



The Voice of StillWaters

A Message From Your COMMUNITY ASSOCIATION MANAGER – JASON KLEPPER

May/June
2026

Lake season has officially arrived at StillWaters! As the azaleas bloom, the pine pollen falls, the days get longer, and the traffic within our community increases, we see increasingly of you out enjoying our beautiful property. To help keep our community a peaceful place for everyone, we want to touch on a few topics that help us all stay neighborly.

As of April 1st, all property owners must have their 2026 property owner window decal displayed on the driver's side of their vehicle's front window to enter StillWaters without being stopped by our fabulous gate attendants. Vehicles not displaying the 2026 window decal will be stopped and asked to provide the driver's name and destination address. Property owners also have the option to purchase an Easy entry gate transmitter to enter through the automated gates. Please contact the SWRA office if you are interested in purchasing an Easy entry device, or if you still have not picked up your owner's decals for 2026.

We all want a harmonious relationship with our neighbors, but occasionally, disagreements happen—whether it's over a loud lawnmower at 7 AM, a stray pet, or any number of other issues. Please keep in mind the following items when faced with an issue regarding your neighbors. **Talk it out first:** Most issues can be solved with a friendly, face-to-face conversation. Your neighbor might not even realize there's a problem!

The Associations Role: Remember, SWRA is here to enforce the community covenants, rules, and guidelines. Not to police, resolve, or mediate personal disputes or issues between property owners. If a covenant, rule, or guideline is being broken, please inform us. Otherwise, we encourage you to work together to find a "Sweet Home Alabama" compromise.

All individual parcels, lots and wooded areas within StillWaters are private property, except for the common areas and roadways. Please observe the following items regarding private property and general etiquette.

No Trespassing: Unless invited, please stay within common areas and respect private property areas. This includes being mindful of "shortcuts" through side yards or vacant parcels.

Parking: If you are having a gathering or a large group of guests, please respect your neighbor's property. Do not block or utilize any part of their property for vehicle parking. As a reminder, parking on or along the roadways within StillWaters is not permitted.

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 Community Association Manager

(continued from page 1)

We all love our furry friends and companions. If you are out enjoying the property with your pets, or they are joining you for a stroll, please remember to keep them on a leash and always pick up after them. SWRA does require that all pets always be on a leash or under the owner's direct control. Also be mindful that loud and continuous barking by your pet can be a disturbance to your neighbors.

Golf carts and utility vehicles have become a staple of StillWaters life, and the safety of our residents and guests is our top priority. Please adhere to the following items when operating a golf cart or utility vehicle within StillWaters property:

Licensed Drivers Only: For the safety of our visitors and residents, golf carts and utility vehicles should only be operated by licensed and insured drivers as required under Alabama law. Additionally, all operators must adhere to the rules and regulations outlined in the SWRA Motorized Utility Vehicles Policy.

Golf Cart/UTV decals: All golf carts, ATVs, and UTVs operated within StillWaters must meet SWRA safety inspection criteria and must display a current-year SWRA vehicle decal. Vehicles that do not meet these requirements are not authorized for use within the community.

Stay on the Road: Golf Carts, ATVs, and UTVs may be operated only on approved SWRA paved roadways and must always be used in a careful, responsible manner. Off-road use or driving through private lots, common areas, Alabama Power line property or right of ways, or golf course property is not permitted. Owners may be held financially responsible for any damage caused to property not owned by them.

Follow the Law: Alabama state law and our SWRA guidelines require carts to follow the same rules of the road as cars—this includes stopping at stop signs and using lights at night.

I am wishing everyone a pleasant and relaxing spring and start of summer. It's Lake Time, let's all enjoy our beautiful community! If you need anything, please do not hesitate to contact me at the SWRA Office.

Memorial Day, May 25, is more than the unofficial start of summer it is a solemn day of remembrance dedicated to honoring the men and women who gave their lives in service to our country. Observed on the last Monday of May, it offers our community a meaningful opportunity to pause, reflect, and express gratitude for the freedoms we enjoy today.





Celebrating America 250 years



Excitement is already building as our community prepares to celebrate a profoundly important event, the 250th anniversary of the United States!

Mark your calendars! The “4th of July Golf Cart Parade at Stillwater’s will take place in less than four months, on **Saturday, July 4th at 10:00 a.m.** This year’s theme, “**America 250,**” honors two and a half centuries of our nation’s history, freedom, and patriotic spirit.

