

# Stillhouse News

8/10/2020

For Stillhouse Canyon Residents

Volume 4, Issue 4

## HOA BOARD MEETINGS

The board meets the **2<sup>nd</sup> Tuesday of each month in the Clubhouse at 6:00pm**. The annual meeting is held the **2<sup>nd</sup> Tuesday of February**. Any change to this schedule is noted by a sign at the mailboxes or written notice to each homeowner (HO) for the annual meeting. All meetings offer the opportunity for HOs to make comments, recommendations or to observe. A HO who is not able to attend in person may submit a comment to Granite in advance of the meeting.

### NEXT BOARD MEETING:

**AUGUST 11, 6:00 PM IN THE CLUBHOUSE**

## POOL CLOSURE

With regret, the HOA Board has closed the Stillhouse pool and pool yard to all effective July 31, based on the July 14 Emergency Order effective from **July 14 - November 12, 2020** issued by the Austin Public Health Authority.

The Stillhouse HOA Board has exhausted all available options and made every effort to keep the pool open. The board did not enforce the July 14 order until the order was fully clarified if it applied to HOA pools. The Board is advised by our attorney that it does apply and that we cannot meet the order's requirements without closing completely.

If the Board is able to open the pool before November 12 based on the rule being withdrawn or amended, the board will do so. The Board deeply regrets the disruption that closing the pool causes our residents.

A letter with more explanation has been posted on all front doors.

For a copy of the order go to Austin Public Health Authority Emergency Rules adopted July 14, 2020 at

<https://austintexas.gov/news/local-health-authority-issues-emergency-rules-and-orders>

**THIS MEANS THE POOL IS NOT BE TO BE USED BY ANYONE AT ANYTIME. IF YOU WITNESS ANYONE USING THE POOL PLEASE CALL 911 AND REPORT TRESPASSING AT OUR CLOSED POOL.**

## ABOUT THE NEWSLETTER

The Stillhouse News is written by the Stillhouse HOA Board and distributed through the realtor boxes at the mailboxes. The newsletter is published quarterly and prepared by the Stillhouse HOA board. If you have suggestions for articles, please contact a board member.

## YOUR BOARD AND PROPERTY MGMT. CO.

Board members are: Marc Duchon, president; David Greene, VP; Seth Klempner, secretary; Phil Rothblum, treasurer; and Carolyn Wright, member-at-large.

The property management company is Granite Properties located at 808 W. 10<sup>th</sup> Street. Our Granite Property contacts are Mike Hill, CPM and his assistant Ashley Rodriguez. HOs may contact Granite at 512-469-0925.

## HOW THE HOA IS SPENDING MONEY THIS QUARTER

Below is a brief description of repairs and other items of note that the HOA Board has approved since May.

1. Unscheduled building repairs, including drilling weep holes, replacing window seals, repairing pest access damage, repairing sheetrock damage, and more across a number of units.
2. Plumbing repairs to a damaged sewer line for \$6,850.
3. Paying the down payment on the master insurance policy for \$23,229.
4. Driveway repairs to the asphalt and rock wall near building 3 for \$1,520.
5. Repairs to Building 5 as part of the proactive exterior building maintenance program. Each building usually costs \$20,000-\$30,000 to refurbish.

If you see an issue on the property that needs attention, please contact Granite Properties at 512-469-0925.

## RAILING PROJECT UPDATE

The Stillhouse HOA Board is working with Granite Properties to begin the Railing Project sometime in the Fall and will alert homeowners and residents when the project is scheduled to begin.

Background: The Railing Project is an insurance-mandated requirement – essentially, insurers advised the Board in April 2019 that they no longer will continue to offer property insurance without implementing the mandated safety requirements. As the property requires coverage, the Board and community were obligated to develop a solution that satisfied the insurance safety requirements. To fund this unanticipated major expense, the Board levied a Special Assessment after it was approved by the homeowners during the February 2020 annual meeting.

The Board anticipates the project will take several months to complete all 16 buildings. Additionally, the Board has combined this project with the scheduled railing painting, which is typically done every 8-10 years and was scheduled for 2019, meaning that balcony railings will be both upgraded with new panels, as well as painted.

## SPECIAL ASSESSMENT UPDATE

Homeowners have been notified of the payment terms for the Railing Project Special Assessment, which was due on **August 1, 2020**. Two-bedroom unit owners pay **\$1,444** and one-bedroom owners pay **\$722**. If you have any questions about this process or Special Assessment, please contact Ashley Rodriguez at Granite Properties at 512-469-0925.

## RAILING PROJECT ACCESS FEE

One unanticipated result of COVID-19 related to the Railing Project is a potential \$200 access fee for units that the contractor both cannot easily access

from the ground floor balcony-side or without owner cooperation. This access fee is to cover the costs and time involved in erecting scaffolding and using ladders to install the railing panels, and can be avoided by owners willing to provide access for several hours. The Board has been advised that a typical installation may take approximately three hours, and Granite will be working with homeowners to schedule access several weeks in advance of the actual installation to accommodate homeowner schedules. If a homeowner is unable to grant access to their unit, they may be subject to this \$200 access fee.

## TECHNOLOGY UPDATE

The Board is investigating several technology upgrades to the property, including a new access portal that would provide Granite more communication options with homeowners and residents, such as email notifications in the event of water shutoffs, gate repair issues, and similar disruptions where residents may value greater awareness. The Board is also investigating a more modern gate access control unit that could provide video of callers and can cycle through several numbers to contact a homeowner or resident. The Board will continue to update the community regarding these developments.

## MAJOR TRANSPORTATION BOND COMING

The City of Austin is laying the groundwork to place a controversial **\$7B - \$10B** Transportation Bond on the November ballot to fund their Project Connect Transportation System, with much of that money set aside for two rail lines that will serve Central and South Austin. For more information visit <https://capmetro.org/projectconnect/>, or contact District 10 Council Member Alison Alter's office at 512-978-2110.