

Stillhouse News

5/1/2017

For Stillhouse Canyon Residents

Volume 1, Issue 1

Dear Stillhouse Residents: At our February annual meeting, you made several suggestions that the Board is implementing. One of them was to let you know of items/decisions affecting our community.

HOA BOARD MEETINGS

The board meets the 2nd Tuesday of each month in the Clubhouse at 6:30pm. The annual meeting is held the 2nd Tuesday of February. Any change to this schedule is noted by a sign at the mailboxes or written notice to each HO for the annual meeting. All meetings offer the opportunity for HOs to make comments, recommendations or to observe. A HO who is not able to attend in person may submit a comment to Granite in advance of the meeting.

NEXT BOARD MEETING:

TUESDAY, MAY 9, 6:30 PM IN THE CLUBHOUSE.

LANDSCAPING UPDATES

Several HOs suggested ways to spruce up and beautify the property. At the April meeting, the board allocated \$10,000 for landscaping/property improvements which should be underway during May. These include cleaning up and replanting of the entrance areas leading to the gates, the center circle by the mailboxes, restacking and repairing stones in ledges and other locations around the property, power-washing entrance signs and certain rock areas.

VOLUNTEER GARDENERS

In response to a HO suggestion, the board encourages volunteers to select a chair who will oversee the Gardening Committee. The chair should attend a board meeting or contact Granite Properties indicating his/her interest and ability to oversee the Committee, initiate workdays and coordinate the selection and care of plants. The pool area offers gardening in numerous large pots that can be planted with colorful annuals. The board will cover the cost of approved plants. Volunteers will provide their own tools. The board is open to other landscaping suggestions from the Committee.

OUR FIRST NEWSLETTER

The Stillhouse News is being distributed through the realtor boxes at the mailboxes. If you are not the home owner (HO) and think the owner of your unit would like one of these newsletters, please give them one or contact Granite Properties to mail one. We plan to do a Quarterly edition out in May, August, November and February.

YOUR BOARD AND PROPERTY MGMT. CO.

Board members are: Carolyn Wright, president; David Greene, VP; Marc Duchon, secretary; Kefren Bailey, treasurer; and Seth Klempner, member-at-large.

The property management company is Granite Properties located at 808 W. 10th Street. Our Granite Property contacts are Mike Hill, CPM and his assistant Ashley Rodriguez. HOs may contact Granite at 512-469-0925.

RESTRIPING/RENUMBERING THE PARKING LOT

In April, the board spent \$1900 to restripe the lines and renumber the assigned parking spots to both give a cleaner look to the property and to make parking clearer. Having bright white lines and numbers allows HOAs and residents to tell guests to park in any spot that is not numbered. Numbered spots are reserved for a particular unit. We plan to undertake this activity every 4 years as needed. The entire parking lot will be resurfaced as well as restriped and renumbered every 8 years as needed.

ON-GOING BUILDING MAINTENANCE PROGRAM

The board continues its proactive maintenance program in place for several years in which we inspect each building for preventive maintenance and repair. There are 15 buildings at Stillhouse and it takes approximately two years to complete the circuit. This proactive program supplements necessary immediate repairs reported by HOAs or others. At the present time, the board spends, on average, \$12,000-\$15,000 per building for preventive maintenance. This program contributes to the upkeep and appearance of the property in a cost-effective way.

WHERE DOES MY MONEY GO? SPECIFICALLY, MY HOA FEES?

In 2016, the single biggest expense was, and will continue to be, maintenance and repairs both proactive and necessary/immediate at 43% of the budget. Water and wastewater is 15%. As you may know, the property is metered by building, not unit, from the days when it was an apartment complex and so your monthly water bill is paid by the HOA. Property taxes and the condo master insurance policy of \$15 million is 13.5% of the annual budget. Administrative costs and contributions to the reserve fund are 10% each. The board schedules large-scale projects several years in advance (e.g., resurfacing of the parking lot) and maintains an adequate reserve fund to avoid budget short-falls or special assessments.

COMMUNITY POT LUCK SUPPER

Interested in being the chair or helping out on a Social Committee to organize a potluck supper in the Clubhouse? The board awaits a proposal and is willing to contribute to the cost of beverages. If interested in chairing, please attend a board meeting or contact Granite.

PUD PASSES

Despite dogged local opposition, the Austin Oaks PUD saga finally concluded earlier this month at City Hall, passing 8-3 led by the mayor (no votes: Alter, Pool, Tovo). The PUD is a massive redevelopment of the land at Spicewood Springs Rd. and Mopac. The developers will be tearing down the 2-4 story offices and replacing them with a denser mixed use plan. The City Council amended the proposal by added 20 units of affordable housing in exchange for increased building height and traffic. Be prepared for delays on Spicewood Springs—especially at Mopac—as the redevelopment will add roughly 22,000 new trips per day by the time it is fully built out in a few years.

RULES UPDATE

The board is exploring ways, other than a ban on smoking in the common/limited common areas, in which to regulate smoking on the property to reduce fire hazards and to control smoke from one unit that negatively impacts another. The board is also looking into rules that regulate excessive animal noise, clarify who pays investigative costs for determining the source of a leak or other damage, prohibit 18-wheelers, prohibit placing certain objects in the recycling and trash dumpsters and enact a speed limit. All rules are reviewed by our attorney before being adopted. HOAs will be advised when the rules are final and we encourage HOAs to share the new rules and all rules with tenants.

INCREASED RECYCLING PICKUPS

At your suggestion, the board has increased the frequency of pickups at the recycling dumpster in Phase I. Let us know if your dumpster exceeds capacity on an on-going basis.