

Stillhouse News

11/1/2019

For Stillhouse Canyon Residents

Volume 3, Issue 4

HOA BOARD MEETINGS

The board meets every 2nd Tuesday of each month at 6:00 pm in the Clubhouse. All are welcome.

NEXT BOARD MEETING:

November 12th, 6:00 PM IN THE CLUBHOUSE

GARBAGE NEWS

The transition to Texas Disposal Systems has gone relatively smoothly. TDS supplied new and smaller trash containers to the property in early October. A special thank you to Mike Hill of Granite Properties for extensive follow-up with TDS to get this issue corrected.

HOA FEE INCREASE FOR 2020

At a special meeting held in October, the board voted to raise HOA fees by only 2% for 2020 to \$298 for a 2-bedroom unit and \$149 for a 1-bedroom unit. The board increased fees a very modest amount because of the anticipated costs in 2020 to each unit owner of a special assessment to fund new or modified railings. Much of the cost of the HOA fee increase is a result of a significant rise in 2019 of insurance premium rates, higher maintenance costs due to escalating labor and material costs, and increased upkeep for an older property.

PLUMBING REMINDER: AVOID COSTLY WATER LEAKS

It is important to have the right hoses that connect the water supply to the toilet tank and to check them periodically (monthly) to be sure they are sound and snug. If you have outdated plastic, white hoses, we urge you to replace them immediately with flex hoses made of braided steel. Recently, hoses in a downstairs unit broke and caused considerable water damage to that unit and the units on either side.

HOW WE'RE SPENDING MONEY THIS QUARTER (AUG-OCT)

1. \$2350 to H&R Striping to restripe parking lot numbers, parking lines, hash-outs and speedbumps. Work was done in September-October.
2. \$2000 for work related to new/modified railings.

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 quarterly newsletters in 2020 and 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; 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. Unit owners may contact Granite at 512-469-0925.

RAILING PROJECT UPDATE

The board met twice in October with Willerd Perkins, AIA, to discuss progress on modifying or replacing all balcony railings. The change is required by Farmers Insurance Company as a condition of continuing to offer the master policy at Stillhouse. Because there is only one other insurance option, significantly more expensive, the board is responding to Farmers' demands. Your HOA board is working with the Neely's Canyon Condos board that has the same railings requirement and is also using Perkins Architecture.

The board is exploring three options: buying new railings that comply with current city code or two retrofitting options using the existing non-complying railings. The board is guided by three main objectives: the cost and the aesthetics for the unit owners and what Farmers will approve. The board has allocated \$1500 for construction of three samples. (New railings with complying 4-inch vertical spacing were previously installed and can be viewed at the swimming pool.) The board also authorized \$500 to measure all existing railings to better determine cost.

Once the board has more details, it will schedule an informational meeting with unit owners in the Clubhouse to outline the proposed choice(s) and costs. Such a meeting is expected to occur before the end of the year and notice will be posted at the mailboxes. Funding will most likely be a special assessment. Unit owners will be given advance notice of the amount and when it is due.

CODENEXT UPDATE

Several weeks ago, City Staff, at the direction of Mayor Adler and the City Council, released their new land-use plan which up-zones the entire City of Austin. That includes our property, which will be up-zoned from "SF-6" to "RM2." The impact would reduce minimum setbacks,

increase maximum building height, increase the amount of impervious cover, and reduce the amount of parking required, among other changes for new construction.

Areas near Stillhouse will be up-zoned substantially, including tracts on Spicewood Springs Rd. and just north and south of us on Steck and Mesa. These tracts will be up-zoned from single-family homes to properties with 4-10 units. This change will likely invite further development and variances to adjacent homes and properties, with similar impacts to setbacks, height, impervious cover, and reduced parking requirements resulting in more density with fewer places to park. There is no accompanying infrastructure to support this new development.

Most informational meetings and Town Halls have already occurred. The Mayor and Council may vote on this plan as soon as December. Contact Kurt Cadena Mitchell at Council Member Alison Alter's office at kurt.cadena-mitchell@austintexas.gov or 512-978-2110 to learn more and find out what you can do to make sure your voice is heard on this important issue.

Current Code:

<http://www.austintexas.gov/department/land-development-code-drafts>

Comparison map of current/proposed zoning:

<https://austin.maps.arcgis.com/apps/Compare/index.html?appid=32713bd8d31f4f858b5247e47d917c5b>

Proposed Zoning Specs

<https://app.box.com/s/nn0ijx2mt4t8gx6e5b5z3kyan4dd61d>

Current Zoning Specs

https://www.austintexas.gov/sites/default/files/files/Planning/zoning_guide.pdf