday for all those special bargains.

For the StillWaters Board of Directors, staff (management, administrative, maintenance, landscape & grounds, gates, SWRA Community Patrol and cleaning service) it is time to finish 2024 and begin our focus on 2025. There are the all important budgets to complete; preparation starts for SWRA Annual Owners Meeting the first quarter of 2025; preparation and mailing of monthly, quarterly and annual assessment invoices to the 2000+ homeowners in StillWaters and Sub-Associations; making sure new owner vehicle decals and new golf cart decals arrive prior to 2025; SWRA departments complete their projects for 2024; focus on projects that need to be completed by March 31, 2025 in preparation for Spring time and a new cycle of monthly, quarterly and annual board meetings for SWRA and StillWaters Sub-Associations. Your SWRA board has accomplished much in 2024 and will have to replace two board members that have served many years on the board and have decided to step down. If you feel led to be a part of the SWRA board please contact a member of the nominating committee and speak with them. This is a great time to serve the StillWaters Residential Association Community.



Christmas is Coming

It is hard to believe that Christmas is less than two months away! Soon the Christmas elves of StillWaters along with the very helpful landscaping and maintenance staff will be busy décorating various locations throughout the neighborhood. Please take the time to enjoy the decorations as you drive around. The lights will not be officially turned on until Thanksgiving and will remain on until after Christmas.



The SWRA Office Hours for Thanksgiving

- * Close Wednesday Nov. 27 at 2:00 PM
- * Closed Thanksgiving Day
- * Closed Friday Nov. 29
- * Office will reopen Monday Dec. 2 at 8 AM

Note: If you need law enforcement or have a medical emergency call 911. If you have a maintenance emergency, call the StillWaters Afterhours Number (256) 825-2990.

Community Services Patrol (256) 825-2943

Leaves are falling and property owners are raking and burning piles of leaves. If you burn your leaves please remember to contact Still Waters Residential Association at 256-825-2990 to advise us that you are burning leaves, etc. Please do not rake leaves into drainage ditches or onto adjacent property. Leaves can clog up a drainage ditch causing erosion to the edge of our roads and your neighbors will not appreciate extra leaves on their property.



This is a great time of year to enjoy a of round golf. The leaves have turned different colors, the temperatures are lower, and the golf course is in great shape. If you are not a golfer and just need a break from Thanksgiving festivities and shopping, a relaxing walk around StillWaters will help you rejuvenate and you might see a deer or turkey along the way.



A MESSAGE FROM THE SWRA NOMINATING COMMITTEE

Step Up and Serve

Run for One of the Two Vacancies on Your
StillWaters Residential Association Board!

Are you passionate about improving our community? Do you want to play a key role in shaping the future of our neighborhood? Now is the perfect time to step up and consider running for the Stillwaters Residential Association Board of Directors! Serving on the board is a unique opportunity to make a real difference in our community while gaining valuable leadership experience.

Why Join the SWRA Board?

The SWRA Board is responsible for maintaining the quality of life in our community, managing finances, ensuring that common areas are well-kept, and making decisions that affect all residents. If you care about preserving property values, fostering a welcoming environment, and ensuring that our community remains a great place to live, joining the board is a great way to contribute.

Here are some key reasons to consider running for a board position:

Have a Say in Important Decisions: As a board member, you'll directly influence decisions that impact everyone, from maintaining our common areas to setting policies and managing the budget.

Represent Your Neighbors: You'll be the voice of your fellow homeowners, advocating for their concerns and helping address any issues that arise.

Gain Valuable Experience: Serving on the board offers a chance to develop leadership, financial, and decision-making skills—valuable assets in both personal and professional life.

Strengthen the Community: You'll play a crucial role in fostering a sense of unity and cooperation among neighbors, which helps make our community an even better place to live.

What Does Serving on the SWRA Board Involve?

The SWRA Board consists of seven dedicated members, who meet twice a month on the first and third Tuesdays for about three to four hours per meeting. Each meeting is divided into two parts:

General Session: Open to all homeowners, this session covers a wide range of community issues, including maintenance, budgeting, upcoming projects, and resident concerns.

