



The Voice Of StillWaters

September 1, 2018

From the General Manager - Kevin Eason

Early fall is a great time to be at StillWaters and Lake Martin. The lake is not as crowded and the temperatures are a little lower, enjoy playing a round of golf or take an afternoon walk through the community. Now is the time to get outside and enjoy StillWaters.

Property owners that use the gate located on County Road 34 (aka back gate) have probably noticed the black metal slide gates are not functioning and the entrance slide gate is laying off to the side of the driveway. The entrance side gate was destroyed by an eighteen-wheeler early one morning. A new custom-made replacement gate has been ordered and should be installed soon. The barrier arms are still operating. Please read the article in this newsletter about what owners should do when they see a vehicle that is trying to enter the back gate.

Every two years SWRA rebids the grass cutting and landscape contracts for StillWaters. The contract specifications and requirements are in the processes of being completed and will be available to contractors by mid-September. The contract requirements are being tweaked a little based on the feed back given by property owners who would like to see more landscape areas maintained on a more regular basis. The problem with improving the landscape and additional grass cutting means that some other areas will have to be reduced to pay for any additional work. Our budget is very limited because our covenants restrict the amount of annual fees SWRA can collect. All property owners need to realize if we spend more in one area then we have to cut back in another, we can only spend what money we bring in from annual dues.

Several new property owners have moved into StillWaters this year. New and seasoned property owners need to contact the SWRA office whenever they have changed their mailing address, phone number, or email. Help us keep you in touch with what is happening in our community by making sure SWRA has your correct contact information.

Did you know that the SWRA office offers fax, copier, document scanning, and notary services to all property owners? There is a nominal charge for some of the services just to cover any cost. Next time you need a notary just come by the SWRA office during regular business hours, we will be happy to notarize your legal documents.

There have been a few reports of new whitetail fawns being found in yards and around houses. The native whitetail deer usually mate during February which puts the time for fawns to drop toward the end of August and first of September. If you find a fawn in your yard or see one on the side of the road, do not touch it. Newborn fawns are unsteady on the legs and rest most of the day. They may wander into your yard or other open area but the mother will find them and move them back to safety. A mother deer will leave its fawn during the day to help hide it from predators. Do not try to feed a fawn or move it; leave it alone and the mother will take care of it.

Football season has started and it is fun to cheer on your favorite team and brag to your neighbor when your team beats theirs. Remember football and other sports are just a game. Let's cheer against the other team but when the game is over everyone needs to put aside our rivalries and remember we are all part of StillWaters. A little tolerance will go a long way in keeping our community a great place to live and play.



HAPPY LABOR DAY

SWRA Business Hours

Monday 9 to 4 pm
Tuesday 9 to 4 pm
Wednesday 9 to 12 pm
Thursday 9 to 4 pm
Friday 9 to 5 pm

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

Email:
info@stillwatersra.com
Web site:

www.stillwatersra.com

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The Cost of New Construction

As we are all aware StillWaters is undergoing an increase in construction of new houses and other structures. The strong economy and a concentrated effort by SWRA have helped bring new builders, homeowners, and developers to StillWaters. Our community is one of the most active new construction areas in Tallapoosa county.

I have had several conversations with existing property owners about the strain new construction causes to our infrastructure, and they are correct. Expansion of any kind causes strain on a municipalities' infrastructure or in our case a gated community with private roads.

To understand the importance of new homes and commercial entities you must understand the financial structure of SWRA. Our annual dues are restricted per the covenants and cannot be raised to meet the increase in operating costs. The owner of a vacant lot pays the same amount of annual fees as the owner of a condominium or a house on the water. So, our association has to live within what HOA fees we collect each year. We can increase the number of fees paid by adding additional lots through the subdivision of existing lots or by adding additional residential units such as building more houses or condominiums. For example; if a developer builds 50 new condominiums or creates 50 new lots from one large land parcel; our perpetual annual income would increase by a minimum of \$24,350 per year based on 2018 fees.

SWRA can supplement fee income by providing management services to the sub-associations (mostly condominium associations), bookkeeping services, selling gate transmitters, charging various service fees, and collecting building permit or impact fees. Over the past couple of years, the building permits, impact fees, and sale of transmitters has helped improve our income but these are all short-term revenue streams. SWRA must increase perpetual long-term income to meet rising infrastructure costs.

