



**Staghorn Plantation Estates
Homeowners Association**
P.O. Box 267
Nicholson, GA 30565

YOUR NEIGHBORHOOD ASSOCIATION NEWS

October 2025

Upcoming Staghorn Events

Mark your calendars for the 2025-2026 Staghorn Homeowners Special Events.



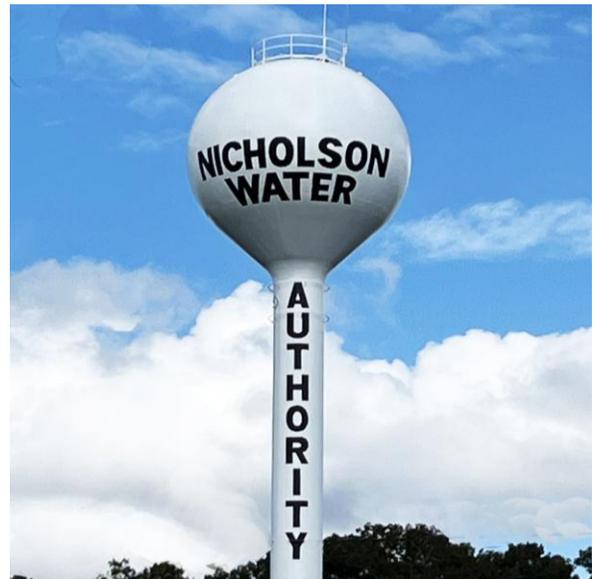
Fall Colors will soon be here in Staghorn

Special Events, Dates and Times

Thanksgiving Feast		
11/18/2025	Tuesday	6:30PM
Breakfast with Santa		
12/13/2025	Saturday	9:00AM
Ladies Gift Exchange		
12/16/2025	Tuesday	6:30PM
Lake Party		
06/13/2026	Saturday	12:00PM

Nicholson Water Authority
Our Community Resource

Every Staghorn homeowner gets a monthly bill from Nicholson Water Authority. Let's take a closer look at the organization focused on meeting our communities' water needs.



150,000 Gallon Water Tank – Nicholson, GA

Nicholson Water Authority operates with five fully functioning wells. Each Well is equipped with well houses, chemical treatment rooms, filtration systems, and all the essential components that help them deliver clean, great-tasting water to the Staghorn community. Last month alone NWA wells pumped **8,578,480** gallons. They have two water tanks, one shown above, that hold a total of **650,00** gallons of water.

Water Leak Survey Results

Staghorn homeowners were asked to let us know about any leaks they have now or have had in the past year. Five residents responded that water leaks were generally found around the water value separating NWA and homeowner water. In one case the service line running from the meter box to the residence home was damaged, costing the homeowner a large sum of money. NWA offered the residents a monthly payment plan.

According to Nicholson Water Authority's experienced manager, Tosha Gaddis, "some parts of our (pipes) system date back 40 years or more, and those sections may contain older, less durable materials than what we use today. There's always room for upgrading lines in any system and over the past few years we have almost replaced all "old" piping"

Tosha was asked about problems a few homeowners were facing with leaks near the water value separating homeowner and NWA water. Tosha stated that if residents were concerned about possible water leaks on their property, they could always add a cutoff valve. It costs about \$600 when installed by a plumber. You have additional protection.

Water Leak Insurance Program

Staghorn homeowners have "Water Leak Insurance." You are paying for the Nicholson Water Authority **Servline Protection Program**. In 2023 all Staghorn residents were automatically enrolled in an insurance program that provides up to \$1,000 per occurrence of protection from high water bills for \$2.73 per month. When a leak occurs, you call NWA Servline at 1-888-487-4901 to get reimbursed for your losses. Provide your account number. If your normal monthly bill is \$20.00 and you have a bill of \$100.00 you will be reimbursed or credited for \$80.00.

Staghorn Homeowners on NWA Board

NWA has over 1,300 customers and adds about 10 to 15 new customers a year. They serve 0-10 leaks a month and notify customers of leaks detected by their electronic meter reading system. **NWA water billing rates are the lowest in the county.**

We are very fortunate to have Martie Hutchens and Robert Akins serving on the Nicholson Water Authority Board of Directors. You have probably seen Martie happily walking her pets through our neighborhood.



According to Martie, we are blessed to have an excellent staff of four employees headed by 11-year veteran Tosha Gaddis. You may know Tosha who was born and raised right here in Nicholson. She is actively involved in the Nicholson Baptist Church and has four grown children and two beautiful grandchildren. Tosha says, "I drink our water every day—we provide the best water around."

Please pay your annual dues today. Your dues keep our community alive and well.

Craig Gieler – Secretary SPEHOA