



StillWaters

Residential Association, Inc.

Welcome to StillWaters! It is a wonderful community with friendly residents, peaceful neighborhoods and beautiful sunrises and sunsets. We hope you settle in quickly.

Your StillWaters Residential Association (SWRA) staff and the volunteer Board of Directors are here to assist you. Jason Klepper is the Community Association Manager and Mike Dean is the Associate Community Association Manager. The Board is made up of seven volunteer residents who are elected. Their contact information is on the list following this letter and they are always open to your input.

We invite you to get involved and to join one of the committees of the SWRA. Please let us know where your interests lie. There are several SWRA committees, one of which is a Social Committee and there are member organized bridge, arts/crafts, garden and other groups from time to time. They welcome newcomers; watch the newsletter for details and get involved!

Our community set up may be a bit different than some you know. SWRA is made up of all the residential properties in StillWaters and governed by the elected Board and appointed Architectural Review Committee. SWRA owns most of the roads, Moonbrook Park, Pineview pool, tennis courts, gatehouses, SWRA Welcome Center at Highway 49 and the SWRA Centre. Harbor Pointe Marina, StillWaters Golf & Country Club, Prime Steakhouse, The Landing at SW and Bluffs are independently owned and operated businesses that are Open to the Public. Please be aware that SWRA has no ownership in these entities.

The SWRA newsletter is published monthly and is a good way to keep informed. Our website www.stillwatersra.com houses many of the SWRA documents such as Bylaws, Articles of Inc., Covenants, Rules & Regulations, Building Permit Applications, etc. along with current and back issues of the newsletters that are archived here.

To stay informed sign up on the SWRA email list at SWRA@charter.net in order to receive emails containing the newsletter and occasional announcements through the *SWRA eflash.....* that is emailed directly to you. This is for information and safety purposes, so advertisements are not allowed in the *SWRA eflash.....*

We look forward to meeting you and hope your move to the area is a positive experience. We are here to help, so please let us know if you need any assistance.

Sincerely,

Your SWRA Staff and Board

Alabama's Premier Golf & Lake Community

1816 StillWaters Dr. Dadeville AL 36853

PHONE: 256-825-2990 FAX: 256-825-2991 e-mail: info@stillwatersra.com



StillWaters Residential Association

SWRA Office – 256-825-2990

BOARD OF DIRECTORS

Lee Eastman, President – l.eastman@stillwatersra.com

Debra Knight, Vice President- d.knight@stillwatersra.com

Gene Akers, Treasurer – g.akers@stillwatersra.com

Penny Alexander, Secretary – p.alexander@stillwatersra.com

Sally Gantt – s.gantt@stillwatersra.com

William Phillips – w.phillips@stillwatersra.com

Bob Taffet – b.taffet@stillwatersra.com

COMMUNITY ASSOCIATION MANAGER

Jason Klepper – manager@stillwatersra.com

ASSOCIATE COMMUNITY ASSOCIATION MANAGER

Mike Dean – associate.manager@stillwatersra.com



StillWaters

IMPORTANT INFORMATION

Annual SWRA dues, fees and assessments for the upcoming year are invoiced in December each year. These invoices are due and payable by January 31st. Late fees will be assessed on any outstanding balances as of February 15th.

Boat Storage and Garbage Rollout Services are invoiced on October 1st each year and are due by November 1st of the same year. Garbage Rollout Services will be stopped for any accounts not paid by November 1st. Any items stored in Boat Storage will need to be removed by November 15th if fees are unpaid.

StillWaters Volunteer Fire Department is a separate entity from StillWaters Residential Association. All fees and dues payable to them should be sent directly to them, as SWRA does not accept or process payments for them. Please contact them directly at (256) 234-3561 with any questions regarding payment or invoices for their services.

Sewer fees are due and payable to Harbor Pointe Utilities and must be paid directly to them at their remittance location or site. The StillWaters Residential Association Office cannot and does not accept or process payments for them.

