

Stillhouse Newsletter

May, 2020

For Stillhouse Canyon Residents

Volume 4, Issue 3

[HOA Board Meetings](#)

The board meets the 2nd Tuesday of each month at 6:00 pm. The next monthly board meeting will be on May 12 and will be held over Zoom to comply with Austin's Stay at Home Order. Please contact Granite Properties if you have a matter to bring before the board.

[Vacancy on the board](#)

Interested in serving on the Stillhouse board? There is an upcoming vacancy as a result of the pending resignation of Carolyn Wright who has served for 17 years, many of those as president. Carolyn and her husband, Mark, are moving to San Antonio for a work opportunity. Carolyn will remain on the board during the transition period and the board position will come available later this year. If you are interested, contact a board member to discuss the roles, responsibilities and benefits of serving.

[Clickers not COVID](#)

Now more than ever is the time to purchase a gate clicker from Granite to avoid touching the keypad as you enter the property. We recently saw someone eating pizza and using the keypad with ungloved fingers. Avoid risk of germs and tomato sauce to yourself and others. Contact Ashley at Granite Properties to buy a gate clicker for only \$25 that includes mailing.

[Update on the Railings Modification.](#)

Farmers Insurance has agreed to postpone the required modification of balcony/patio railings until after government orders for staying home and/or restricting access to units have been lifted. Farmers does expect the modification project to be complete by the end of 2020. The board expects work to begin in the fall. All special assessments are due on or before August 1 and invoices will be sent in mid-late June.

[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.

How We're Spending Money this Quarter
Feb. 2020 – April 2020

1. \$2,578 to JE Service to modify trench and seal rock wall at #161 as a result of water intrusion.
2. \$13,700 to Steve's Plumbing for repairs to #129 and #141 for root intrusion into drainage pipes.
3. \$37,740.70 to JE Services for routine maintenance repairs to Building 5.
4. \$108,288 to Farmers Insurance for annual premium on property and liability insurance for 2020-2021.

CodeNEXT Update

Last month a District Court Judge ruled that the City violated the law twice while trying to pass a new land use code that would have up-zoned most of the City. The first violation was not notifying homeowners and the second was not allowing a petition process. The land use code would have up-zoned Stillhouse Canyon, including greater height allowances, more impervious cover, and fewer setbacks among other lessened requirements. The City has appealed the ruling, and the code rewrite is on hold.

Meet the Granite Properties Team

As reported in the April issue, the board recently renewed a 5-year contract for property management services with Granite Properties of Texas. Granite Properties is a privately held full-service company specializing in commercial real estate investment, development, and brokerage, as well as property management for commercial assets, multifamily properties and residential/commercial associations. At Stillhouse, we are served by two outstanding employees, Mike Hill, CPM, and Ashley Rodriguez.

Mike Hill, CPM (Certified Property Manager), has been the Stillhouse property manager since 2001 when the then apartment complex converted to condos. Mike has over 38 years of experience in the industry and has been with Granite since 1996. He started in the business in the late 1970's, and got his CPM in the mid-1980's. Mike is a past president of the local chapter of IREM (Institute of Real Estate Management) and a past president of the Austin Apartment Association. He was the recipient of the IREM's CPM of the Year Award and the Apartment Association's Presidents award. Mike and his wife, Nancy, have two sons, and a granddaughter, Braelynn.

Ashley Rodriguez has worked with Granite since 2017. She has 7 years of industry experience with a background in managing multi-family properties. She is working to become a CPM under the mentorship of Mike Hill. Ashley is a 2011 graduate of St. Edward's University with a B.A. in English Literature.

And a final word of thanks to Carolyn Wright

Carolyn has served as the President of the HOA Board of Directors for last 10 years. During that time she has worked tirelessly to ensure that our complex has remained a beautiful, safe, financially secure, and wonderful place to live. She has led the board thru some very difficult decisions and has also been a great source of knowledge and wisdom. Her judgment is respected and her counsel will be missed. Words can neither qualify nor quantify how grateful we are for her guidance. We wish her the best of luck in the next chapter of her life. Thank you!

Stillhouse Canyon HOA Board of Directors