Now is the time to get your creative ideas in gear and begin collecting your materials and get ready to transform your golf cart into a beautiful, patriotic, family fun vehicle for this Special Day in our Country and our Community’s history.

We are planning on this parade to be the largest, **BEST PARADE**, to date. The theme will be **America 250**” Let’s come together to make this a memorable tribute to 250 years of America!

More details are forthcoming as we are making plans for this special day, Celebrating the USA
Thanks,
David and Patti

**Plan a visit to
Horseshoe Bend Bookmobile
Thursday May 28, 2026
or
Thursday June 25, 2026
10:30 am to 11:30 am
Moon Brook Park**



Take a Book, Share a Book



SWRA’s free book stand is located in the SWRA Centre parking lot near the Pineview Pool. This is for all members of StillWaters to use. We hope that all will help us keep the area clean, if the library box is full, please don’t leave any books on the ground or hanging off the box.

Enjoy!

This is a paid political advertisement



Re-Election George Carleton, Jr. for District 5 Commissioner

George Carleton, Jr. respectfully asks for your vote on May 19th so he can continue working for the people of District 5.

George Carleton, Jr. has proudly served as your District 5 Commissioner for the past 11 years and is seeking reelection to continue serving you and the citizens of District 5.

During the past 11 years, Mr. Carleton has worked to **maintain roads and bridges**. During this time, the commissioners have provided **dumpsters** throughout the county on a rotating basis to help citizens with large item clean-up. He worked with Representative Ed Oliver to get the Paramedic **First Responder truck**, which is in Stillwaters.

Carleton has worked well with other commissioners and department heads to keep county finances operating in the clear. He assists and supports the Chamber of Commerce and community activities. Throughout this time, he has always supported the schools, the Girl's Ranch, Senior Citizens, and youth sports and activities.

Mr. Carleton retired from Tallapoosa County as Assistant Engineer after 26 years and decided to continue serving the community as commissioner. During his time as assistance engineer, he was certified as a bridge inspector, roadway technician, and asphalt technician. He has been married to Cindy Garnett Carleton for 39 years. They have two children, Nikki Carleton Ledbetter (Josh) and Creed Carleton (Savanna) and four wonderful grandchildren, Sadie Ledbetter, Hadley Ledbetter, Max Carleton, and Jake Ledbetter. Mr. Carleton would greatly appreciate your vote **on May 19th**.

THROW AWAY DAY

May 11-12

- Double Bridges
- Old Newsite School

May 13-14

- Stillwaters-Hwy 49
- Youngs Ferry/Mullican

May 15-17

- Alex City Annex - 395 Lee St.

Sponsored by: Tallapoosa County Commission:

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

May 11-17 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

This is a paid political advertisement



BACKGROUND:

- Deeply Rooted Local - Graduated from Reeltown Highschool 2002
- Member of the Union Fire Department for 25 years, currently serving as President.
- Business Owner in the community for 25 years. (Nelson Boat Storage, Nelson Lawn Care, and Nelson Land Development)

AS A COMMISSIONER I WILL:

- Support our local schools, families, and first responders.
- Ensure public safety on roadways through proper planning, overseeing road maintenance and repairs, and responding in a timely manner to the concerns of citizens.
- Be prepared for our community's growth by providing infrastructure for today's needs and tomorrow's opportunities.

"I'm running to be a common sense, local voice who puts Tallapoosa County District 5 first. Better roads, not bigger government. Smart growth that protects our community and accountability for every tax dollar."

ELECT
JUSTIN
"ROOSTER"
NELSON

TALLAPOOSA COUNTY
COMMISSIONER - DISTRICT 5

PAID POLITICAL ADVERTISEMENT BY JUSTIN NELSON | 501 S. LUMBER SPRINGS ROAD TALLASSEE, ALABAMA

ELECT
JUSTIN "ROOSTER"
NELSON



TALLAPOOSA
COUNTY
COMMISSIONER
DISTRICT 5

VOTE MAY 19



SWRA ANNUAL BOARD REPORT March 21, 2026

**SWRA Annual Board Report
March 21, 2026**

Call to Order- President Lee Eastman called the meeting to order at 10:00 A.M. at the SWRA Centre, 1816 StillWaters Drive. He welcomed everyone to the 2026 SWRA Annual Report Meeting. We are here to update our community on what the association is doing. Lee introduced the SWRA Board members Vice President Debra Knight, Sally Gantt (immediate past President) and newest members Bob Taffet and William Phillips. Treasurer Gene Akers and Secretary Penny Alexander were unable to attend.