Owners in good standing can purchase Gate clickers/easy entry devices at a cost of \$100.00 for the device itself. Additionally, you will be required to pay the annual gate fee at the time of the device purchase. These fees are not prorated. Recurring annual fees for active gate entry devices are invoiced along with the Annual SWRA fees and are due and payable by January 31st each year. Gate clickers/easy entry devices will be deactivated on any accounts with open balances as of February 15th. The annual gate fee amounts are based on what covenant your property is subject to.

Each StillWaters property owner, with the exception of some condominium unit owners whose Boards have adopted alternate rules regarding their individual communities, are entitled to 4 (four) owner vehicle stickers per property owned. Any additional owner vehicle stickers over the limit of 4 can be purchased at a cost of \$40.00 each. Replacement stickers are available at a cost of \$40.00 each.

Any exterior work to your property must be permitted and approved by the Architectural Review Committee prior to work commencing. Please refer to the SWRA website under "Building Permits" for any questions regarding.

A list of "Helpful Links" has been included with this Welcome Packet to assist you with other questions regarding SWRA guidelines and local resources. Please visit our website for more information.



StillWaters website:

www.stillwatersra.com



Exploring StillWaters: Your Go-To Resource Hub

Discovering Our Community

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.

Unveiling Governance

Understanding the rules and regulations that govern our community is paramount. Our webpage provides easy access to essential governing documents, ensuring clarity and transparency for all residents. Stay informed, stay compliant.

Delving into Committees

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.

Capturing Moments

Browse through our photo gallery and immerse yourself in the beauty and charm of Still Waters. From picturesque landscapes to community events, these snapshots offer a glimpse into the vibrant tapestry of life within our midst.

www.stillwatersra.com (continued)

Navigating Permits

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.

Empowering Resources

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

Your Gateway to StillWaters

In conclusion, the 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 Still Waters today!

Helpful Links:

SWRA Covenants: <https://stillwatersra.com/covenants/>

SWRA Policies: <https://stillwatersra.com/policies/>

SWRA Building Permit Information: <https://stillwatersra.com/building-permits/>

SWRA Resident Forms: <https://stillwatersra.com/resident-forms/>

SWRA Rules and Regulations: <https://stillwatersra.com/rules-regulations/>

SWRA Maps: <https://stillwatersra.com/maps/>

Condo & HOAs: <https://stillwatersra.com/condo-hoas-associations/>

Local Resources: <https://stillwatersra.com/local-resources/>

Frequently Asked Questions: <https://stillwatersra.com/swra-faqs/>

Homebuyers Guide to HOAs: <https://www.caionline.org/getmedia/9a2b11e6-09a5-4d57-95b3-6126184b866e/firsttimebuyersguidetohoasreview.pdf>

STILL WATERS PROPERTY MAP

- 1) HIGHWAY 49 MAIN ENTRANCE SECURITY (256)825-0208
- 2) MOONBROOK PARK
- 3) STILL WATERS GOLF CLUB
- 4) STONEVIEW SUMMIT CONDOS
- 5) COURTSIDE
- 6) GOLF COLONY VILLAS
- 7) LIVING WATERS CHURCH
- 8) VILLAS ON THE HARBOR CONDOS
- 9) HARBOR POINT MARINA/SHIP STORE
- 10) HARBOR POINT CONDOS
- 11) SUNSET COVE CONDOS
- 12) SUNSET POINT III CONDOS
- 13) LAKES AND LANDS
- 14) COTTAGES AT LAKE MARTIN
- 15) THE POINTE AT SUNSET POINT CONDOS
- 16) THE HIDEAWAY
- 17) MOONBROOK VILLAS
- 18) EAGLE PEAK VILLAS
- 19) PINEVIEW POOL
- 20) POPLAR POINT VILLAS
- 21) RED BUD VILLAS
- 22) SWRA OFFICE (256)825-2990
- 23) TENNIS COURTS
- 24) HIGHWAY 34 PROPERTY OWNERS ENTRANCE
- 25) STILL WATERS VOLUNTEER FIRE & RESCUE OFFICE (256)825-0582

EMERGENCY DIAL 911

TALLAPOOSA COUNTY HIGHWAY 34

ALABAMA HIGHWAY 49



SW Still Waters
Alabama's Premier Golf & Lake Community