

# Stillhouse Newsletter

April, 2020

For Stillhouse Canyon Residents

Volume 4, Issue 2

## [HOA Board Meetings](#)

The board meets the 2<sup>nd</sup> Tuesday of each month at 6:00 pm in the clubhouse. All are welcome.

Next board meeting  
April 14<sup>th</sup>

The board will meet for its regularly scheduled April meeting either in person or by Zoom. If the Mayor's proclamation has expired as currently planned on April 13, the board will meet in the Clubhouse at 6pm. If the order prohibiting gatherings of any size outside the home is extended, the board will meet by Zoom from their condo units. If a homeowner has a matter to bring before the board in that circumstance, please contact Granite or a board member in advance of the meeting.

## [A Letter from the Board](#)

Dear Residents: COVID-19 is changing many aspects of life, including how we do business and relate to each other at Stillhouse. This Special Edition Newsletter addresses some of those changes. Please also look for Notices posted at the mailboxes. If you have questions about changes, please contact Granite Properties or one of the board members. This is a good time to visit with and get to know your neighbors, at a 6-foot distance. Be on the lookout for someone who needs extra help with groceries or a trip for medical care. In the meantime, we urge all: Stay Home. Stay Calm. Stay Useful.

## [Railings Retrofit Project](#)

The board has determined to go forward with the railings retrofit. Given the impact of COVID-19, we have asked Farmers to postpone the time frame for starting the project until after the Austin "Stay Home" order has been lifted. The board plans to send out invoices in mid – late June for the special assessment. Those who have had a significant economic impact from COVID-19 should contact Granite Properties to discuss alternate payment options. Any special arrangements will not impact the amount of the Special Assessment which is \$722 for one-bedroom units and \$1,444 for two-bedroom units.

## [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 publish quarterly in February, May, August and November of each year.

If you have suggestions for articles, please contact a board member or Granite Properties.

## [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. 10<sup>th</sup> Street

Austin, Tx. 78701

(512) 469-0925

[www.graniteproperties.com](http://www.graniteproperties.com)

password: still11

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

### Contract Renewal with Granite and Farmers

The Board has voted to continue the property management contract with Granite Properties for an additional 5-year term effective retroactively from January 1, 2020 to Dec. 31, 2024. The contract may be terminated on 60-days' notice by either party. The board also decided to continue to purchase property and liability insurance from Farmers Insurance. The board spent several months exploring another option, Beck Management Company and their related insurance program through Alliant, but decided that Granite and Farmers were the better choices for Stillhouse at this time.

### **FAQs: COVID-19 Impact on Stillhouse Canyon**

#### Why is Stillhouse being impacted by the COVID-19 pandemic?

On March 24, Austin Mayor Steve Adler issued an order entitled "Stay Home—Stay Safe" in effect until April 13 unless terminated early or extended. The shelter-in-place order prohibits many activities such as leaving one's home or traveling (by vehicle, bicycle, foot, etc.) unless the activity is specifically exempted from the order. Violations of the order are subject to a \$1000 fine as a criminal misdemeanor.

#### Is the Clubhouse available for use?

No. Under the mayor's order, all public and private gatherings of any number of people occurring outside a single household or dwelling unit are prohibited which would include Clubhouse gatherings.

#### Will the pool remain open?

Yes. Per the mayor's order, individuals may engage in outdoor activity for health and exercise provided they comply with the Social Distancing Requirements. Therefore the pool will remain open for exercise but should not be used as a place for social gatherings. See posted notice for further information.

#### Is Granite Properties open for business?

Yes. The office location is closed but Mike Hill, CPM, and his assistant Ashley Rodriguez are working from home and responding to phone calls and emails.

#### Are HOA rules still enforceable?

Yes. The deed restrictions remain in effect. As a practical matter, some enforcement may be interrupted or delayed. If compliance becomes impractical, homeowners should inform the board or the management company of the difficulty and discuss a temporary solution. Homeowners should feel free to report any questions or concerns to Granite Properties.

#### Can homeowners still get emergency repairs?

Yes. Plumbers, electricians, and other service providers whose services are necessary to maintaining the safety, sanitation, and essential operations of residences are exempt from the work-from-home requirement. If a homeowner needs an emergency repair, such as fixing a plumbing leak, for which the HOA has maintenance responsibility, the homeowner should contact Granite Properties.

#### Will trash and recycling still be picked up?

#### What about pool maintenance service?

Yes to both. Residential waste disposal workers are considered essential critical infrastructure workers under federal guidelines and exempt from the stay at home requirement. Both public and private trash and recycling pickup services will continue to operate while the order is in effect. Pool service is also expressly exempt from the shelter-in-place order so pool service should not be affected.

#### Do homeowners still have to pay HOA dues?

Yes. The HOA still has mandatory functions to carry out, such as maintaining HOA infrastructure and paying for insurance, and proper funding is necessary for those functions. Because of these mandatory obligations, HOAs cannot suspend assessments. However, payment plans may be available as needed. Homeowners who can pay their dues on time should do so, and homeowners who cannot pay on time should promptly contact Granite Properties to request a payment arrangement.