(continued on page 4)

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





MESSAGE FROM THE SWRA NOMINATING COMMITTEE

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Executive Session: This part of the meeting is private and covers sensitive topics like legal matters, contract negotiations, and resident disputes.

In addition to the regular meetings, board members occasionally need to attend additional sessions, especially when urgent issues arise. There's also time spent preparing for meetings, which involves reviewing agendas and any documents up for discussion. The commitment is manageable and offers flexibility—all of our members balance board responsibilities with their work and personal lives.

Who Should Run?

Running for the StillWaters Residential Association Board is a great way to contribute to your community, and while formal qualifications aren't always required, certain background experiences and skills can be very helpful in ensuring effective leadership. While these qualifications can enhance a candidate's ability to serve effectively on an SWRA board, the most important factor is a genuine interest in improving the community, a willingness to collaborate, and the ability to commit the necessary time and effort. Even if you don't have experience in all these areas, being a dedicated and thoughtful homeowner with a passion for helping your neighbors can make you a strong candidate!

Here are some qualifications that can benefit someone running for an SWRA board position:

Leadership and Management Experience

Project management or **team leadership** experience is valuable, as board members are often responsible for overseeing community projects, managing vendors, and ensuring deadlines are met. Experience in a **supervisory or management role** can help with decision making, delegating tasks, and resolving conflicts.

Financial Expertise

Budgeting and financial management skills are essential for overseeing SWRA finances.

Board members are responsible for managing the community's budget, setting dues, and allocating funds for maintenance, repairs, and improvements. A background in **accounting, bookkeeping, or finance** can help ensure transparency and fiscal responsibility.

Legal Knowledge

Understanding the **legal framework** governing Associations¹, such as the **Covenants, By-laws, and Articles of Incorporation** and other governing documents, is crucial. A background in **real estate law, contract law, or general legal expertise** is particularly helpful when navigating complex issues like vendor contracts, enforcing rules, and resolving disputes.

Property Management or Real Estate Experience

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Social Security Announces 2.5 Percent Benefit Increase for 2025

Social Security benefits and Supplemental Security Income (SSI) payments for more than 72.5 million Americans will increase 2.5% in 2025, the Social Security Administration announced today. On average, Social Security retirement benefits will increase by about \$50 per month starting in January.

Over the last decade the cost-of-living adjustment (COLA) increase has averaged about 2.6%. The COLA was 3.2% in 2024.

Nearly 68 million Social Security beneficiaries will see a 2.5% COLA beginning in January 2025. Increased payments to nearly 7.5 million people receiving SSI will begin on December 31, 2024. (Note: Some people receive both Social Security benefits and SSI).



MESSAGE FROM THE SWRA NOMINATING COMMITTEE

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Familiarity with **property management** or **real estate** can help in dealing with issues related to maintaining common areas, enforcing community rules, and ensuring the overall upkeep of the neighborhood. Knowledge of **home maintenance and repairs** is useful for making decisions about community infrastructure, landscaping, and improvements.

Communication and Interpersonal Skills

Strong **verbal and written communication** skills are important for effectively interacting with fellow board members, homeowners, and vendors.

Experience in **customer service, public relations, or community engagement** can help manage conflict resolution, listen to resident concerns, and communicate board decisions transparently.

Organizational Skills

Board members must be well-organized to handle meeting preparation, follow-up tasks, and documentation. A background in **administration** or experience managing multiple projects is beneficial. **Time management** skills are crucial for balancing board responsibilities with personal life and ensuring that meetings are efficient and productive.

Problem-Solving and Analytical Skills

Board members often face complex issues that require careful consideration. **Problem-solving experience**, such as in **business, engineering, or IT**, can help with analyzing issues, coming up with creative solutions, and making informed decisions.

The ability to **analyze financial statements, contracts, and proposals** is also important for making informed, cost-effective decisions for the community.

Teamwork and Collaboration Experience

Serving on the SWRA board requires working as part of a team, so prior experience in **teamwork or collaboration** is valuable. Board members must be willing to listen to others' opinions, find common ground, and work together to reach consensus.

Non-profit or volunteer experience is a bonus, as it often involves working with diverse groups and making decisions for the collective good.

