

# Step Up and Serve

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

**A**re 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 SWRA Homeowners Association (HOA) 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 HOA Board?

The HOA 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 HOA 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.

- **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 Homeowners Association (HOA) 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 HOA 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 HOA board position:

### 1. 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.

### 2. Financial Expertise

- **Budgeting and financial management skills** are essential for overseeing HOA 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.

### 3. Legal Knowledge

- Understanding the **legal framework** governing HOAs, such as the **Covenants, Bylaws, 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.

### 4. Property Management or Real Estate Experience

- 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.

### 5. 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.

### 6. 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.

### 7. 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.

### 8. Teamwork and Collaboration Experience

- Serving on an HOA 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.

### 9. 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.

### 10. 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.

## **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 HOA 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](mailto:dlknight922@outlook.com)

Lee Eastman - [leastman43@yahoo.com](mailto:leastman43@yahoo.com)

John Prophitt - [jprophitt5651@gmail.com](mailto:jprophitt5651@gmail.com)

Claire Kuhn - [claireannkuhn@gmail.com](mailto:claireannkuhn@gmail.com)

Jackie Graham - [maxjack86@charter.net](mailto:maxjack86@charter.net)