



The Voice of StillWaters

**A MESSAGE FROM SWRA BOARD OF DIRECTORS,
BOARD PRESIDENT, SALLY GANTT.**

**DECEMBER
2024**

It is really difficult to believe that it is December, and we are about to say goodbye to 2024. It has been a busy year in StillWaters, and we want to take this opportunity to say thank you.

Our Association Manager and Associate Manager continue to work tirelessly in the day-to-day operations that keep our development going. Our great office staff, our maintenance and landscaping crews, our community service patrol, and our gate attendants work together daily to ensure things are taken care of in the best ways possible.

Our SWRA Board has had many accomplishments this year as we continue to oversee these daily operations and give guidance. This year we successfully updated our bylaws with approval by the majority of those who voted and continue to review and update policies and procedures. We have completed the updating of our IT systems which are vital for smooth daily operations and want to thank Board members Lee Eastman and Gene Akers for working closely with our provider in all phases of this endeavor.

Our Association Manager and Associate Manager continue to work closely with the management of the sub-associations and this working relationship is beneficial to each sub-association and SWRA.

As has been previously mentioned, there are two Board vacancies for positions for 2025. If you are interested in being interviewed by the Nominating Committee, please contact one of the committee members or our association manager as interviews will be done this month.

A big thanks to Board member Kay Dickey who has been in charge of our StillWaters Social Club. Many residents have enjoyed these events in 2024 and have been able to meet and socialize with other StillWaters residents. New attendees are always welcome at these events.

We would also like to thank our Christmas committee and our StillWaters maintenance and landscaping crews and Mike Dean for their hard work in making sure our neighborhood is beautifully decorated for the holidays. This year's Christmas Committee was made up of Claire Kuhn, Debbie Gibson, Debra Knight, and Sally Gantt. If you would like to be part of this fun group, please sign up at the Annual Meeting in March.

**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*



NOMINATING COMMITTEE

The following people have agreed to serve on the Nominating Committee for the next election of two Board of Directors for SWRA:

Debra Knight-dlknight922@outlook.com; Lee Eastman - leastman43@yahoo.com; John Prophitt - jprophitt5651@gmail.com; Claire Kuhn - claireannkuhn@gmail.com; Jackie Graham - xmaxjack86@charter.net

There are two Board members retiring this year so please consider stepping up to volunteer. See the November 2024 newsletter on our website for detailed information. (www.stillwatersra.com) Election is for two positions for 3-year terms. The new members will begin serving March 2025 with the results of the vote announced at the Annual Membership Meeting. Remember nominees must be property owners in good standing and under the 1987 covenants. The Board usually meets the first and third Tuesdays of the month for 3-4 hours or if you are interested in serving on the Board or know of someone that you think would be a good candidate, please contact one of the NC members, Community Association Manager Griff Griffin or any Board member with questions. After the Nominating Committee conduct interviews they will reports to the Board. 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!

Other names may be added to the ballot by petition. Property owners under the 1987 covenants not selected by the Nominating Committee may run for the Board by obtaining a petition signed by a minimum of 20 property owners in good standing with the Association.

2025 GOLF CART REGISTRATION

- All golf carts and ATVS will need NEW 2025 decals starting 01/02/2025
- If you registered your Golf Cart / ATV in 2024 and signed the **Golf Cart / ATV Waiver and Release of Liability, Assumption of Risk, and Indemnity Agreement**, you do not have to re-register the vehicle in 2025, but you will have to bring the Golf Cart / ATV to the SWRA office for 2024 registration verification and receive the NEW 2025 Golf Cart / ATV DECAL.
- If you DID NOT register your Golf Cart / ATV in 2024 and did not sign the **Golf Cart / ATV Waiver and Release of Liability, Assumption of Risk, and Indemnity Agreement**, you must bring the Golf Cart / ATV to the SWRA office for registration and receive the NEW 2025 Golf Cart / ATV DECAL.
- In order to complete registration the golf cart and ATV vehicle must have **operating head lights, brake lights, tail lights and rear-view mirror.**





SWRA Office Will Be Closed for the Following Christmas Holidays.