Experience in Community Service or Civic Engagement

Candidates with a history of **community involvement** or **volunteering** often have a strong understanding of what it means to serve the best interests of others.

Civic engagement experience, such as serving on local government or advisory boards, can help with understanding the needs and concerns of a community while navigating complex governance structures.

Technical Skills

In today's digital world, having basic **technical skills** can be very helpful. Whether it's managing digital records, reviewing spreadsheets, or conducting virtual meetings, tech-savvy board members can bring efficiency to administrative tasks.

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MESSAGE FROM THE SWRA NOMINATING COMMITTEE

(continued from pg. 5)

How to Get Involved

Running for the SWRA Board is easy! If you're interested, there are many ways to let us know. You can contact any one of the Nominating (name and contact information below), any SWRA Board member, call or stop by the office and let someone know, fill out the "I'm Interested in Serving on the Board" form on the webpage <https://stillwatersra.com>. If you have any questions or would like more information about the board's responsibilities, feel free to contact any current board member. They'll be happy to share their experience and answer any questions you may have.

Joining the StillWaters Residential Association Board is a rewarding experience that allows you to serve your neighbors, improve our community, and gain new skills. We encourage all homeowners to consider running for the board—you can make a real difference!

Nominating Committee Members

Debra Knight – dlknight922@outlook.com
Lee Eastman - leastman43@yahoo.com
John Prophitt - jprophit5651@gmail.com
Claire Kuhn - claireannkuhn@gmail.com
Jackie Graham - maxjack86@charter.net

VOTE ON NOVEMBER 5th

Voting for national, state, and local elections will be Tuesday, November 5th. Polls open at 7 am and close at 7 pm. Most residents in StillWaters will vote at the Paces Point fire department located on County Road 34.



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/>



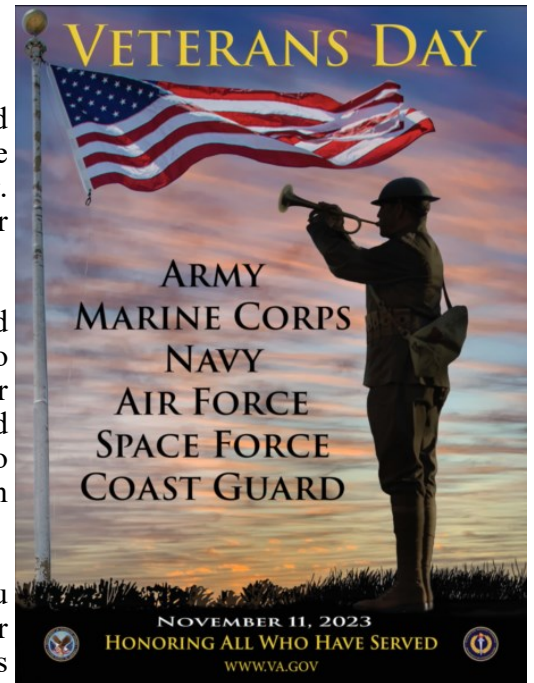
VETERANS DAY—NOVEMBER 11, 2024

Remembering our Veterans

StillWaters is blessed to have property owners, both men and women, who have unselfishly served our country in all branches of the armed forces so that we may enjoy the freedoms they fought for. November 11th is Veterans Day, make sure you thank a Veteran for their service to our country.

On the 11th hour of the 11th day of the 11th month of 1918, during World War I, an armistice between the Allied nations and Germany went in to effect. On November 11, 1919, Armistice Day was commemorated for the first time to honor those who had fought for our country in World War I. In June of 1954 Congress approved changing Armistice Day to Veterans Day. November 11 became a day to honor all American veterans of all wars and conflicts whenever they had served.

The history of how Veterans Day came to be is insignificant when you consider the sacrifice of the people it represents. We should thank our veterans each day not just on November 11th. Thank you to all veterans for your service to our country.



PINEVIEW POOL



BOAT STORAGE AND GARBAGE ROLL-OUT SERVICE

Invoices have been mailed to all who have a space in the SWRA boat storage yard and are signed up for the garbage can roll-out service. The fee for the garbage roll-out service is \$150 per year for the first can and \$50 for a second can. The annual rental fee for a boat storage lot is \$300. Please remember to send in your payment. If you have not received an invoice please contact cs.bookkeeper@stillwatersra.com

NOTE: If you have not paid the above fees by November 30, 2024, services will be discontinued until paid.