Approximately 90 people attended, including SWRA staff and SWRA Board members. This does not represent a quorum as defined by the By-Laws; therefore, the meeting continued as one for the Board to report to the general membership. An attendance list, committee and email sign-up sheets, March newsletter and financial handouts were available.

The community has grown to approximately 800 homes and over 450 condo units, totaling around 1,200 units, with an estimated population near 3,000 people.

Honored Guests:

The Honorable Ed Oliver, State Representative Alabama House District 81 discussed infrastructure issues in Tallapoosa County.

He highlighted his work on Senate Bill 269, related to the ambulance pilot program, "Patients First". The program uses a paramedic in a pickup truck for non-emergency calls and 911 dispatches, operating 12 hours a day. A key goal of the program is "treat in place," where paramedics can treat patients on-site for non-transport calls, keeping ambulances available for emergencies. The new legislation will allow ambulance services to be reimbursed for non-transport calls and will eliminate balance billing for patients after insurance and copays. The aim is to expand the pickup truck service to 24 hours once the legislation passes.

The Honorable George Carleton, Tallapoosa County District 5 Commissioner discussed his collaboration on the paramedic truck program and efforts to expand it to 24-hour service. He noted that District Five is the fastest-growing district in the county. The county has had to subsidize the ambulance service significantly to keep it operational in the area.

He mentioned successful efforts to retain sheriff's department employees by securing pay raises over the last three years.

The dumpster service, provided twice a year, was highlighted as a successful initiative to help with trash and will return in May.

The Honorable Jimmy Abbett, Tallapoosa County Sheriff reported that the department is now fully staffed with deputies for the first time in about five or six years.

The county sheriff's office covers a 65-mile-long area and handles approximately 9000 calls through 911 annually. A new communications center is planned, with construction starting soon, to upgrade the current facility, built in 1992. The population of the recreational county can increase by 10,000 to 20,000 people from Memorial Day to Labor Day. A new service dog named Echo has been introduced to support dispatchers, especially after traumatic events.

Lee thanked Ed, George and Jimmy for taking the time out of their Saturday to attend our meeting and for all

Annual Board Report, Continued on page 7



SWRA ANNUAL BOARD REPORT March 21, 2026

(continued from page 6)

that they do for our community through their service. StillWaters has a great working partnership with each of them and we appreciate them.

Lee introduced Jason Klepper as the new Community Association Manager, having joined from Opelika, Alabama, with extensive experience. Lee then turned the podium over to Jason.

Jason recognized the board for their tireless work and dedication to the community. Jason introduced and thanked the SWRA Staff for their dedication.

He recognized Assistant Community Association Manager Mike Dean stating that he is invaluable to StillWaters and does a great job.

Administrative staff: Community Association Bookkeeper Janie Clements, Sub-Association Bookkeeper Yvette Wood, ARC/Owner Coordinator Anita Gardner, Front Desk/Owner Services Bridget Johnson.

Maintenance Supervisor Alan Price, Landscape & Grounds Supervisor Jeremy Vickers.

Gate Captain Clyde Ware and Community Services Patrol Michael “Finch” Fincher.

Maintenance staff: Mike Mattiace, Joey Price, Hunter McCullars, Taylor Sullivan & Huey Metts.

Landscape & Grounds staff: Justin Lyle, William Spraggins and Caleb Estes.

Gate staff: Brandy Price, Crayton Vickers, Orrin Reese, Michelle Cosper and Dewayne Ware.

Volunteers Always Appreciated and Always Needed

Jason reminded all of the importance of the volunteers in our community and contributions they make. He encouraged all to find a place to volunteer their time and talents by serving on a committee.

The Finance, Social and Architectural Review Committee (ARC) meet year-round. The Christmas, Landscape & Facilities Maintenance, Nominating and Election Committees meet during specific times during the year. Sign-up sheets are available at this meeting, or you can email frontdesk@stillwatersra.com to volunteer!

2025 Recap – Mike Dean reported on two Developments in StillWaters.

- **Eagle Ridge** located off Moonbrook Drive across from the Golf Course. Six of 63 houses are complete and two houses have sold. There are five additional houses under construction.
- **River Birch Cottages** located off of Palmer Drive on River Birch Trail. Phase II of the development is progressing with the new homes completed. Phase III plat for 9 additional lots has been approved by the SWRA ARC. Infrastructure for the first 4 homes is complete. Construction is underway on 3 new homes in Phase III.