Monday 12/23/24—Open
Tuesday 12/24/24—Closed
Wed. 12/25/24—Closed
Thursday 12/26/24—Open
Friday 12/27/24—Open
Wed. 01/01/25—Closed
Thursday 01/02/25—Open

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 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





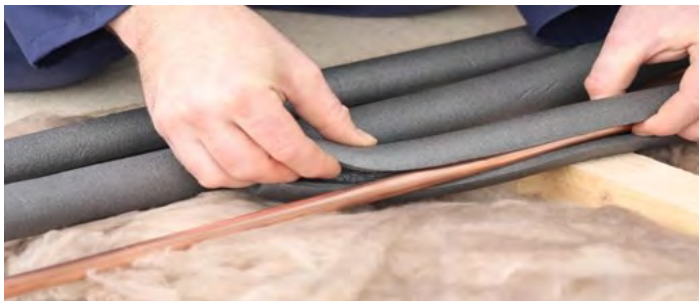
A MESSAGE FROM MIKE DEAN "TIPS FOR WINTERIZING YOUR RESIDENCE"

1. Safeguard your outside faucets



Make sure and disconnect and drain water hoses as water can linger in an attached water hose and can freeze and cause pipes to burst. In cases of extremely frigid temperatures, installing insulated faucet covers is recommended.

2. Wrap exposed pipes



Wrap insulation sleeves or insulation wrap around pipes that run through unheated areas such as attics and crawl spaces as well as those on the exterior of your home. If possible, isolate and drain water lines to prevent them from freezing and bursting.

3. Set thermostat to no less than 55 degrees F while away



In many cases, StillWaters is a second residence used mostly in the summer months. If you are going to be gone for an extended period of time, it is recommended that you turn your thermostat to Heat and set the temperature to hold no less than 55 degrees F.



A MESSAGE FROM MIKE DEAN
“TIPS FOR WINTERIZING YOUR RESIDENCE”
(continued from pg. 3)

4. Reverse the direction of your ceiling fan blades



If your fan blades are set to turn counterclockwise, warm air will be directed towards the ceiling. Switch the direction to clockwise during the winter so that warm air will be circulated downward.

5. Prepare your fireplace



Have your fireplace inspected and stock up on firewood. Always keep flammable materials and objects at least 3 feet away from the fireplace. When the fireplace isn't in use, close the damper to prevent warm air from escaping and cold drafts from entering the house. For those using gas fireplaces, be sure to top off your propane tank.

6. Valve out water



We have hundreds of condominium units in StillWaters. When leaving for an extended period of time, it is recommended that you shut the main water supply to your condo off at the main isolation valve and switch off the breaker to your hot water heater. For those with water valves like those pictured, when isolated, the valve handle will be perpendicular to the water pipe. We see it all too often when an owner is away and fails to valve the water out to their condo, a water line fails and damages not only the owner's condo but also those condos around theirs.



A MESSAGE FROM MIKE DEAN
“TIPS FOR WINTERIZING YOUR RESIDENCE”
(continued from pg. 4)

7. Be preparation in case of power outages



Power outages are fairly common during winter months. Prepare for these outages includes ensuring you have supplies such as non-perishable food items and water, flashlights, first aid supplies, batteries, portable phone chargers, battery operated radio, blankets, candles, matches and a lighter, pet food, backup prescription medications, and for those that choose to own one a generator with adequate fuel supply.

MARK YOUR CALENDARS NOW

Saturday, March 8, 2025

10:00 AM

Make Plans to Attend

**THE STILLWATERS RESIDENTIAL ASSOCIATION
ANNUAL MEETING**

Leaves are falling and property owners are raking and burning piles of leaves. If you burn your leaves please remember to contact StillWaters 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 round of 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 the holiday season activities, a relaxing walk around StillWaters will help you rejuvenate and you might see a deer or turkey along the way.

Thank You to the SWRA Maintenance and Landscaping Crews, Christmas Committee and Mike Dean for installing all the Christmas Decorations!



