

Stillhouse Newsletter

August 1, 2018

For Stillhouse Canyon Residents

Volume 2, Issue 3

[HOA Board Meetings](#)

The board meets the 2nd Tuesday of each month at 6:30 pm in the clubhouse. All are welcome

NEXT BOARD MEETING **AUG 14th IN THE CLUBHOUSE**

[Parking Lot Lighting](#)

The Board has approved a trial installation of four LED light bulbs of varying style and intensity at the entrance to the property extending into Phase II. Purpose of the trial is to determine which bulb to select for use throughout the property. The goals are to save money by switching to LEDs which have a longer life and to provide more uniform lighting. The poles and globes will remain the same. The issue will be discussed and perhaps decided at the August meeting.

[Hiring New Maintenance Man](#)

We send our final farewells to Dave Sensat, our maintenance man since 2001 who retired as of July 31, but please welcome Kevin Harvey who will take over his responsibilities. You will find Kevin working on the property M,W,F, & Tues/Thurs. mornings.

[Overflowing Dumpsters](#)

Occasionally our trash dumpsters overflow. Here are three things you can do to help.

- 1) Break down boxes before throwing away. It's easy. Just use a knife to cut through the tape.
- 2) Use the recycling bins, not the trash bins, for all appropriate items.
- 3) Never throw construction debris or other large household items in either the trash or recycling dumpsters. The City of Austin offers recycling for these.

Learn more at austintexas.gov/resident/trash-and-recycling

[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 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, Treasurer
Phil Rothblum, Secretary
Seth Klempner, Member-at-large

The property Management company is

Granite Properties
808 W. 10th Street.
Austin, Tx 78701
(512) 469-0925

Our Granite Property contacts are Mike Hill, CPM and his assistant Ashley Rodriguez.

[Spicewood Springs Update](#)

City of Austin staff is nearing completion of the first draft of the Preliminary Engineering Report (PER) for the Spicewood Springs Road project. The report, based in part on community comments, was expected in the Spring but is delayed until late Summer. The City expects to hold a public meeting in late August after the report is released and we will keep you posted with notices at the mailbox on that event. Two items impacted the project schedule. The city decided to investigate whether there are possible historic sites and archaeological resources of significance near the project location. Secondly, staff determined that supplemental traffic modeling would be required to review how one possible roadway configuration would interact with the TxDOT proposed intersection at Spicewood Springs and Loop 360.

For additional information you can contact AustinTexas.gov/SpicewoodSpringsRd

[CodeNEXT on November Election Ballot](#)

CodeNEXT, the City of Austin's controversial plan to densify Austin by changing zoning and land use code to allow for more multi-family and commercial developments in existing neighborhood, will appear on the November General Election ballot. A judge ruled that voters--not City Council members--should decide the fate of the CodeNEXT proposal by acknowledging the 31,000+ petitions collected to place the proposal on the ballot. CodeNEXT has the capability to dramatically affect our community, neighborhood, and city, and we will keep you informed of future related developments.

[Plantings at the Pool](#)

Our thanks to residents Chris Ott and Seth Britney for beautifying the pool area with new plantings and rearranging pots. If you would like to join with Chris as a volunteer gardener, please contact her through Ashley Rodriguez at Granite. The HOA will cover the cost of soil and plants if approved in advance.

[Electric Charging Stations](#)

The Board is currently reviewing requirements for installing electric charging stations in resident's assigned parking spots. If you are interested in reviewing the requirements, contact Ashley Rodriguez at Granite for a copy. The Board is in the process of evaluating the first request.

[Building Repairs](#)

We are about to begin our routine building maintenance on Building 1 and will be using a new contractor. The HOA inspects and repairs all buildings periodically on a rotating basis and completes one building approximately every 6-8 weeks. More immediate repairs are handled as needed.

[How We're Spending Money This Quarter](#)

- 1) \$14,030 for foundation repairs to buildings 5, 6, 7, 8, 9, 11 and 13 in addition to \$14,320 for previously approved work for buildings 12, 15 and 16 and \$250 for an inspection of all building foundations.
- 2) \$1100 for installation of four new "test" outdoor LED light bulbs.
- 3) \$7200 for annual tree trimming.