There are public commercial businesses within the StillWaters community; the golf course, the restaurant, and the marina. They all need patrons to support them and the more people that live in StillWaters the more people that are spending money at these establishments. Also, more people help entice other business owners to open new businesses within StillWaters. We now have a hair salon, an attorney office, and a couple of real estate offices located in the Welcome Centre. It would be great if StillWaters had enough residents to support a retail or medical business.

More residents mean more sources of revenue for the association. More income allows SWRA to improve and add amenities, that make our community more attractive to more people. This also helps maintain property values and protect our investment.

It is a balancing act when it comes to encouraging new construction. A tight control on covenant violations and a strong Architectural Review Committee helps keep the community in balance during times of expansion. If all goes as planned StillWaters will continue to have controlled gradual growth. SWRA is committed to keeping our community a great place to live, work, and play.

Concert in the Park on October 14th

The Auburn University singers will be at Moonbrook Park in StillWaters on Sunday, October 14th. The exact time of the concert has not been finalized but will be publicized as soon as the time is confirmed. Bring a lawn chair, blanket or a cooler to the park and enjoy the wonderful sounds of the AU singers. Make plans now to attend this exciting event.



I want to be helpful at the back gate

Those of us that use the back gate, have seen vehicles sitting in the entrance driveway trying to enter the gate. They are usually delivery trucks, contractors, or visitors who are unfamiliar with the main entrance gate on Hwy 49 S.

Sometimes property owners try to be helpful by opening the entrance gate as they are exiting StillWaters or they are stuck behind a vehicle trying to enter and become impatient waiting for the driver to complete the process. A draw back with the new gate transmitters is that a property owner can open the entrance gate for someone at a distance without having to get out of their vehicle. Most people are just trying to be helpful to the person sitting at the entrance gate.



Property owners should refrain from using their transmitters to open the entrance gate for vehicles; especially any construction, delivery, or transfer truck. There are three signs at the back gate that instruct truck drivers how to obtain entrance through the gate. All they have to do is follow the instructions posted on the signs and call the main gate house for a temporary code.

Construction and delivery vehicles can only enter the back gate between 7am and 7pm. The temporary code that is issued to them only opens the gate between these times. Unless a construction company or delivery truck has made previous arrangements with SWRA there is no reason for them to enter the back gate at any other time.

Property owners who have purchased a transmitter can enter the back gate between the hours of 5:30am and 11:30pm. The back gate is closed to all vehicles, except emergency vehicles, between 11:30pm and 5:30am. The main entrance gate on Hwy 49 S is open 24/7.

On August 2nd a large logging truck tried to enter the back gate around 6am. The driver was issued a temporary code that would open the gate at 7am. The driver did not want to wait so he parked his truck in the entrance gate. The gate attendants at the main gate saw this happening on the security monitors and sent an SWRA employee to have the truck move. Unfortunately, a property owner that was exiting StillWaters saw the truck sitting in the gate and trying to be helpful opened the entrance gate with their transmitter. The truck driver was not ready to move forward when the gate opened. By the time he got the truck in gear and started moving the gate was closing and he hit the gate with his truck, damaging it beyond repair, and causing a problem for all of us. The large slide gates seem to move slowly but trying to beat one before it closes is almost impossible.

This incident was caught on security cameras and a record of the transmitter that was used to open the gate was recorded. When SWRA contacted the property owner that opened the entrance gate, their response was “they were only trying to help”. An SWRA employee arrived right after the truck hit the gate. Had the property owner not opened the gate, the SWRA employee would have instructed the truck to move or manually opened the gate so no damage would have occurred.

Please try to refrain from opening the back gate for a vehicle that is just sitting and waiting. The driver can read the signs and follow the directions or backup and go to the main gate. It is less than two miles to the main gate. Property owners pay annual dues each year to maintain the gates. Each time they are damaged it cost the association more money.

Board meeting minutes available to all SWRA members

The SWRA Board meeting minutes are available to all SWRA members and are kept at the SWRA office. Any SWRA member can come read or make copies of the board meeting minutes during regular office business hours.

SWRA members can also receive the most recent minutes by email on a quarterly basis. Contact Kevin Eason at kevin@stillwatersra.com to get on the email list to receive the minutes.



SWRA Fireworks Policy

The StillWaters Residential Association (SWRA) Board recognizes the need to maintain the peace, tranquility and safety of the community. The Board further recognizes the need to follow state of Alabama code regarding the use, sale and distribution of fireworks.



Fireworks Policy

The SWRA Board adopts a policy to prohibit the use, sale or distribution of fireworks within the StillWaters community with actions identified when policy is violated.

