

Stillhouse News

10/5/2020

For Stillhouse Canyon Residents

Volume 4, Issue 4

HOA BOARD MEETINGS

The board meets the 2nd Tuesday of each month online via Zoom (traditionally in the Clubhouse) at 6:00pm. The annual meeting is held the 2nd 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 HO's 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. Contact Granite for Zoom information.

NEXT BOARD MEETING:

OCTOBER 13, 6:00 PM ONLINE

RAILINGS UPDATE

The railings modification project is set to begin in November after completion of similar work at Neely's Canyon. As most residents know, the railings project is the requirement imposed by Farmers Insurance that writes Stillhouse Canyon's \$28 million condo master policy. In order to renew this policy in April 2020 and in 2021, Farmers requires that properties such as Stillhouse retrofit rear balcony railings to have openings no greater than 4-inches. Stillhouse railings are 6-inches wide. The retrofit provides for openings of 3-inches. Stillhouse has collected most of the \$219,430 special assessment to pay for the railings. A bidding error not caught until late in the process has increased the cost of the project by approximately \$62K-\$63K increase will be paid from contingencies for the railings budget, cost savings in other areas, and the HOA reserve fund.

The project was bid pre-COVID with the assumption that entry for the retrofit would be through the front door. For residents who do not wish or are not able to grant front door entry, installation will be done from the rear using ladders and special equipment as needed. In those situations, a \$200 access fee will be charged to a unit owner and paid to the contractor for additional labor costs. More information on the timing of work on your building and the access fee will be sent before work begins.

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. 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 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 August:

1. \$1,520 to A&J Paving for asphalt repairs near Building 3
2. \$6,474 to Haas Home Technologies for a new gate control system
3. \$6,850 to J.E. Services for drain lines repairs to #141
4. \$8,119 to Adam's Apple Tree Service for annual tree trimming
5. \$71,218 to CertaPro to repair and paint railings after modifications

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

LET'S TALK TRASH!

Stillhouse continues to face the ongoing challenge of trash, recycling, and dumpster issues.

Trash. It is very important that you flatten and fold your discarded boxes. We have experienced multiple occasions of overflowing dumpsters caused by just 2 - 3 large boxes (ex. Hello Fresh, Amazon, and a 65" television box) that contribute to overflowing. Dumpsters are a shared and finite resource, so one careless act can inconvenience the whole community. There are 7 trash dumpsters at Stillhouse Canyon. If "yours" is full, take a moment to discover an alternate dumpster nearby. Trash dumpsters are emptied Monday, Wednesday, and Friday, usually before 8am. The area around buildings 1, 2, 3, 11, and 12 has only one dumpster. Because the board is logistically unable to add another dumpster in this area, we ask residents to please utilize other dumpsters when the one near building 11 is full. **Also a reminder that dumpsters are not "give away" or "donation" stations.** Items recently left near and/or leaning on dumpsters include vacuum cleaners, outdoor décor, coffee tables, and bird feeders. If it's trash it needs to go fully inside the dumpster. If it's something to be donated or "something someone might want," please take it off the property. There are 2 nearby Goodwill locations--one on Shoal Creek and one on Far West Boulevard. These "donations" are unsightly and could potentially prevent our garbage from being picked up altogether.

Recycling. A reminder to all residents, especially new residents and those in buildings 1, 2, 3, 11, and 12 that our property recycles! There is a very large multi-stream recycling dumpster between buildings 6 and 10. This large dumpster is emptied on Mondays and Thursdays. Phase II, the other side of the property, has smaller recycling bins that are emptied on Tuesdays. Please do not put any recyclables into plastic

bags or garbage bags which are not recyclable here at Stillhouse. One plastic bag in the recycling dumpster causes the entire load to be diverted to landfill trash.

Dumpster Issues. Never dump furniture or other substantial items in our dumpsters. It is expensive for the association to have these items hauled off - costs that are passed on to everyone through increased association fees. It is a resident's sole responsibility to get furniture, appliances, construction debris, etc. off the property. The association offers a \$50 bounty/reward to anyone who can track such actions back to specific unit/resident that results in a fine. You may not want to tattle on your neighbor, but do you want to pay for their large trash? **It is the homeowner's responsibility** to ensure that either trash fits completely (lid closed) inside the dumpster OR that they remove the trash themselves off the property. Please do not share gate access codes with friends or family so that they may dispose on items on this property. The association can and does fine residents who violate these rules.

PHONE THAT DRONE!

Recently the HOA has been made aware of a drone that is flying in our nearby canyon and perhaps spying on residents. Flying a drone over Stillhouse Canyon Condos violates the city ordinance, and possibly state and federal laws. Unfortunately, Granite Properties and the HOA board have no way of knowing who is operating the drone or where it is coming from without your help. If you know who the drone user is, please alert Granite as well as the police. If you see the drone, please call 311 and report it to police as a non-emergency. We also recommend contacting our neighborhood APD liaison Officer Darrell Grayson directly at 512-974-5242 whenever you see the drone. This is a criminal activity and needs to be reported as such.