



The Voice of **StillWaters**

A Message From Your SWRA Board

**February
2026**

As we move into the year, we thank all property owners who have paid your 2025 assessment and 2026 annual dues on time. For those who have not, please do so immediately to avoid a non-payment fee of \$125 per parcel that will be added on February 15th. Payment may be made by check or cash. If you have questions about your invoice, please contact the SWRA office. Prompt payment saves us staff time and money.

Window decals will be mailed with the SWRA Board Election mailout by mid-February. Two are included, if you need more, please come by the office to sign the responsibility form and register for additional ones.

The annual meeting for the Stillwaters Volunteer Fire and Rescue is Saturday, February 7th at 10:00a.m. at the SWRA Centre. Please plan to attend to show your support to our outstanding volunteers and to hear all about the happenings of the department. We certainly appreciate all the hours they donate to train and protect our community!

Hopefully, many Members will be able to attend the SWRA Annual meeting on Saturday, March 21st at the SWRA Centre at 10:00a.m. We will review 2025 financials and accomplishments, answer questions, listen to input and share plans and budgets for 2026. Since the first resident board took over in 2004, Board members have focused on services, maintaining assets and improvements while aiming to set aside funds in reserves through investments for future needs. At this meeting you will have another opportunity to be a part of community by volunteering to serve on a committee. The Board and Managers welcome your questions and concerns anytime, but this is a good time to speak face-to-face.

The SWRA Rules & Regulations require that pets be under the owners control and on a leash anytime they are off your property. Please be aware and be good neighbors. Everyone should be able to be and to feel safe when walking/running/biking within StillWaters. Please go to www.stillwatersra.com to check out additional rules.

All golf carts and ATV'S will need NEW 2026 decals. If you have not already registered and signed the Golf Cart / ATV Waiver and Release of Liability, Assumption of Risk, and Indemnity Agreement in order to operate on StillWaters roads you will need to do so at the SWRA office.

It's helpful to remember that every piece of land in StillWaters, from single lots,
continued on page 2

SWRA Business Hours

Monday – Friday
8 am - 5 pm
Closed for lunch
12 pm– 1pm

FAX: 256-825-2991
Phone: 256-825-2990

Email:
info@stillwatersra.com

Website:
www.stillwatersra.com

Board Members

Lee Eastman
President

Debra Knight
Vice - President

Gene Akers
Treasurer

Penny Alexander
Secretary

Sally Gantt
Board Member

William Phillips
Board Member

Bob Taffet
Board Member

Jason Klepper
*Community
Association Manager*

Mike Dean
*Associate Community
Association Manager*



A Message From Your SWRA Board

(continued from page 1)

marina property, golf courses and cart paths and even the land under the Alabama transmission lines is privately owned. Unless invited to be there, please stay off of others property. That includes not only golf carts/ATV's/UTV's/motorcycles and trucks but also dumping of limbs, leaves and yard debris on another person's lot. Owners do not need to deal with extra limbs and debris piled up on their lots nor do they want the risk of or damages from unauthorized motorized vehicles on their private property. Let's all work together to be thoughtful and respectful neighbors.

The sales on SWRA owned lots is off to a very fast start. We have already closed on 1 lot in January and have eight others under contract during January. The funds from these sales are beneficial but most important it means that SWRA no longer pays fire dues and taxes on these lots and SWRA again receives annual fees from these new owners. Growth continues with many builders looking for lots to build spec homes. If you are interested in any of the lots for sale please contact Sealy Hargrove, Roots Real Estate directly at sealyh@gmail.com or by phone at 334-444-4527.

As we settle into the last stretch of winter, we wish everyone a peaceful, safe February. Thanks for taking time to read this newsletter and we hope that you find something useful!

2026 Election Timeline

Election of three members to serve on the SWRA Board of Directors for a term of three years is underway. The Nominating Committee worked diligently interviewing qualified StillWaters property owners interested in serving and have selected three candidates to recommend. Their biographies are included in this newsletter.

The Election Committee has been appointed, and the following SWRA Members have agreed to serve: Cathy Delionback, Debbie Gibson, Cathy Link, Cherie Stephenson, and Julie Nicholson. John Prophitt has agreed to serve as an alternate. They will verify the ballots, count votes and validate the election.