Covenant Violations – Mike Dean reported that owners worked with us to correct 67 covenant violations in 2025, a significant reduction from previous years. The goal is to enforce rules firmly, fairly and consistently to protect property values. Most common violations are trailers, boats, jet skis, and the like parked on parcels but not in either a carport or garage.

Performing work on the exterior of the residence or property without obtaining a StillWaters permit. This includes seawalls and docks as well, which require a StillWaters permit and an APCO permit. Burning of debris without providing a burn notification to SWRA.



SWRA ANNUAL BOARD REPORT March 21, 2026

(continued from page 7)

Parking violations of parking on easements/sides of the road. Parking of trailers in areas where not permitted, such as condo parking lots and sides of roads.

Failure to maintain property/residence. Home in a state of disrepair, the landscape grown up, and items all around the outside of a residence.

StillWaters Improvements included:

Paving and Drainage - In 2025, we allocated \$87,000 for drainage repairs and improvements. Notably, half of this budget was dedicated to the replacement of the collapsing culvert pipe on Lakeview Ridge near the church. For paving projects in 2025, we spent \$170,000 to patch or pave 25 roads.

Landscaping/Maintenance - We removed many overgrown shrubs and unhealthy ground cover at the Highway 34 Entrance and installed new mulch, which significantly enhanced the appearance of that entrance. Additionally, we removed old mulch from the common areas around StillWaters and replaced with fresh mulch. The annual installation of pine straw was completed in April. A new heater system was installed in the maintenance shop.

SWRA sold two work trucks and purchased one used work truck. SWRA sold one zero-turn mower and purchased one new zero-turn mower.

Plans for 2026

Paving & Drainage – The Paving budget is \$319,000, targeting 14 roads for patching or paving. The focus is on larger sections of key roads like Stillwaters Drive. A new paving method (wear surface) will be used to increase coverage within the budget. The drainage budget is \$11,000 for projects on Hart Lane and Shadow Lane. A budget of \$187,200 is allocated to rebuild road shoulders to improve safety and extend road life.

For Landscaping and Maintenance there are new plantings and landscaping improvements planned at the Highway 34 Entrance. Annual pine straw installation will be completed in April. And new plantings and landscaping improvements in beds throughout the community and along the roadways.

Architectural Review Committee - Mike introduced current ARC members, Drew Heederik, Perry Shy, Liz Bradford, Tommy Stephenson and Rusty Black. The ARC meets on the 1st and 3rd Wednesdays of each month to review existing building permits and review new permit applications. Between meetings, they each have a list of permits that they perform site visits to monitor progress and to ensure work is being performed in accordance with the building permit and covenants. This committee is often described as the most time-consuming committee, responsible for maintaining community aesthetic and covenant compliance. Total permits issued in 2025 were 102. Twelve new houses have been approved to date in 2026 bringing the total current active permits to 116.

SWRA Website – www.stillwatersra.com

Jason reported that our webpage serves as your comprehensive guide to all things relevant and essential at StillWaters. Lee Eastman has managed the website and improved content over the last few years. 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.

Understanding the rules and regulations that govern our community is paramount. Our webpage provides easy

Annual Board Report, continued on page 9



SWRA ANNUAL BOARD REPORT March 21, 2026

(continued from page 8)

access to essential governing documents, ensuring clarity and transparency for all residents. Stay informed, stay compliant.

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. Browse through our photo gallery and immerse yourself in the beauty and charm of StillWaters.

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.

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.

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!

Treasurer's Report – CAM Jason Klepper gave the report as Gene Akers was not able to attend the meeting.

SWRA 2025 Financial Performance Review

SWRA had a very good year financially. The majority of our revenue, approximately 61%, comes from annual maintenance fees and assessments. The annual maintenance fee and assessments are limited by our covenants. The rest of SWRA revenue comes from fees such as gate fees, building permits, transfer fees, boat storage, garbage roll-out, etc. That being said, the property and real estate transactions within SWRA last year were significant with regard to our budget.

Construction revenues included building permits exceeding our projected budget by little more than \$132,000. Transfer fees exceeded our projected budget by nearly \$30,000. Impact fees exceeded our projected budget by a little more than \$61,000. More importantly, the Board continued its effort to sell SWRA properties in 2025 resulting in significant income of almost \$110,000. SWRA was also able to resolve a significant unpaid fees and assessments settlement with one owner of 45 properties worth nearly \$148,000.