STILLWATERS SAFETY REMINDERS

Preparing for Potential Disasters in Tallapoosa County

As residents of Tallapoosa County, we enjoy the beauty of central Alabama, but like many regions, we must also be mindful of potential natural and man-made disasters. Our community's safety depends on preparedness, and it's important to be aware of the risks we face and how we can mitigate them.

Here's a look at the most likely disasters in our area and steps you can take to be prepared:

- Tornadoes
- Flooding
- Hurricanes and Tropical Storms
- Severe Thunderstorms
- Wildfires
- Winter Storms

Residents can mitigate the risk or damages from these events by planning and preparing. Residents should consider some of the following actions or precautions:

- Ensure you have a weather radio or smartphone app with emergency alerts.
- Know the location of your nearest storm shelter or create a safe room in your home, ideally in a small, windowless interior space on the lowest level.
- Have an emergency kit ready, including water, non-perishable food, first aid kit, radio and a flashlight.
- Keep a water source, hoses and fire extinguishers easily accessible.
- Prepare for potential power outages by having alternative power sources, i.e., solar panels, generators, batteries, etc.
- Keep alternative heating and cooking resources, i.e., propane grills, propane tanks, and firewood.

Emergency Communication Plan

Develop a plan for how your family will communicate during a weather emergency:

- **Contact List:** Include phone numbers for family members, neighbors, local emergency services, and out-of-town contacts.
- **Communication Methods:** Text messages may work when phone calls won't. Have a backup like email or social media.
- **Meeting Points:** Establish two meeting places—one near your home and one outside your neighborhood in case you must evacuate.

Be Ready and Stay Informed

The key to minimizing the impact of these disasters is preparation. Stay informed by signing up for local weather alerts and knowing the emergency procedures for your household.

Stay safe and stay prepared!

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PREPARING FOR POTENTIAL DISASTERS IN TALLAPOOSA COUNTY

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Helpful Resources:

- Tallapoosa County EMA: (256) 825-1078
- Alabama Emergency Management Agency: (205) 280-2200
- Stillwaters Volunteer Fire and Rescue: Call 911 or (256) 825-0582
- Tallapoosa County Fire Department: Call 911
- Alabama Forestry Commission: (334) 240-9300
- Tallapoosa County Electric Cooperative: (256) 825-4824
- Alabama Power: (800) 888-2726
- FEMA: www.ready.gov
- NOAA Weather Alerts: www.weather.gov

By being aware of these potential hazards and taking proactive measures, we can better protect our community and ensure that we are prepared for whatever challenges may arise.

Stay safe and stay prepared!

SWRA Employees Thank You!

I am so very grateful for the employees at Stillwaters, from Mike Dean, Associate Association Manager to Bookkeeping and Office Staff, Maintenance, Landscaping and Grounds, Gate Personnel, Community Services Patrol and Cleaning Service. They all take so much pride in their job and accomplishments which is due to their hard work. I hope that if you see the staff working out in the Community please tell them thank you and how much you appreciate them.

Administration:

M. Dean, S. Ellis, J. Clements, A. Gardner, B. Johnson

Maintenance:

A. Price, M. Mattiace, J. Price, H. McCullars, H. Metts

Landscape & Grounds:

J. Vickers, J. Lyle, W. Spraggins, R. Berry

Gate:

C. Ware, B. Price, W.C. Vickers, L. Gamble, Orrin Reese, T. Lynch

Community Services Patrol:

M. Fincher, J. Price

Cleaning Service:

P. McDaniel

Thanks to all of You!

Griff Griffin
Association Manager
General Manager

THANK YOU
FOR
BEING SUCH
AN AWESOME
AMAZING
TEAM



EAGLE RIDGE
AT STILLWATERS

Move-In Ready at Eagle Ridge in StillWaters!

Exciting news—ALL 4 stunning homes at Eagle Ridge are now completed! Don't miss out on the chance to tour these gorgeous properties nestled in the heart of StillWaters. Whether you're dreaming of a new home or looking to upgrade, these beauties are calling your name!