Ballots will be mailed to 1987 property owners in a couple weeks and should be returned to the office no later than 5 p.m. on March 13, 2026. Ballots that are postmarked by March 13th will be counted as long they arrive before the Election Committee meets. Members must be in good standing in order to vote, which means that they are compliant with association rules/covenants and current in all monies due to SWRA by that date.

ELECTION CALENDAR 2026

- **February 18, 2026 - Ballots & Biographies mailed no later than.**
- **March 13, 2026 - Ballots are due in SWRA office by 5pm.**
- **March 17, 2026 - Election Committee Meets to count Ballots.**
- **March 21, 2026 – Annual Meeting, 10am. at SWRA Centre**

February 2026

SWRA Board Candidate Biography

Eugene J. Akers, Ph.D.

Education: Ph.D. in Public Administration, Auburn University, 2006.
Master of Business Administration, Auburn University Montgomery, 1979.
Bachelor of Science, Auburn University, 1970.

Personal Background: My hometown is Sylacauga, where I graduated in 1965 and then attended Auburn University. I spent over 45 years in the field of information technology, primarily in strategic management. I have worked in both the private and public sectors, but mostly for over 30 years in the public sector with the states of Florida and Alabama. I retired from Auburn University at Montgomery (AUM) in 2013.

Professional Activities: I retired with over 45 years of experience in information technology in both the public and private sectors. I served in several leadership roles in senior IT management, including at the Florida Crime Information Center, the Alabama Criminal Justice Information Center, the Alabama Department of Revenue, and the Alabama Department of Finance. I also served as the Chief Technology Officer and Chief Information Officer for the state of Alabama. My private sector experience includes managing the development of large application systems and serving as Vice President of a privately owned small business.

Before my retirement from AUM in June 2013, I served as the Senior Director for the Center for Advanced Technologies, University Outreach. I directed the activities of the Center in providing blended services in advanced information technology solutions to improve the operation and knowledge of information technology organizations in both the private and public sectors. I managed numerous contract agreements with public sector organizations, providing consulting services focused on technology strategic planning, large IT procurement, organizational analysis, business continuity and disaster recovery, application development, staff augmentation, digital government, security management, risk management, business process reengineering and simulation, and project management. I also taught in the College of Business, Information Systems and Management Department, where I taught both graduate and undergraduate courses.

Save the Date

Annual Stillwaters Volunteer Fire & Rescue Members Meeting

Saturday, February 7, 2026 -10:00AM

**StillWaters Residential Community Center
1816 Stillwaters Dr**



SWRA Board Candidate Biography

Penny Alexander

The SWRA Board is a strong, productive one and it is rewarding to witness the continued growth and positive development of our community. Consistency in planning for the future of StillWaters is very important as is the knowledge of our history, especially in recent years.

I grew up in Birmingham, graduated from W.A. Berry High school in Hoover, attended the University of Alabama and graduated from the University of North Carolina in Asheville. John and I found this wonderful place in 1996 as a weekend getaway and were fortunate to move here full-time in 1999. My work experience has been mainly in management, bookkeeping, purchasing and public relations, as well as being a business owner in retail for over 10 years and in management of a national trade association of 115 stores for 15 years. I am currently the office administrator for Advantage Chiropractic Clinic in Auburn with four doctors and a staff of fifteen. John and I have five adult children with terrific spouses and eleven precious grandchildren! So, we are very blessed!

I have actively served as a volunteer in positions of leadership for many different church boards/committees, multiple school PTA's, the Stillwaters Yacht Club, the Stillwaters Volunteer Fire & Rescue Auxiliary, numerous SWRA committees and SWRA Board Secretary.

One asset I offer to SWRA is to provide historical knowledge of the changes and development of SWRA since the homeowners took over the Association after the bankruptcy auction in 2003. Familiarity with our multiple sets of covenants, governing documents and complications caused by the auction that define the Association's scope of authority is critical. Having served as secretary of the Board my organizational skills have been put to good use in compiling and keeping minutes and records of the Association in order. The orderly maintenance of the history and documentation is important to me, and I feel is a valuable contribution to the Board and our ever-changing community.