As a result, the Revenue for 2025 was \$411,389.04 more than projected. Expenses were \$136,228.28 more than projected resulting in a Net Operating Income of over \$275,160.76 for 2025.

*NOTE: This is a summary compilation of the End-of-Year financial status developed specifically for the SWRA Annual Report Meeting. This summary does not represent a formal financial statement report. The formal financial statements are generated by an independent third party and are normally published May of each year. Final figures may vary slightly after independent review. Owners may ask to review the final Financial Statements by contacting the Community Association Manager.



SWRA ANNUAL BOARD REPORT March 21, 2026

(continued from page 9)

2026 SWRA Operating Budget

Reserves

A breakout of the SWRA reserve allocations is in the financial handouts. This amounted to about \$312,110.79 in operating capital and \$400,000 in unrestricted cash. Reserves are a reallocation of our unrestricted cash. Reserves are determined from informal studies, anticipated costs and have budgeted reserves accordingly. The Board works very hard to plan for the future. We have 23 miles of roads, with an estimated replacement cost of \$23 million (\$1 million per mile). If there is a cash balance at the end of the year, the Board reserves the decision to allocate reserves at that time. As a result of the savings and additional income mentioned earlier, the Board was able to **allocate \$400,000 to the reserve funds for 2026 from the unrestricted cash.**

The Board created an **Infrastructure Reserve account** a couple of years ago to collect reserves associated with the impact of new construction in SWRA. SWRA **collected \$81,100 in impact fees for 2025** with \$75,000 allocated to the Infrastructure Reserve account bringing the Infrastructure Reserve account total to \$190,000. The Board has elected to spend those funds in 2026 for roads and shoulder repair in addition to the normal Road budget.

Audit

In 2024, the Board elected to perform a full financial audit for fiscal year 2024. Prior year audit reviews were only “reviews” and “compilations” done at the end of the fiscal year by an outside 3rd party accounting firm. This audit of 2024 was a full accounting audit. The Board is happy to announce that the audit has been completed and is currently being reviewed for approval by the Board.

2025 Financial Improvements

The Board also established a service agreement with Carr, Riggs and Ingram (CRI) for financial support services. As a result, the 2025 End of Year Financial Statements have been reviewed by an outside third party. This agreement will be an ongoing engagement with the provision of quarterly financial statements and reviews.

There were two other significant enhancements in 2025 as well. The establishment of enhanced fee collection policies and procedures; and the formal establishment of a Finance Committee and Charter.

2026 SWRA Operating Budget

Fees were increased for 2026 by **\$14** to reflect a **2.8% increase due** to the Cost-of-Living Increase (COLA) as per the SWRA Bylaws.

The SWRA Board approved budget has a projected Revenue of \$1,874,816.61 with budgeted Expenditures of \$1,834,755.95 resulting in a projected Net Income of \$40,060. This figure is expected to be positively impacted by additional income from building permits and property sales. SWRA owns approximately 50 residential lots, not all listed for sale currently. Roots Realty markets about 15 lots at a time on the MLS. SWRA has allocated \$349,000 for road and drainage work as well as other paving and shoulder work of approximately \$200,000 for a total of \$549,000. Roads are the only major capital expenditure budgeted for 2026.



SWRA ANNUAL BOARD REPORT March 21, 2026

(continued from page 10)

Thanks to the owners for their continued support of the Community Service Patrol through their voluntary donations.

The growth in construction and real estate activity continues to have a positive effect on SWRA finances. We are optimistic 2026 will be a good year financially for SWRA and its property owners. New construction and property sales are expected to continue to impact our overall revenue in 2026.

A breakout of the 2026 Operating Budget is in your financial handouts. If you want a detailed breakout of any of the financial information provided today, please contact CAM Jason Klepper and he will make it available.

Finance Committee

Jason pointed out that Board Member William Phillips is serving as the **Finance Committee Chairman** and has been very diligent in improving and refining our collections procedures and in organizing this committee. William shared that the other members are Jeff Scarborough, Diane Mattiace and Richard Edwards who will all serve until 3/2028. A waitlist for the committee is being created to ensure continuity.

Gene Akers, SWRA Treasurer, board member, and Jason Klepper SWRA CAM serve as advisors to the committee. The purpose is to provide recommendations and transparency in financial matters and to maintain the financial stability of the Association. The Committee focused on understanding and adding to reserve funds to avoid future borrowing for infrastructure needs.

