

Stillhouse News

5/1/2018

For Stillhouse Canyon Residents

Volume 2, Issue 2

HOA Board Meetings

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

NEXT BOARD MEETING:

June 12th, 6:30 PM IN THE CLUBHOUSE

Annual Meeting Report

We had a successful annual meeting on February 13 in the Clubhouse with about 40 people in attendance and others attending by proxy. Phil Rothblum was elected to the HOA board. Residents had several suggestions that the Board considered at its April meeting.

Recycling: The Board has reviewed two recycling suggestions made at the meeting but decided to take no action at this time. Given the increased cost of smaller plastic bins as are used in Phase II, the Board is not planning to add additional bins at the Phase I recycling dumpster. Also, due to costs, we are also not putting a recycling bin at the pool and ask that residents either use the regular trash can or carry out their recyclables to the mailbox area.

Poop Bags: Per a homeowner request, the board plans to buy upgraded bags when new bags are re-ordered.

Recent Car Break-ins: As a result of some recent break-ins we are asking Dave Senset, our maintenance man, to be vigilant about replacing burned out bulbs, especially in the public parking areas and carports. If your car is vandalized, please report it to APD and to Granite Properties. It is our practice to ask for extra patrols after break-ins have occurred. Be sure to leave your car locked and empty each time you park.

David Senset, our property maintenance man since 2001, has announced his retirement as of July 31. David is an excellent guitarist and we wish him well as he pursues a music career in and around Austin. Be sure to tell him good-bye and thank him for his good work.

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 August 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 Klemper, 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.

Chimney Flues & Clothes Dryer Ducts

Homeowners are urged to periodically hire a professional company to clean out their chimney flues if they are being used and their clothes dryer ducts that vent air to the outside. Both of these conduits can collect materials that are combustible and potentially dangerous. Clothes dryers in particular collect fine lint particles that could easily ignite. The U.S. Fire Administration estimates approximately 3,000 home fires each year caused by dryer vents. Generally, the same company can perform both services often at a package rate as well as cleaning your HVAC ducts. *Helpful Hint: clean your lint trap filter with each load to prevent lint buildup in the ducts.*

Advance notice of water shut-offs

Occasionally residents need to shut off the water to their building so that a plumbing repair or installation can be made in their unit. As a result, the board has recently adopted a new rule requiring a Unit Owner to give all building residents 48-hours written notice of a shut-off. The notice must include the date, time and length of time of the shut-off, contact information of the unit owner and the date the notice is posted on each door. In the event of an emergency, you may give less notice either in person or by posting a notice. Fines may be imposed for failing to give proper notice. A copy of the new rule and a notice template will be delivered to all residents in the near future.

PUD update

Spire Realty Group, the Dallas based owners who own Austin Oaks and won approval from the city last year to rezone the property into a PUD put the property on the market in February. For more information see the Statesman's article at <https://www.mystatesman.com/business/austin-oaks-office-complex-goes-the-market/roqWQt2ZbqONBm2St4ko1N/>

The board will continue to monitor this development.

How we're spending money this quarter

Below is a brief description of expenses that the board has approved since April.

1. Foundation repairs to Buildings 15 & 16: \$11,650
2. Maintenance to Building 16: ~ \$21,000
3. Modifications to Clubhouse doors leading to pool area for code compliance: ~\$1400

Update on Spicewood Springs Rd.

City of Austin staff continues to prepare the draft preliminary engineering report due out in "late Spring." A public meeting will be scheduled to share the draft recommendations. For more information about the project, visit AustinTexas.gov/SpicewoodSpringsRd.

Parking lot lighting

In the near future, the Board will install a new LED light at a trial location on the property. The change to LED lighting is primarily, to lower costs, but may also provide improved illumination. When in place, we will post a notice at the mailboxes telling you the location of the trial lamp post and asking for your input.

Odds & Ends

If you call Granite to ask for repairs to be made to your unit, please take the initiative to follow-up on if/when work will be done if you are interested. Granite's limited staff is not able to contact each caller about the progress of each repair request, but is glad to answer your questions.

If the Stillhouse community is interested in re-starting the Neighborhood Watch program, we need a volunteer coordinator. Anyone interested in overseeing the process should contact Ashley Rodriguez at Granite who will give your information to the Board which can offer some guidance.