I am grateful to live in this wonderful area and appreciate your consideration. If elected I will happily commit to enthusiastically and diligently serve on the SWRA Board. If you have any questions for me, please contact me via email at pennyalex@icloud.com by phone 256-750-3834.

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>

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





SWRA Board Candidate Biography

Debra Knight

Debra has been a full-time resident of Stillwaters since 2017, residing with her husband, Mike. Debra is retired from her career in commercial real estate, property, and asset management. This has given her a wonderful opportunity to spend time with their three grandchildren.

Debra was a 1980 graduate of Jacksonville State University with a double major in Pre-Law and Social Psychology along with a certification in Gerontology. Her career began in Atlanta, GA as a Commercial Property Manager for Connolly Realty Services, where she spent 18 years and promoted to Vice President of Operations. She has experience in real estate acquisition, development, construction, tenant management, operations management, marketing, budgeting, and contract analysis. Her portfolio averaged over one million square feet of property in Metro Atlanta.

Most recent experience was with McKinley Companies based in Ann Arbor, MI. Debra held the position of Assistant Director of the Southern United States region. She served on the Senior Leadership Team and oversaw the portfolio operations over five million square feet and twelve property managers. Property types were Institutional Third-Party Management, Owner direct Management and court appointed Receiverships. These were comprised of anchored shopping centers, office buildings and office parks, outdoor lifestyle centers and enclosed malls across the United States.

Being service oriented, Debra has served on the following:

Building Owners and Managers Association, TOBY Committee Judge multiple years.

International Council of Shopping Centers, Management I, II designations

Gwinnett Place Community Improvement District, Board Member, Duluth, GA

Lilburn Business Watch Program Organizer and Chair

First Baptist Church Dadeville, Building & Grounds Committee, Celebration Choir member.

Stillwaters Residential Association, Current Chair Landscape and Facility Committee, Christmas Committee, and past Nominating Committee.

StillWaters Residential Association Annual Meeting



March 21, 2026

10 am at the SWRA Center

We look forward to seeing Everyone!



StillWaters has spaces Available

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StillWaters Boat Storage Lot has space for you.**

Call 256-853-0330



Spots are limited – reserve yours today!



2026 ARC Update

Important Update from the StillWaters Architectural Committee

Implementation of New Fines Schedule

The StillWaters Residential Association (SWRA) and the Architectural Committee (ARC) are committed to maintaining the beauty, harmony, and property values that make our community such a special place to live. To ensure consistent compliance with our community standards and Covenants, the ARC has recently completed a review of our compliance and enforcement procedures.

As a result, a new Fines Schedule has been approved and implemented by the ARC. This schedule clearly outlines the types of violations and the corresponding fines for non-compliance with the Covenants as well as the Architectural Guidelines.

The goal of this schedule is not to impose penalties, but rather to encourage timely compliance and ensure fairness and transparency for all residents and developers. By following the established guidelines and governing documents, we can continue to maintain the cohesive look and overall appeal of StillWaters.

The full Fines Schedule is available on the SWRA website at stillwatersra.com in the Building Permits section.

We appreciate everyone's cooperation in upholding our community standards to help maintain property values and keep StillWaters among the premier communities, on Lake Martin. If you have any questions regarding the new schedule or wish to discuss an active compliance matter, please contact the SWRA office at 256-825-2990 to schedule a meeting with the SWRA ARC during one of its regular meetings.

Thank you for your continued support and efforts in keeping StillWaters a beautiful place to call home.



2026 ARC Fine Table

ARC Permit Infraction(s) and Schedule of Fines	FINE
Purpose: Establishes a guide for the ARC to impose equitable and fair monetary fines in a consistent manner.	
VIOLATION	
Failure to request and receive ARC permit	\$75
Deviation to approved permit work without ARC approval	\$100
Putting up signs without a permit	\$50
Placing PODS, dumpsters, or roll off bins without a permit	\$50
Failure to keep construction site clean	\$150/Week
Ignoring an ARC stop work order	\$250
**Encroachment of structure(s) to HOA setback limits	Up to \$5,000
Damage to HOA infrastructure(s), i.e. roads, ditches, culverts, signage, etc...	\$200 plus Repair Cost
Failure to install/maintain environmental fabric when required	\$150
**Boat house exceeds the 18-foot maximum height	\$500
Removal of trees exceeding six inches in diameter at the base without a permit	\$250/Tree
Working outside of allowed workdays/hours without prior approval	\$250
Improper parking at worksite	\$100
Failure to complete permitted project within one year of approval without an approved extension from ARC	\$100/Month

Notes:

ARC reserves the right to issue a letter of admonishment or a fine.

