

STILLWATER CROSSINGS HOA

Spring 2024

BOARD OF DIRECTORS

Lisa Tschida, President

Kris Neuman, Treasurer

LeeAnn Olson, Secretary

*There are 2 open Board positions. Please reach out to a Board member or Sara if you are interested in volunteering your time.

HOMEOWNER INFO

A lot of communication is done by email. Please make sure Kingwood Management has current Homeowner Contact Info on file.

STILLWATER CROSSINGS SPRING NEWSLETTER

Thank you for taking a few minutes of your time to read the Spring Newsletter for all Homeowners & Residents in the Association. We hope you find the information useful as it relates to living in your common interest community.

LAWN MAINTENANCE

Valley Green Lawn and Landscape will provide lawn maintenance services again this year. Services include spring cleanup, mowing, fertilizing, weed control, tree & shrub care. If you own a pet, please pick up your pet waste immediately. If there is too much pet waste in a yard, they may skip mowing & you will be fined. Pots, patio furniture, toys, or other items are not to be in the grass as they will be in the way of lawn mowing.

CURB APPEAL

Curb appeal of the community is an Association and Homeowner responsibility. Take time to remove rubbish, winter holiday decorations, rusty/old furniture & grills, planters with dead plants, and other unsightly items from your exteriors. The Board will make efforts to do the Association's part to maintain that area of responsibility. Items cannot be hung or displayed from the siding, buildings, roofs, or decks overlooking patios. This includes dish or antennas for Internet or TV and security cameras; ARC form approval is required for these items.

PARKING

Each townhome unit has two parking areas: the garage and the driveway directly in front of their garage door. There is a maximum of four (4) cars allowed on Stillwater Crossings property for each townhome. Any owner/resident with more than four cars must store or garage these vehicles off the Stillwater Crossings property at the owner's expense. Residents can park in their garage, driveway, or public streets (Bergmann Drive, Judd Trail, Timber Way) only. Violation of parking rules can result in Association fines.



KINGWOOD MANAGEMENT

Sara Jenkins

sjenkins@kingwoodmanagement.com

651.439.7812 ext. 400

Accounting:

accounting@kingwoodmanagement.com

651.439.7812 ext. 407

DECKS & PATIOS

Decks & patios are not to be used for storage of personal property except for grills, patio furniture, and potted plants. Children's play equipment shall not be stored on common areas or on patios and decks. The cost of the maintenance of decks and patios is the responsibility of individual homeowners.

ARCHITECTURAL REQUESTS

If you would like to add, modify, or remove items affecting the exterior of your unit, you are required to complete an architectural request. Approval from the Board of Directors is required prior to beginning work, along with necessary permits when applicable. Failure to obtain approval may result in being liable for the cost of removal, repair, or replacement of alternation. To obtain a form, please contact Sara, look on your Resident Web Access account, or the Stillwater Crossings HOA website www.stillwatercrossingshoa.com. Architectural request forms should be sent to Sara at Kingwood Management.

PETS

Homeowners/Residents are to have no more than two domestic pets per unit. All pets must be leashed or properly controlled while outside the home. It is the responsibility of the pet owner to clean up all pet waste. Pet owners are also responsible for damages to properties caused by your pet, this cost will be billed back to the homeowner. Doghouses, kennels, and dog runs are prohibited. Pets must be registered with the Board through Kingwood Management. Pet owners must be able to show proof of vaccinations and/or City of Stillwater license. A fine will be assessed for non-compliance.

RENTAL UNITS

If your home is non-owner occupied, please submit required documentation to Kingwood Management. This is to be done annually per the Governing Documents.

CONTACT KINGWOOD MANAGEMENT

Please contact me with any questions, concerns, exterior maintenance issues, or requests for forms. Email is the preferred method of communication.

Sara Jenkins, Property Manager sjenkins@kingwoodmanagement.com

THANK YOU! – YOUR BOARD OF DIRECTORS & KINGWOOD MANAGEMENT