Collections Highlights are that SWRA resolved the largest past due account, involving 45 properties that have now been brought current on all fees with a new owner. Regarding the resolved \$148,000 collection issue, the amount recovered was the maximum legally collectible as some debt was outside the legal time frame. Also Updated Association collections procedures, including the addition of a new Collection Attorney into the process.

Jason reported on:

Nominating Committee – Members who served this year were Sally Gantt, Jackie Graham, Tom Nicholson, Cherie Stephenson and William Phillips. We thank them for their time, dedication and thoughtful service as they interviewed prospective candidates.

Election Committee - Cherie Stephenson, Debbie Gibson, Cathy Link, Julie Nicholson and Cathy Delionback with John Prohitt as alternate. Sally Gantt served as Acting Secretary. The committee met to verify the ballots and count the votes. Their time is appreciated!

The Election Results were 109 total ballots cast with Gene Akers, Penny Alexander and Debra Knight were elected to serve a 3-year term.

Jason encouraged all to stay informed by making sure the office has your email address and keeping your contact information updated with the SWRA office. Read the SWRA newsletter, sign up for **SWRA eflash** and visit our website at www.stillwatersra.com. Office staff are available to help with questions.

Property Owner Comments, Suggestions & Questions:

The meeting was open for comments which were about speeding/speed bump issues, a proposed wedding venue, SWRA’s ability to address dilapidated properties and an updated SWRA phone directory.



SWRA ANNUAL BOARD REPORT March 21, 2026

(continued from page 11)

Speeding/Speed Bump/Hump Concerns:

Mitzy Hidding – South Cardinal Heights - She stated that she wanted to address speed humps. Traffic calming measures, like speed humps, cause a vertical deflection to a vehicle passing over them, and it forces the driver to slow in order to pass over comfortably. In emergency medical situations, these speed humps slow down Emergency vehicles delaying what could be critical care time. She shared an NIH (National Institutes of Health) Study on the effects speed humps have on ambulance delays and more. She requested that they be removed due to issues with emergency vehicles and slowing response times for care. She provided information that will be included in the next board agenda to discuss. Also inquired about "speed cushions" rather than speed "bumps".

Response – The Board will review and discuss the research material that she provided.

Robert (Bob) Carlson - 847 Stillwaters Drive – He commented that he was for the speed bumps. And has requested more on StillWaters Drive. He stated that we needed something to slow down the traffic and that he has witnessed several near misses at the exit of Fern Brook onto Stillwaters Drive. Also stated that with all the new houses currently being constructed on StillWaters Drive, the need to control speeds was getting even more critical in his opinion.

Arnette Dawson - 394 Dogwood Trail – She stated that she felt there was a need for speed bumps on Dogwood Trail and she thinks that heavy traffic on that road is a safety concern. She also wanted to know what could be done to enforce the speed limits.

Dennis Epps - 880 StillWaters Drive – He was concerned about speeding on StillWaters Drive and stated he was pro speed bumps.

Response shared that speed bumps on Dogwood Trail had been removed at homeowners petition request for removal several years ago.

Sheriff Abbett was asked to comment. He stated that in 2007 he worked with the SWRA Board to pass a local law to allow law enforcement to function inside the gates of StillWaters on its private roads. At that time the Board understood that the Sheriff's department did not have the manpower to patrol for speeding, but the concerns were about assistance and enforcement with traffic accidents or to make arrests if needed. The agreement did give the sheriff authority to write tickets. He stated that he would look into the possibility of having a deputy patrol the roadways some but advised that he did not want anyone calling his office complaining about getting a ticket when and if they were given one within StillWaters. Because of personnel shortage, this hasn't been possible. He stated that in many instances SELECTIVE ENFORCEMENT helps and that he will work with Mike Dean to set up some random speed monitoring within the gates. He stated that the posted speed limits are set by the County Engineer.

Proposed Wedding Venue on Closed Golf Course:

- Mary Carter - 73 Maple Lane – She inquired about any new news regarding wedding venue and asked if the Board had considered Incorporation as an entity and wanted to know if that would give greater ability options to control issues like the wedding venue and to manage development and growth.
- Cheryl & Jeff Ashurst - 30 Poplar Point – Requested a summary of the wedding Venue. It was an informational meeting to inform the residents of the proposed venue.