1. Second and/or subsequent similar violations may be fined at an amount not to exceed 200 percent of first offense fine
2. In addition to the fine for failure to obtain required permit homeowner must also submit said permit and any applicable cost
3. This schedule of fines may be altered and or adjusted by the ARC based on aggravating and mitigating factors that can affect the size of the fine
4. Any unforeseen violation which may occur and is not listed above will be addressed by the ARC and appropriate fine(s) may be imposed
5. All fines listed are first offense maximum amounts which may be imposed

** Fine maybe imposed and or property owner directed to remove/alter structure so that it meets setback /height limits



2026 Entry Gate Transmitters

Easy Entry Devices – “Gate Clickers”

StillWaters Residential Association offers the sale of Easy Entry Devices, commonly referred to as “Gate Clickers” for easier and expedited entry to the property. These devices allow owners to make entry to the property without having to stop at the gate for validation of a current vehicle sticker and speed the overall traffic coming into the property. They can also be used to access the back gate on highway 34 between the hours of 6:00 a.m. through 11:00 p.m. daily. The devices are sold in the SWRA office and have a one-time purchase fee of \$100.00 for property owners and an annual fee based on the covenant the owner’s parcel conforms to. The first year’s annual fee is due at the time of purchase, and then is billed along with annual association fees and dues each year following. The costs of annual fees by covenant are as follows:

1987 Covenant - \$100.00 purchase and \$75.00 annual access fee

1974 Covenant - \$100.00 purchase and \$125.00 annual access fee (Reduced to \$75.00 if owner pays the voluntary \$100.00 annual assessment fee with their annual Association management and maintenance fees)

1971 Covenant and Waters Edge Covenant - \$100.00 purchase and \$200.00 annual access fee (Reduced to \$75.00 if owner pays the annual Association management and maintenance fees)

We are also pleased to announce that SWRA now offers the sale of entry devices to service providers (house cleaners, landscaping companies, home health services, pet sitters, etc.) This will assist in them getting easier access to provide services to our residents. The cost for vendors will be a one-time purchase fee of \$150.00 and an annual fee of \$200.00.

Please contact the SWRA office with any questions, 256-853-0330.

THROW AWAY DAY

February 16-17

- * Union Comm. Center
- * Double Bridges- Hwy 63

February 18-19

- * Young's Ferry / Mullican Int.
- * Hackneyville Comm. Center

February 20-22

- * Alex City Annex - 395 Lee St.

Sponsored by: Tallapoosa County Commission:

TC Coley, Steve Robinson, John McKelvey, Emma Jean Thweatt, George Carleton, Jr.


February 16-22, 2026

Dumpsters will be available at each of these locations at no charge to residents. The following items are not allowed: liquids (including paint, paint thinner, pesticides, etc.), appliances with compressors (including air conditioners, refrigerators, freezers, etc.), tires, batteries, light bulbs, TVs, computers, propane tanks, hazardous or medical waste

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SWRA CALENDAR OF EVENTS



1	2 Lake Martin Creativity Group 1 PM - 4 PM	3 SWRA Board Meeting 9 AM	4 ARC Meeting 4 PM	5	6	7 Stillwaters Volunteer Fire and Rescue Meeting. 10 AM
8	9 Lake Martin Creativity Group 1 PM - 4 PM	10	11	12	13	14 
15	16 Lake Martin Creativity Group 1 PM - 4 PM	17 SWRA Board Meeting 9 AM	18 ARC Meeting 4 PM	19	20	21
22	23 Lake Martin Creativity Group 1 PM - 4 PM	24	25	26	27	28

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Full Page (Back Page) - \$150.00

Call Bridget at 256-853-0330



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