

Stillhouse News

2/1/2018

For Stillhouse Canyon Residents

Volume 2, Issue 1

STILLHOUSE RESIDENTS' NEW YEAR'S RESOLUTIONS

1. Attend at least one HOA Meeting in 2018. How about the annual meeting on Feb. 13? See article below.
2. Consider joining the HOA Board or serving as a volunteer in the year ahead. See article below.
3. Never be late on HOA monthly fees again. See article below on two payment options.
4. Buy a clicker to get through the gate quicker and not get wet or cold hands. See article below.

HOA BOARD MEETINGS

The ANNUAL MEETING is Tuesday, Feb. 13 at 6:30 pm in the Clubhouse. Please attend in person or turn in your proxy at the Stillhouse collection box at the mailboxes or return to a board member or to Granite Properties. The board meets every 2nd Tuesday of each month at 6:30 pm in the Clubhouse. All are welcome.

NEXT BOARD MEETING:

FEBRUARY 13th, 6:30 PM IN THE CLUBHOUSE

2018 BOARD VACANCY - PLEASE CONSIDER JOINING

We have a vacancy on the board effective Feb. 13, 2018. If you are interested in serving, plan to nominate yourself at the Annual Meeting and give a brief statement about your interest in and qualifications for serving. You will need to be able to attend Tuesday night meetings at 6:30 pm on the second Tuesday of the month on a regular basis. If you have questions about the role, contact a board member for more information.

GATE CLICKERS

Ease your way through the entrance gate by buying and using a gate clicker for faster access. Reduce waiting times and eliminate getting a cold or wet hand by clicking, not punching, in.

Gate clickers cost \$25 each and may be ordered from Ashley Rodriguez at Granite.

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 May 2018 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, secretary; Kefren Bailey, treasurer; 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. HO's may contact Granite at 512-469-0925.

HOW TO USE AUTO-PAY FOR HOA FEES
ALL PAYMENTS ARE DUE ON THE 1ST AND
CONSIDERED LATE IF NOT RECEIVED BY
THE CLOSE OF BUSINESS ON THE 5TH OF
EACH MONTH.

1. Making Payments through your Bank or Credit Union.

Most banks and credit unions will set up a FREE AUTOMATIC MONTHLY PAYMENT program for customers. Per your instructions, they will send a check to the management company at no charge and typically don't charge postage. If interested, you should contact your banking representative to work out the details. Make sure they are aware of the due date so payments arrive before the deadline to ensure you do not encounter late fees.

Payee: STILLHOUSE CANYON HOA

Address: c/o GRANITE PROPERTIES OF TEXAS
808 WEST 10TH STREET
AUSTIN, TEXAS 78701

Attn: Ashley Rodriguez, Account #: Unit #

2. Making Payments through the Granite Website Payment Portal Program.

The Payment Portal Program is a service offered by a third party service company to enable owners to set up a recurring payment from either their personal account or credit card. There is a convenience fee charged by the provider for this service (\$2.00 per online bank account transaction or 2.95% for Master Card or Visa payments). For access to this program go to the Granite Properties website at www.graniteproperties.com, select the payment portal option and create a new account. Select the "Manage Recurring Payment" tab to enter your payment preferences and select your monthly draft date.

UPDATE ON SPICEWOOD SPRINGS RD. REGIONAL MOBILITY PROJECT

The City of Austin continues to progress towards a draft preliminary engineering report for mobility and safety improvements along Spicewood Springs Road between Mesa and Loop 360. The City anticipates the draft will be ready for additional public feedback this Spring.

The 2016 Mobility Bond funded preliminary engineering, design and construction of improvements that have yet to be identified. The City hosted the first round of public input in the preliminary engineering phase in Fall 2017. According to the City, data collection continues along the roadway, in order to inform the future draft recommendations.

For more information about the project, visit AustinTexas.gov/SpicewoodSpringsRd.

HOW WE'RE SPENDING MONEY THIS QUARTER

Below is a brief description of repairs and other items of note that the board has approved since November.

1. Repairs to Building 15 have been completed at a cost of approximately \$20,000. An inspection and repairs to Building 16 are scheduled for early Spring.
2. Plumbing repairs to common areas between an upper and lower unit: \$6,000
3. Annual transfer of funds to Stillhouse Reserve Fund: \$48,000

HOA WATER BILL INQUIRY RESULTS

The board met with City of Austin Water officials to better understand why water fees have increased at an alarming rate over the last decade. The board learned that Austin Water had been billing properties like Stillhouse Canyon that have fire demand meters at the emergency rate. Through the persistent efforts of other condo HOA members, Austin Water will now be billing fire demand meters at the smaller meter size, which will save Stillhouse Canyon roughly \$20,000 per year. The board is still investigating to attempt to realize further savings.

MAILBOX UPDATES

If you are new resident or tenant, please ensure that you update the nametag in your mailbox promptly to ensure you receive your mail. The Postal Service will insert a green vacancy card in your mailbox for you to complete. If they don't have a current resident on file they cannot deliver mail.