SWRA Board of Directors Resolution (June 28, 2016)

Code of the State of Alabama - Section 8-17-222

- It shall be unlawful to offer for sale or to sell any fireworks to children under the age of 16 years unless accompanied by an adult or to any intoxicated or irresponsible person.
- Any person purchasing fireworks shall be required to show a valid driver's license or state approved identification card.
- It shall be unlawful to explode or ignite fireworks within 600 feet of any church, hospital, asylum, public school, any enclosed building, or within 200 feet or where fireworks are stored, sold, or offered for sale.
- No person shall ignite or discharge any permissible articles of fireworks within or throw the same from a motor vehicle while within nor shall any person place or throw any ignited article of fireworks into or at such a motor vehicle, or at or near any person or group of people.

(Acts 1981, No. 81-409, p. 638, §13; Acts 1987, No. 87-563, p. 876, §6.)

Policy Enforcement

The SWRA Board wishes this policy to be a self-enforcement policy, as much as possible, by the owners and visitors of StillWaters. The Board asks that owners make a sincere effort to adhere to this policy.

In an effort for the Board to act responsibly to look out for the safety and well-being of its owners and visitors, violators or those witnessed to be acting in a manner contrary to this policy will be notified. Owners as well may notify the SWRA staff of any witnessed violations. Violators will be reminded of the policy and asked to adhere to the policy immediately. A notice will be filed with the SWRA for review.

Violations of Policy:

- Use of fireworks within the StillWaters community
- Sale or distribution of fireworks within the StillWaters community

Violation of Policy Protocol:

First Violation: A notice will be placed in the property owner's file for future reference and a written "Advisory Notice" will be mailed to the registered owner.

Second Violation: A "certified" letter from the SWRA Board will advise the property owner of its multiple violations of policy and ask the owner to strictly adhere to the policy or expect to be assessed a fine of \$500.00 for each additional incident.

Third Violation: A letter from the SWRA Board will advise the property owner of its multiple violations of policy and assess the owner a \$500.00 fine.

Fourth Violation: The SWRA Board will assess an additional \$500.00 fine for each further violation in cumulative.

Note: Unpaid fines may become a lien against the registered owner's property.



Stillwaters Golf – September 2018

Fall is approaching along with all the football we love. Make sure to get your golf in and around your favorite team's schedule. What a great time of year to play a little golf.



MEMBER TOURNAMENTS

The **Club Championship** was great having wonderful weather and great golf course conditions. Congratulations to David Myrick (Senior Club Champion) and Hugo Heflin (Club Champion). We appreciated all those who played and are proud of our winners. The **Couples Scramble** will take place on Friday, September 7th. Come join the fun if you haven't already signed up in advance. I want to thank the members who took the time to participate in our member tournament schedule this season. I will be adding a couple of new events for the 2019 golf campaign.

OUTSIDE EVENTS

Montgomery Golf Association Monday, 9/10 7:00am-10:30am tee times

GOLF SHOP ITEMS

We still have great deals on our logo merchandise in the shop, including a few winter garments left. The brand new Cutter & Buck men's/women's shirts are in, come pick up your size before it is gone. The new Pukka headwear has arrived. We carry a full line of Titlest/FJ and Under Armour apparel. We have Footjoy golf shoes on display and have a special deal on Triton drivers from Wilson Staff. The Auburn and Alabama logo shirts are in and have sold well. We have logo ball repair tools and hat clips which are a steady sales item. Keith and Debbie have ordered us Stillwaters Golf logo tee-shirts. Perfect casual attire for around home, on the lake or out back at Copper's. **The new Stillwaters Golf logo towels are in!**

GOLF COURSE NEWS

The staff has worked hard to deliver a wonderful golfing experience to all of us. We have a few bunkers that have washed out but the remainder of the course is enjoyable. We continue to receive wonderful reviews from our golfers and will continue to work towards course improvements going forward.

I in 3 American Adults Have Prediabetes

While 1 out of 3 American adults have prediabetes, only 10% of these people are aware of the condition. According to the American Diabetes Association (ADA), prediabetes is when your blood sugar level is higher than normal, but not high enough to be diagnosed with diabetes.

If you have prediabetes, you are on the road to developing diabetes, unless serious changes occur. When lifestyle changes are not made, many people with prediabetes will develop type 2 diabetes within 5 years. Having pre-diabetes or diabetes increases your risk for stroke and heart disease. In many cases, if you make lifestyle changes you can prevent pre-diabetes from becoming diabetes. Consider the following tips...