SWRA ANNUAL BOARD REPORT March 21, 2026

(continued from page 12)

- Nora Lawson - 693 Lakeview Ridge - Asked about wedding venue and legal opinion regarding if he started construction.
- Chuck Lehman – 258 Holly Ridge - Asked if we had spoken directly to or reached out to Eric regarding his plans for the venue.
- Diana Hembrook - 134 N. Cardinal Heights - Commented about the proposed venue, and the trees that were cut. Asked what work Eric’s permit covered. Wanted to know if SWRA was acting on that and continued her opposition to the venue.

Responded that SWRA held an informational meeting at the request of property owners. Concerns had been presented over location within residential neighborhoods/subdivisions as well as safety, parking and noise issues for this location. Golf course owner Eric McKinley had attended the meeting, listened and addressed the group. SWRA has not heard anything from the golf course owner or his attorney at this time. Board would respond to anything commencing at the advice of our legal counsel.

In response to above question, incorporating has been looked at several times over the years by various Boards. It is a complex, long-term issue that could result in losing its gated status. The community's population of under 3,000 would classify it as a Class 8 city.

Bev Massey - 81 Chinquapin Ct. - Inquired about the Association's ability to address run down/derelict properties. Cited one specifically that is on Chinquapin, which then led to other comment/questions regarding the old restaurant (Windjammer) building.

Response: Board has policy to handle residential that is cumbersome due to legal steps and will discuss at our next meeting along with the Windjammer building and lot.

Liz Bradford - Will there be a new SW Directory?

Response: In the works and also looking at putting it on the website as well as updating Welcome Packet.

Jason thanked all who attended, stated that Board members and staff would be available after the meeting and the meeting was adjourned at 11:30a.m.

Respectfully Submitted,

Sally Gantt

Sally Gantt,

Acting SWRA Board Secretary

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





LAKE WATCH of Lake Martin



ABOUT LAKE WATCH

Lake Watch was formed in **1991** as an all-volunteer, non-profit organization in response to growing citizen concerns about **point-source pollution** that posed a serious ecological threat to **Lake Martin**.

Since its founding, Lake Watch has made a long-term commitment to the future of Lake Martin and the surrounding lake community by developing and sustaining a **comprehensive water quality monitoring program**. Through volunteer science, partnerships, and advocacy, Lake Watch works to ensure that Lake Martin remains safe, clean, and healthy for generations to come.

Lake Watch has grown into an organization with four main areas of interest:

- conducting scientific studies through its volunteer water quality monitoring program
- increasing public awareness of water quality issues
- emphasizing the importance of water quality through environmental educational initiatives
- influencing water policy to promote increased protection of Lake Martin and its tributaries.

Please join today and support our efforts to maintain, protect, and improve the quality of Lake Martin and the Tallapoosa watershed. Membership is on a calendar-year basis (1 January - 31 December).

Lake Watch is incorporated as a tax-exempt all-volunteer organization under Section 501(c)(3) of the tax code.

Message Us:

Membership questions: membership@lakewatch.org

For information about water quality or express a concern: info@lakewatch.org

Become a Water Monitor, Lake Watch Partner or Program Sponsor: info@lakewatch.org

Lake Watch of Lake Martin
PO BOX 425

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>

All Events in Dadeville: <https://allevents.in/dadeville-alcalender>

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



Summer Time Fun



As we work together to keep StillWaters looking at its best, we would like to remind everyone about the parking regulations for vehicles and trailers within our community.

According to the StillWaters covenants from 1971, along with the amendments from 1974 and the 1987 covenants, parking for boats, personal watercraft (PWCs), trailers, and travel trailers is not permitted on StillWaters property. These regulations apply to all properties in StillWaters, with the exception of those governed by the Waters Edge covenants.

The Waters Edge covenants are the only ones that allow trailer parking on an owner's property; however, the parking location must first be approved by the StillWaters Architectural Committee.

We understand that many residents enjoy spending time on the water and traveling with their RVs. For your convenience, there are a few available spaces in the StillWaters Storage Lot. Additionally, several nearby storage facilities, located within one to two miles of both StillWaters gates, offer storage options for boats, PWCs, trailers, and travel trailers.



Pool season is nearly here! The **SWRA Pineview Community Pool** is open Located at **1816 StillWaters Drive**, the SWRA pool is the **only** swimming pool accessible to all qualified StillWaters property owners. Whether you're looking forward to early morning laps, relaxing afternoons in the sun, or family splash time, we can't wait to see everyone back at the pool.

****Don't Forget Your Key Card****

Access to the pool area requires an **electronic key card**. If you're a qualified property owner in good standing and don't have a key card yet, please stop by the **SWRA office during regular business hours** to pick one up. We are happy to help you get ready for opening day!

