

Stillhouse News

1/15/2021

For Stillhouse Canyon Residents

Volume 5, Issue 1

HOA BOARD MEETINGS

The board meets the 2nd Tuesday of each month at 6:00pm. The annual meeting is on the 2nd Tuesday of February.

However, the annual meeting scheduled for Tuesday, February 9 is postponed until a later date due to logistical complications of holding an Annual Meetings as a result of the pandemic and the death of Mike Hill. The board will hold the annual meeting as soon as possible and keep residents informed of the new date. 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 Homeowners (HOs) to make comments, recommendations or to observe. A HO who is not able to attend may submit a comment to Granite in advance of the meeting. Contact Granite for Zoom meeting information at 512-469-0925.

VACANCY ON THE BOARD

Seth Klempner has announced that he is stepping down from the board as of the annual meeting after serving for four years as Member at Large and as Secretary for the past year. We thank him for his excellent service. The Board seeks a replacement for him. If you are interested in serving on the board and being nominated at the annual meeting, please contact Granite who can put you in touch with one or more board members to discuss board responsibilities and benefits. The other four members of the board will seek re-election. We encourage all who are interested to run for office as the five candidates with the most votes will win election.

RAILING PROJECT UPDATE

The railings modification project began in late November on Building 1 and is going smoothly. Work is expected to finish in Phase I by the end of January if not delayed by weather. Modifications in Phase II will begin soon thereafter. The contractor is typically able to complete one building every 3-4 days in good weather.

IN MEMORY: MIKE HILL



August 22, 1953
– January 5, 2021

The Board mourns the death of our esteemed property manager since 2001, Mike Hill, who passed away on Tuesday, January 5, 2021 of complications from Covid-19. We will miss him as a consummate professional and as a friend.

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. 10th Street. Our Granite Property contact is Hank Legan. 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. \$7688 to Urban Landscapes and A & J Paving for drainage improvements at Building 11.
2. \$3031 to Urban Landscapes for drystack wall for drainage improvements behind Building 3.

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

WELCOME TO HANK LEGAN

Hank Legan has taken over for Ashley Rodriguez as Property Assistant Manager for Stillhouse.

Hank has almost fifteen years of experience in multifamily property management in Louisiana, Chicago, and Austin, including seven years with Granite Properties. When he's out of the office, you can find him on a bike exploring Austin's many great trails or climbing the cliffs at the Greenbelt. Hank is looking forward to meeting everyone, so send him an email to say hello at hank@graniteproperties.com.

BETTER COMMUNICATIONS COMING

In the coming months the HOA Board and Granite Properties will deploy "Condo Café," an online system for Stillhouse homeowners and residents that will expand our communication and online options. Among the features it offers is improved email communication and notifications (freeze warnings, water outages, gate issues, meetings, etc.), and an online portal that includes a way to track requests, make payments, view association documents and newsletters, and more. The board will keep you posted as information becomes available.

WATER MITIGATION PROJECT

Later this month, we will be replacing the two "speed bumps" that function as water diversion berms on the lower drive in front of building 11. The replacement speed bumps may take up to a day to set and dry. During this time, please avoid driving over them and follow signs diverting traffic. Additionally, there will be construction in

front of building 11 as crews replace the existing drainage pipe with a larger one to handle increased flow.

GATE ACCESS CONTROL BOX UPDATE

The Board has recently upgraded the gate access system at Stillhouse with a new Watchman system. In addition to replacing the damaged system, the new system offers residents numerous benefits, including:

- The ability to see who is calling via a live video feed on your smartphone
- Multiple numbers can be added for each directory entry
- If multiple entries, the gate will automatically call the next entry number when no one picks up or it rolls to voicemail
- Issuance of temporary, expiring codes that you can give to vendors and contractors

Existing codes continue to work and Granite is working with the installer to get remotes working. A Watchman Cellgate app is available to take advantage of all the additional features that the Watchman system provides. The app is not required to use the gate. If you have any issues with the new system, please contact Hank Legan.

POOL STATUS

The pool and pool yard remain closed until we are advised by our attorney that it may reopen in accordance with COA requirements.