

Stillhouse Newsletter

November, 2018

For Stillhouse Canyon Residents

Volume 2, Issue 4

[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

November 13th IN THE CLUBHOUSE

Hold the Date

Annual Meeting scheduled for Tuesday February 12 at 7pm

[New HOA fees for 2019](#)

Homeowner fees will increase in 2019 to \$293 for two-bedroom units and \$146 for one-bedroom units. A letter from Granite Properties, our management company, will be arriving shortly with more details about the increase and how to pay your HOA fees timely. In brief, the increase in fees is a result of increased costs to the HOA from rising labor and materials costs, the need for increased maintenance for an older property, an increase in the hours and wages for the maintenance man, increased trash pickups, and the need for a healthy reserve fund for long-term capital costs.

AVOID LATE PAYMENT FEES: A reminder to notify your bank, credit union or other institution of the increased amount before January 1, 2019 if you use an Auto-Pay service to pay your monthly fees. Late fees will be assessed if the full payment is not received by the 5th of each month.

[Overflowing Dumpsters](#)

Residents and the board continue to be concerned about overflowing trash bins on the property. As a result, we have increased weekly pickups from two to three times a week on Monday, Thursday, and Saturday. In addition, residents are asked to take steps to manage garbage during the upcoming holidays with an expected increase in trash and boxes. Please break down boxes before throwing them in the recycling bins. The large 8 yard recycle containers are picked up on Monday and Thursday while the small recycle, plastic cans are picked up on Thursday.

[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 2019 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

Our Property Management Company is
Granite Properties

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

and our Granite Properties contacts are Mike Hill, CPM and his assistant Ashley Rodriguez.

[Spicewood Springs Road Update](#)

On October 29, the City of Austin announced that the Spicewood Springs Rd. construction project will advance Alternative C to the design phase. The most significant recommendations of Alternative C is to increase Spicewood Springs Rd. from two lanes to four lanes, include a raised median with left-turn bays, a shared use path on both sides of the road for walkers and bikers, and new storm water quality and storm water detention facilities. According to the City's Department of Transportation, Alternative C received the most support from the community and best meets the project goals of addressing congestion and enhancing safety. For additional information you can contact AustinTexas.gov/SpicewoodSpringsRd

[Now In Effect: Water Shut-offs Rule](#)

The Board has recently adopted and sent to all residents a copy of the "Water Shut-offs by Owners" rule, policy #38. Be aware that this rule is now in effect and owners are subject to a fine for failing to follow the rule on a "first notice" basis.

The water shut-offs rule requires that before a resident may shut-off water to a building (needed in the case of a repair or appliance installation), (s)he must give all building residents 48-hours written notice of the shut-off. The notice must include the date, time and length of time of the shut-off as well as other required information. Water shut-offs may only occur between the hours of 10am-4pm. There are exceptions in the case of an emergency, but certain procedures must still be followed. For further information, please read the rule in its entirety. All homeowners received a copy of the new rule sent to their home addresses with a cover memo dated October 2, 2018. You may also access the rule at the Granite Properties website at

www.graniteproperties.com/association-management/homeowner-association-management/

and use Stillhouse password: still11.

In addition, a Water Shut-off Notice template that meets the rule requirements was attached to the October 2 memo and is available from Ashley Rodriguez at Granite Properties.

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

- 1) \$12,560 to JE Services, our new contractor, for maintenance repairs to Building 1. Some additional costs for roof repairs are expected.
- 2) As of August, we have increased the hours of our maintenance man, Kevin Harvey, from 20 to 30 hours per week resulting in an on-going increase in costs.

[Parking Lot Lighting](#)

The board has replaced all existing outdoor light bulbs in the globe lamp posts with LED bulbs of the same rating/brightness as the current metal halide lamps in use. The LED bulbs will provide more uniform lighting to the property and result in some decrease in costs over time as less maintenance is expected.

[CodeNEXT and Proposition J](#)

CodeNEXT, the City of Austin's contentious rewrite of the land development code is on the ballot this November in the form of Proposition J. which calls for a public vote for a major city zoning overhaul unlike the process that led to the proposal of CodeNEXT which was later withdrawn. The ongoing fight over Proposition J has deepened the rift between residents and neighborhoods that support public input in the land use process and others, such as some politicians and developers, who oppose it. Regardless of the election outcome, CodeNEXT, or some form of major land redevelopment code rewrite, will return to City hall soon. The Board will keep you apprised of any new developments.