Merry Christmas

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>

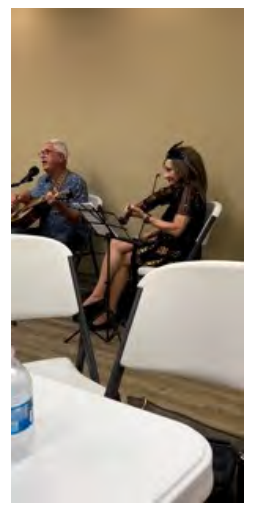
Explore Lake Martin:
<https://explorelakemartin.com/events/>



OCTOBER 30th SWRA SOCIAL CLUB

The October 30 SWRA Social was a tribute to Jimmy Buffet complete with palm trees, beach balls, parrots, Buffet burgers and french fries. The very talented Matt Campbell and Judy Hughes entertained us with our favorite Jimmy Buffet songs. The food was delicious. It was a special time of meeting new friends and catching up with those who were already friends. Prizes from local businesses were given to members whose names were drawn from a basket. We are very fortunate to have so many local businesses just five minutes from either gate. Thank you to all of those businesses. A special shout out to Lake Martin Grocery, Prime Steakhouse, Oasis Spa, and Market 34 for providing the gifts. Support the local businesses near us. We want them to succeed.

Enjoy the holidays with family and friends. Stay safe. Hope to see everyone at socials in 2025.





LAND FOR SALE

SWRA Lots for Sale:

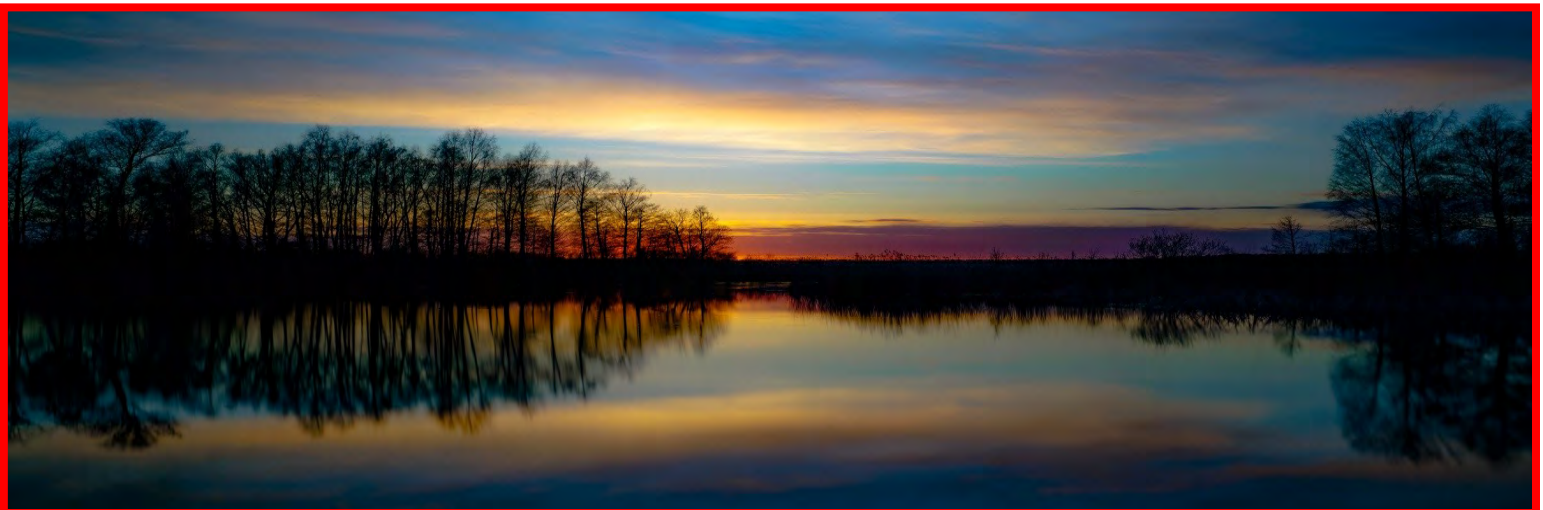
We have experienced great success with the sales of SWRA owned lots which benefits all of our community. We will be reviewing pricing and adjusting our listing prices upward in early December so if you are interested in one of these lots, please contact Sealy Hargrove soon to take advantage of the lower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