Plus, the builder is offering up to \$10,000 in incentives to sweeten the deal!

**Interested? Reach out to the Eagle Ridge Sales Team today! 256-853-0258
eagleridge@thetalongroup.com**





LAND FOR SALE

SWRA Lots for Sale:

We have experienced great success with the sales of SWRA owned lots which benefits all of our community. We will be reviewing pricing and adjusting our listing prices upward in early December so if you are interested in one of these lots, please contact Sealy Hargrove soon to take advantage of the lower prices.

All SWRA lots are under the 1987 Covenants. SWRA has several active contracts with multiple closings scheduled in the next few weeks.

The listed lots are currently listed in MLS. There are others that we have not yet listed publicly however our agent can show any of the lots owned by SWRA to you.

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

- Lot 50 Vistawood Dr
- Lot 1 Knollwood Rd
- Lot 2 Knollwood Rd
- Lot 3 Knollwood Rd
- Lot 5 Knollwood Rd
- Lot 46 Tanglewood Ln
- Lot 20 Fern Ridge Dr
- Lot 21 Fern Ridge Dr
- Lot 25 Stillwaters Dr
- Lot 3 Pineview Ln
- Lot 26 Tree Top Ln
- Lot 91 Tall Pine Place
- Lot 33A Deer Run Rd
- Lot 5 Buckview Ln
- Lot 15 Buckview Ln
- Lot 2 Stagecoach Rd



SWRA ANNUAL ASSOCIATION FEE FOR 2025

At the October 1st SWRA board meeting, the SWRA Board of Directors approved a \$100 assessment for 2024 effective on property as of October 15, 2024. It will be invoiced along with the 2025 annual fee.

At the October 15th SWRA board meeting the SWRA Board of Directors approved that the SWRA annual association fee will be set to the current amount plus the 2025 *Cost-of-Living Average (COLA)* of 2.5 percentage increase as allowed per the Association documents and is the lowest annual benefit adjustment in 4 years. The previous annual fee was \$486. The annual fee for 2025 will be \$498.

The annual fee is due on January 1, 2025, and is considered past due if not paid by January 31, 2025. Invoices for the 2025 annual fee will be mailed to all SWRA property owners at the end of December, **if you have not received the invoice by January 10th please call the Office at (256) 825-2990.** Failure to receive an invoice is not an excuse for not paying the 2025 annual association fee.





SWRA CALENDAR OF EVENTS

November 2024

Su	M	T	W	Th	F	Sa
					1 Bridge 9 AM 1 PM	2
3	4 Lake Martin Creativity Group 1 PM—4 PM	5 SWRA Board Meeting 9 AM Election Day	6 Bridge 9 AM 1 PM ARC Meeting 4 PM	7	8 Bridge 9 AM 1 PM	9
10	11 Lake Martin Creativity Group 1 PM—4 PM Veterans Day	12	13 Bridge 9 AM 1 PM	14	15 Bridge 9 AM 1 PM	16
17	18 Lake Martin Creativity Group 1 PM—4 PM	19 SWRA Board Meeting 9 AM	20 Bridge 9 AM 1 PM ARC Meeting 4 PM	21	22 Bridge 9 AM 1 PM	23
24	25 Lake Martin Creativity Group 1 PM—4 PM	26	27 SWRA Office Closes at 2:00 PM for Holidays	28 Thanksgiving SWRA Office Closed for Holidays	29 SWRA Office Closed for Holidays	30

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CAROL L. SELLERS, CPA

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Dadeville, Alabama 36853
www.sellerscpa.net
Email: carol@sellerscpa.net

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Angela Grizzard

Owner

phone / 770-685-9401
email / amazingrazin2024@yahoo.com

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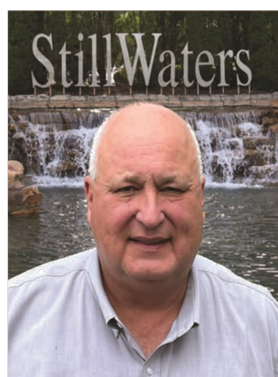
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GRIEF SUPPORT GROUP

Every Monday 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.





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!