- Losing just 5% to 7% of your body weight can slow or reverse pre-diabetes. If you weigh 200 pounds, that is only 10 to 15 pounds.
- Make small changes in diet and set realistic goals that are measurable and achievable. For example, maybe start by cutting out sugar-sweetened beverages from your diet, or eliminating sweets/deserts from the diet, or engaging in physical activity for at least 30 minutes most days, or watch less than 10 hours of TV per week, etc., etc. Once you have accomplished your goal and maintained it for several weeks to months, move to a new small step/goal (while maintaining your previous goal).
- Keep a record. Try keeping a record of everything you eat and drink for a least a week. Many apps and websites are available that can help you do this easily. This can help you monitor how many calories you are taking in and how many are being burned via normal activities and exercise. This can help you identify problem areas of your diet and/or exercise program.
- Get a support system. Having a significant other, a co-worker or friend make changes with you can help you along the way

Church of the Living Waters at StillWaters
Guest Speaker Listing - 2018 Season
All Services: Sunday 9:00-10:00 AM; Except Easter, 6:30 a.m.



Sept 2nd Dr. Tim Thompson - Dadeville Labor Day Closing

***** Communion served on September 2nd *****

Please join us! Dress is casual. Actual address is 782 Lakeview Ridge 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

Dumpsters at the Welcome Centre October 15 and 16

Tallapoosa County Commissioner George Carlton Jr. has scheduled the county dumpsters to be back at the Welcome Centre adjacent to the main entrance gate on October 15th and 16th. This will be the last time the dumpsters will be in StillWaters during 2018.

Most household and consumer items can be disposed of in the dumpsters. Hazardous and toxic waste such as paint, computers, flammable liquids, etc.... cannot be disposed of in the dumpsters. A sign will be posted at the dumpsters explaining what can and cannot be discarded.

AUBURN 2018 FOOTBALL SCHEDULE



09/01	vs	Washington	Atlanta, GA
09/08	vs	Alabama State	Auburn
09/15	vs	LSU	Auburn
09/22	vs	Arkansas	Auburn
09/29	vs	Southern Miss	Auburn
10/06	vs	Miss State	@ Miss State
10/13	vs	Tennessee	Auburn
10/20	vs	Ole Miss	@ Ole Miss
10/27	vs	Off	Off
11/03	vs	Texas A&M	Auburn
11/10	vs	Georgia	@ Athens, GA
11/17	vs	Liberty	Auburn
11/24	vs	Alabama	@ Tuscaloosa

ALABAMA 2018 FOOTBALL SCHEDULE



09/01	vs	Louisville	Tuscaloosa
09/08	vs	Arkansas State	Tuscaloosa
09/15	vs	Ole Miss	@Ole Miss
09/22	vs	Texas A&M	Tuscaloosa
09/29	vs	Louisiana	Tuscaloosa
10/06	vs	Arkansas	@Arkansas
10/13	vs	Missouri	Tuscaloosa
10/20	vs	Tennessee	@Tennessee
10/27	vs	Off	Off
11/03	vs	LSU	@ LSU
11/10	vs	Miss State	Tuscaloosa
11/17	vs	The Citadel	@ The Citadel
11/24	vs	Auburn	Tuscaloosa

September 2018 for SWRA Centre



						1
2 Living Waters Church 9:00 AM	3 We Will Be CLOSED — TO OBSERVE — LABOR DAY	4 SWRA Board Meeting 9:00 AM	5 ARC Meeting 4:00 PM Bridge 9:00 AM	6 Game Day 9:00 AM	7 Duplicate Bridge	8
9	10	11	12 Bridge 9:00 AM	13 Game Day 9:00 AM Bid Whist 1:00 - 5:00 pm	14 Duplicate Bridge 9:00 AM	15
16	17	18 SWRA Board Meeting 9:00 AM	19 ARC Meeting 4:00 PM Bridge 9:00 AM	20 Game Day 9:00 AM	21 Duplicate Bridge 9:00 AM	22
23/30	24	25	26 Bridge 9:00 AM	27 Game Day 9:00 AM Bid Whist 1:00 - 5:00 pm	28 Duplicate Bridge 9:00 AM	29



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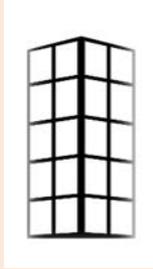
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