STILLWATERS GOLF & PRIME STEAKHOUSE PROMOTIONAL GOLF MEMBERSHIP

STILLWATERS GOLF & PRIME STEAKHOUSE

It has been an exciting year for our new owner, and the new team knew that changes needed to take place. By bringing the Tradition course back and restoring it back to new and better playing conditions the golfers have also returned. As we continue to restore bunkers throughout the off-season, we should be able to hit the ground running this Spring. The Prime Steakhouse is a new wonderful restaurant, under the leadership of a new executive chef. The renovations to the clubhouse will deliver new amenities in both the golf shop and restaurant alike. We appreciate your patience as we grow into greatness.

PROMOTIONAL GOLF MEMBERSHIP

The promotional membership is only available through the 2024 calendar year. The vast improvement on the course and around the facility make this special deal a tremendous value. The benefits of membership under this promotional plan will remain in place through both the 2025 and 2026 golf campaigns. We have five golf memberships available right now so we have something for everyone. (Family \$200/mo, Individual \$150/mo, Senior 70+/Spouse \$150/mo, Senior 70+ \$100/mo and Junior <25 \$75/mo.) The time is now as we introduce a new membership package next year. January 1, 2025 will begin with a new offering which will include a non-equity initiation fee and increased monthly dues rates.





EAGLE RIDGE
AT STILLWATERS

EAGLE RIDGE SALES TEAM | 256.853.0258 | EAGLERIDGE@THETALONGROUP.COM

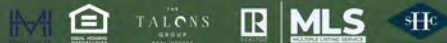
IT'S A
*Merry
Christmas*

AT EAGLE RIDGE

AVAILABLE
HOMES
(AS OF 11/20)



BUILDABLE
LOTS
AVAILABLE!



IT'S A MERRY CHRISTMAS AT EAGLE RIDGE! We're down to just **3 move-in ready homes** (as of 11/20/2024) — so if you've been dreaming of a new home, now's the time to unwrap the perfect gift for your family!

Builder Bonus Alert: Enjoy **\$10,000 in builder incentives** as your holiday gift! Use it however you like — rate buy-downs, select upgrades, closing costs, or whatever fits your needs best.

Prefer to build your dream home instead? No problem! We offer **flexible build options**, and you can even **Bring Your Own Plan (BYOP)** to create the home you've always wanted. Subject to builder and HOA approval.

Eagle Ridge is a beautiful, up-and-coming community conveniently located on **Moonbrook Drive**, almost directly across from **Prime Steakhouse**. Don't miss your chance to join this growing neighborhood and start 2025 in a brand-new home!

Call today for more info or to schedule a tour! 256.853.0258 eagleridge@thetalongroup.com



SWRA CALENDAR OF EVENTS



SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1	2 Lake Martin Creativity Group 1 PM—4 PM	3 SWRA Board Meeting	4 Bridge 9 AM 1 PM	5	6 Bridge 9 AM 1 PM	7
8	9 Lake Martin Creativity Group 1 PM—4 PM	10 SWRA Board Meeting 9 AM	11 Bridge 9 AM 1 PM ARC Meeting 4 PM	12	13 Bridge 9 AM 1 PM	14
15	16 Lake Martin Creativity Group	17	18 Bridge 9 AM 1 PM	19	20 Bridge 9 AM 1 PM	21
22	23 Lake Martin Creativity Group	24 Christmas Eve SWRA Office Closed	25 Christmas SWRA Office Closed	26	27 Bridge 9 AM 1 PM	28
29	30 Lake Martin Creativity Group	31	1 New Years Day SWRA Office Closed	2	3	4

Annemarie
OFFICE MADE EASY

Holidays and Observances: 24: Christmas Eve, 25: Christmas Day, 31: New Year's Eve

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Angela Grizzard

Owner

phone / 770-685-9401
email / amazinggrazin2024@yahoo.com

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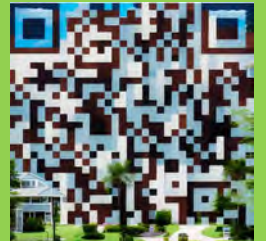
Dadeville, AL 36853

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!