

# Stillhouse News

8/1/2017

For Stillhouse Canyon Residents

Volume 1, Issue 2

## HOA BOARD MEETINGS

The board meets the **2<sup>nd</sup> Tuesday of each month in the Clubhouse at 6:30pm**. The annual meeting is held the **2<sup>nd</sup> 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:

**AUGUST 8, 6:30 PM IN THE CLUBHOUSE**

## DUMPSTER ISSUES

Throwing things away costs money that is paid out of your HOA monthly fees. When mattresses, furniture or large, unauthorized items are placed in the dumpster, the HOA is assessed an additional fee by the waste disposal company. These fees are often \$100-\$150 per item which come out of YOUR HOA dues.

### **Use dumpsters wisely to reduce unnecessary waste costs:**

- 1. Recycle** all appropriate items instead of using the trash dumpsters.
- 2. Flatten boxes** to save space.
- 3. Don't put unauthorized items in the dumpsters.** A new rule will prohibit placing mattresses, appliances, construction debris, furniture or other similar bulky household items in the dumpsters or recycling bins. Fines will be imposed for violations. HOs will be expected to advise tenants and contractors to haul off construction debris or other unauthorized household items.
- 4. Residents who report violators who are depositing unauthorized items will be paid \$50 for each violation reported that leads to a fine being imposed.** Please contact Granite with the date and time of the violation, the items disposed of, and the unit number responsible for the disposal.
- 5. Do not leave furniture or other items outside the dumpster in the hopes that "someone might want this."** Dumpsters are not a donation station. Take unauthorized items to a donation location, consignment store, or to a proper disposal area as appropriate.
- 6. Do not deposit trash in the woods.**

## ABOUT THE NEWSLETTER

The Stillhouse News is written by the Stillhouse HOA Board and distributed through the realtor boxes at the mailboxes. We plan to have additional newsletters in November 2017 and February 2018 and quarterly thereafter. If you have suggestions for articles, please contact a board member.

## 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. 10<sup>th</sup> Street. Our Granite Property contacts are Mike Hill, CPM and his assistant Ashley Rodriguez. HOs may contact Granite at 512-469-0925.

## **HOW THE HOA IS SPENDING MONEY THIS QUARTER**

Below is a brief description of repairs and other items of note that the board has approved since May.

1. Annual tree trimming to be done in August at a cost of \$6,400.
2. Repairs to swimming pool including necessary waterfall aeration improvements for \$2,300.
3. Initiate twice monthly inspections and cleaning of all drainage ditches in front of buildings to prevent water intrusions at a cost of \$327 per month.
4. Repairs to Building 14 as part of the proactive exterior building maintenance program. Each building usually costs \$12,000-\$15,000 to refurbish.

As a new item, the Board will have our maintenance man, Dave, clean all exterior light fixtures in front of each door once a year to ensure good visibility for residents. Dave will begin at Building 1. The board urges residents to participate in the care and cleaning of their entrance areas including sweeping porches and stairs, removing cobwebs from doors and railings and other cleanup as needed. Our current budget does not allow funds to keep each entrance clean other than periodic leaf blowing and annual cleaning of light fixtures.

## **CHANGES TO THE CLUBHOUSE USE AGREEMENT**

As a result of some recent issues, we have made a few changes to the Clubhouse and Pool Use Agreement. Only HO's, not tenants, may rent the clubhouse but HO's may rent on behalf of a tenant as long as they understand they are responsible for any damages. A HO may rent the clubhouse only once a month. HO's are reminded that although they have exclusive use of the clubhouse, the pool remains open to all Stillhouse residents who should be made to feel welcome if they want to use the pool during an event.

## **PROTECT YOUR VEHICLE FROM BREAK-INS**

During July, we had a report of suspicious persons in Phase II who were looking into cars. We reported this to APD and asked for extra patrols. We remind all residents to be sure to lock their cars, use alarm systems if available, and don't leave anything visible in the car that might be tempting. If you see suspicious behavior, please report it to APD immediately and to Granite Properties. Also report any burned out lights on the property to Granite for replacement.

## **CHANGES COMING TO SPICEWOOD SPRINGS ROAD AND LOOP 360**

The May-June issue of Community Impact Newsletter reported that in 2019-20, Spicewood Springs Road "will be expanded to four lanes with medians, sidewalks, signals and bike lanes" at a cost of \$17 million. It also reports that in 2022-24, underpasses and overpasses will be added at Spicewood Springs Road and Loop 360 (and other intersections along Loop 360) at a cost of \$225.5 million. We will keep you posted as we learn more.

## **COMMUNITY POT LUCK SUPPER**

A successful pot luck supper was recently held in the Clubhouse. About 40 residents attended and enjoyed good food and company. Our thanks to Harriett Kirsh-Pozen and Martha Cole for organizing the enjoyable event. We hope they or others will host similar events in the future to build community at Stillhouse. If you have an idea for a community event you'd like to sponsor, please contact the board.

## **VOLUNTEER GARDENERS WANTED**

Those with a green thumb are invited to engage in container gardening in the pool yard. The board encourages volunteers to select a chair who will oversee the Gardening Committee. The board will pay for approved plants. Volunteers will provide their own tools and do follow up watering as needed.

## **CITY'S CodeNEXT IS COMING**

CodeNEXT—the city's project to overhaul its 30+ year-old development code—is underway and drafts have been released to the public at [www.austintexas.gov/department/codenext](http://www.austintexas.gov/department/codenext). The project focuses on changing zoning designations to densify Austin. District 10 Council member Alison Alter is working to help constituents understand the impacts of this important project and distribute information to neighbors. Her office is hosting a District 10 meeting on **September 14th at 6:45pm at St. Matthew's at 8134 Mesa Dr.** To RSVP, request more information, or ask questions contact Kurt in Alter's office at [\(512\) 978-2207](tel:5129782207).