

Stillhouse News

11/1/2017

For Stillhouse Canyon Residents

Volume 1, Issue 3

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**. No December meeting is scheduled. 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:

NOVEMBER 14, 6:30 PM IN THE CLUBHOUSE

2018 BOARD VACANCY - PLEASE CONSIDER JOINING

We will have a vacancy on the board effective Feb. 13, 2018. If you are interested in serving, plan to nominate yourself at the Annual Meeting and give a brief statement about your interest in and qualifications for serving. You will need to be able to attend Tuesday night monthly meetings on a regular basis. If you have questions about the role, please attend a board meeting or contact a board member for more information.

With regret, we say goodbye, thank you and congratulations to Kefren Greenstreet Bailey who has been on the board for seven years as Treasurer and a very capable member. Kefren and her husband Josh recently welcomed their new daughter, Eliana born Oct. 1. We wish them well in their new lives.

NEW HOA FEES FOR 2018

The board has approved a budget that increases fees by 1.5% annually. Effective Jan. 1, 2-bedroom units will pay \$276 and 1-bedroom units will pay \$138 monthly. A recent letter reminds owners to use one of two automated payment options in order to avoid the cost of coupon books.

REMINDER: IF YOU USE AUTO-PAY, BE SURE TO UPDATE THE PAYMENT AMOUNT IN DECEMBER SO YOU DO NOT INCUR LATE FEES FOR INSUFFICIENT PAYMENT IN JANUARY.

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

NEW RULES IN EFFECT

In response to changing needs, the Board has adopted 6 new or significantly modified rules (more properly referred to as “community policies”) now in effect. All unit owners will soon receive a copy of the Sept. 2017 Revised Community Policies and a letter highlighting the changes. Be sure to review this letter and new rules when they arrive.

CHANGES COMING TO SPICEWOOD SPRINGS RD. & LOOP 360

The City of Austin recently hosted two informational meetings about the Spicewood Springs Road Project from Loop 360 to 0.2 miles west of Mesa Drive (where the median ends near the entrance to Neely’s Canyon Condos.) The stated goals of the project are to enhance safety and mobility (traffic flow.) The project, still in the development stage, could be as expansive as a four-lane road with a center median or remain the current two-lane road with a center median. Other options include the addition of sidewalk(s) and bike lane(s).

The \$17 million project is now in the Preliminary Engineering/Community Input phase. Design recommendations are expected in Spring 2018 with construction underway by 2019.

Now is the time to give your input into whether the project should be four lanes or remain as two and what other additions are useful. In addition, the May-June issue of Community Impact Newsletter reported that in 2022-24, underpasses and overpasses will be added at Spicewood Springs Road and Loop 360 as well as other intersections along Loop 360 at a cost of \$225.5 million.

We will keep you posted as we learn more. In the meantime, visit AustinTexas.gov/SpicewoodSpringsRd for more information and click “Participate Online” to submit your feedback.

HOW WE’RE SPENDING MONEY THIS QUARTER

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

1. Repairs to Building 15 are being scheduled as part of the proactive exterior building maintenance program. Each building usually costs \$12,000-\$15,000 to refurbish.
2. Sewer line/plumbing repairs near Building 16: \$8800.

OVERLOOK DEVELOPMENT OUTCOME

Thanks to the lobbying efforts of our board and neighbors, especially Dennis Watts, the Austin City Council voted 10-0 in September to limit the Overlook development at 4800 Spicewood Springs Rd. to the originally agreed-upon 12,000 sq. ft. limit.

HOA WATER BILL INQUIRY

The board has been working with City Council member Alison Alter’s staff and the city utilities to better understand why the HOA’s water costs have more than doubled since 2010. This is an ongoing investigation and there should be an update on this project by the next newsletter and/or annual meeting.

VOTING HAS BEGUN

Early voting for the November 7th election is underway around Travis County. Registered voters can cast their ballots at early voting locations now through Friday, Nov. 3.

Please visit:

<https://www.votetravis.com/vexpress/display.do> for more information on polling locations and ballot language, and to confirm voter registration.

This election has a combination of statewide propositions, Travis County bond items, and AISD bond items.