****A Quick Reminder About Pool Access****

The SWRA Community Pool is open to all qualified StillWaters owners. However, the pools and lake access areas located within various condominium associations are **restricted to owners within those specific complexes only**.

If you do not own a condominium in a particular complex, you are not permitted to use that complex's pool or lake access area unless you have authorization from a condominium owner. Please note that unauthorized use will be considered trespassing. We appreciate everyone's cooperation in helping us keep our amenities safe and enjoyable.



COLW 2026 Service Schedule

**Church of the Living Waters at StillWaters
Guest Preacher Listing – 2026 Season**

All Services: Sunday 9:00-10:00 AM; Except Easter, 6:30 a.m.

- | | | |
|--------|-------------------------------------|-------------------------------|
| May 24 | Billy Coleman - Alexander City | Memorial Day Opening 9:00a.m. |
| May 31 | Dr. George Mathison - Auburn | |
| Jun 07 | Rev. Brandon Isbell - Auburn | |
| Jun 14 | Rev. Matt Mobley - Auburn | |
| Jun 21 | Rev. Chad Harrison - Dadeville | |
| Jun 28 | Rev. Rick Hagans - Opelika | |
| Jul 05 | Rev. James Cullins - Alexander City | |
| Jul 12 | Kevin Flannagan - Auburn | |
| Jul 19 | Rev. KG Jones - Tuskegee | |
| Jul 26 | Rev. Mark Smith - Valley | |
| Aug 02 | Rev. Marcus Poppenfoose - Auburn | |
| Aug 09 | Rev. Mike Griffin – Auburn | |
| Aug 16 | Rev. Steve Bass - Opelika | |
| Aug 23 | Rev. David Nelms Raleigh, NC | |
| Aug 30 | Rev. Mitchell Dean - Opelika | |
| Sep 06 | Dr. Tim Thompson - Jackson Gap | Labor Day Closing |

***** Communion served on May 24, July 19, and Sep 06 *****

Please join us! Dress is casual. Actual address is 782 Lakeview Ridge Circle, across from the Golf Colony Villas - a short distance from the Harbor Pointe Marina in StillWaters. You can come by car, bike, golf cart, or boat - GPS Coordinates N 32° 44.554' W 085° 48.867'. You are cordially invited to examine our website at www.colw-sw.com.

Drive Safely, Avoid Distractions

Watch out for walkers, pets, runners and cyclists on StillWaters roads.



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Saturday, May 23, 2026

9:00 AM - 1:00 PM



Stillwaters Shopping Center

7999 AL-49 S, Dadeville, AL

VEHICLE REGISTRATION

- \$20 Entry Fee
- Registration begins at 8 AM
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Phone: 256.212.3379 Email: harry-b@charter.net



Can Food Donations are greatly appreciated



SWRA CALENDAR OF EVENTS



Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
3	4 Lake Martin Creativity Group 1 PM - 4 PM	5 SWRA Board Meeting 9 AM	6 ARC Meeting 4 PM	7	8	9
10 	11 Lake Martin Creativity Group 1 PM - 4 PM	12	13 <div style="border: 2px solid green; padding: 5px; background-color: #ADD8E6;">THROW AWAY DAY</div>	14 <div style="border: 2px solid green; padding: 5px; background-color: #ADD8E6;">THROW AWAY DAY</div>	15	16
17	18 Lake Martin Creativity Group 1 PM - 4 PM	19 SWRA Board Meeting 9 AM	20 ARC Meeting 4 PM	21	22	23
24	25 SWRA OFFICE CLOSED	26	27	28 Bookmobile 10:30Am to 11:30AM	29	30
31						



SWRA CALENDAR OF EVENTS



Sun Mon Tue Wed Thu Fri Sat

	1 Lake Martin Creativity Group 1 PM - 4 PM	2 SWRA Board Meeting 9 AM	3 ARC Meeting 4 PM	4	5	6
7	8 Lake Martin Creativity Group 1 PM - 4 PM	9	10	11	12	13
14	15 Lake Martin Creativity Group 1 PM - 4 PM	16 SWRA Board Meeting 9 AM	17 ARC Meeting 4 PM	18	19	20
21 	22 Lake Martin Creativity Group 1 PM - 4 PM	23	24	25  Bookmobile 10:30Am to 11:30AM	26	27
28	29 Lake Martin Creativity Group 1 PM - 4 PM	30				

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Point Broadband Customer

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