

Stillhouse Newsletter

February, 2019

For Stillhouse Canyon Residents

Volume 3, Issue 1

[HOA Board Meetings](#)

Annual Meeting Tuesday February 12

6:30 in the clubhouse or submit your proxy to insure a quorum

Attend the annual meeting to get updates on community news, a hand-out of Important Rules at Stillhouse, and copies of unit floor plans. It's also a good chance to meet your neighbors.

The board meets the 2nd Tuesday of each month at 6:30 pm in the clubhouse. All are welcome.

Next board meeting
March 12th in the clubhouse

[Vehicle Security Tips](#)

Occasionally we have a vehicle break-in on the property. Here are three tips to help protect your vehicle and those of others:

1. Lock your vehicle and have nothing visible inside.
2. Report light bulb outages to Granite.
3. Report any break-ins to APD, get an incident number and notify Granite to have a notice posted at the mailboxes alerting others.

[Property Safety](#)

The board scheduled a special meeting in November to discuss property safety. A report will be presented at the Annual Meeting. Suggestions for residents include the Vehicle Security Tips above, and encouraging residents to install surveillance cameras at their own doors/windows facing the parking lot. Suspicious findings should be reported to APD and Granite Properties.

In 2018, the board increased lighting on the property by replacing all outdoor globe lights with brighter, longer-burning LED bulbs. Also the single entrance gate added two years ago unifies the community behind a single gate and provide greater security to the Entrance Area that includes Mailboxes, Clubhouse and Pool. Other suggestions were considered but no action taken at this time.

[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. 10th Street

Austin, Tx. 78701

(512) 469-0925

www.graniteproperties.com

password: still11

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

Rule Reminders:

1. Dogs on leashes at all times.
2. 10 MPH speed limit on property.

We recently had an unfortunate event on-site when a puppy that was off-leash was hit and killed by a car. It's a time to remember to keep your pets on a leash and under your control at all times per Community Policy (CP) 8, Pets. Also a time to remind ourselves not to exceed the 10 mph speed limit on the property per CP 37. Pedestrians and animals, including wild ones, can sometimes unexpectedly appear or be hard to see as they cross the roadway.

Squirrels and Storage Units

We recently had to replace an outdoor storage door multiple times because a food item was stored inside. Do not store pet/bird food inside your storage unit or any other item that squirrels, rodents, insects may want to consume.

Limit of Two Cars on the Property

We have had reports of limited guest parking which may be caused by too many owner/resident vehicles on-site. Under rule, CP 19, each unit may have no more than 2 cars parked on the property with limited exceptions:

1. A few units have 3 assigned spots and may, therefore, have 3 vehicles.
2. A unit may, in addition to 2 cars for its residents, allow a guest vehicle to park no more than 5 times in a 30-day period.

Allowing a guest car to park more than 5 times per 30-days requires a written exception from the board.

If you are aware of a 3rd vehicle parking on-site more than 5 times per 30-days, please report the name of the resident or the number of the unit with the 3rd vehicle to Granite Properties so that a warning letter and/or fine may be assessed.

We simply do not have enough spots on the property to accommodate a 3rd vehicle. Help limit unauthorized residential parking to allow adequate guest parking for everyone else.

Important Policies (Rules)

We have recently prepared a two-page summary, "Important Policies at Stillhouse Canyon Condominiums, February 2019" for the benefit of our residents. Policies are rules that govern our HOA and all owners and residents. Violations of rules can result in penalties. To get your copy of the handout, please attend the February Annual Meeting or go to the Granite Properties website and look for it under Key Association Documents.

How We Spent Money Recently

4th Quarter, 2018

1. LED outdoor lighting: \$4750
2. Building 1 repairs above the roof line \$15,331 in addition to \$12,560 previously reported for lower building repairs
3. Increased trash pickups from 2x to 3x per week: \$455 for a total of \$1727 monthly.

1st Quarter, 2019

1. Asphalt repair in Phase 2, across from Building 13: \$995
2. We expect an estimate soon from JE Services for repairs to Building 2.

Spicewood Springs Road Update

The city has finished the design on improvements to Spicewood Springs Rd. between Loop 360 and Mesa Drive. These changes include two travel lanes in each direction, building a raised media with left-turn bays, and adding a shared-use path for pedestrians and bicycles on both sides of the road. Construction is due to begin in 2021 and continue for 18 months. Road improvements to Loop 360 will begin in mid-2021 and continue for 2-3 years.