

STILLWATER CROSSINGS

Homeowners Association



Ready for Winter?

Winter will be here before we know it! Here are some tips to prepare.

Flowerpots, décor on sidewalks, etc. should be stored inside during winter months. Vendors are not responsible for damage to items left outside. If you have an exterior water source, please shut it off to avoid pipes bursting.

During snow events, please refrain from parking on the finger streets, guest parking, and your driveways. These areas will not be plowed off if cars are in the way. Sand/salt barrels will be placed near the mailboxes – **please only use the provided sand/salt** to protect the Association sidewalks and driveways.

Homeowners are responsible for snow removal when less than 1.5" inches fall, snow not plowed due to vehicles left in the way, and accumulation due to clearing off vehicles or the roof.

Please see the Stillwater Crossings website for details on the snow contract and expectations.

BOARD OF DIRECTORS

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Holiday Lights & Trees

Lights and decorations **are permitted** on patios, trees, rock areas and shrubs immediately adjacent to your unit and entry doors. Any lights or decorations must be attached so as not to pierce or damage siding, gutters, trees, or shrubs. Only holiday lights are permitted on trees. Exterior lights should not be on overnight except on the day of the holiday.

Lights and decorations **are not permitted** on common areas of the property, including roofs or lawns. All damage caused by decorations, lighting or affixing them to the property is the responsibility of the owner.

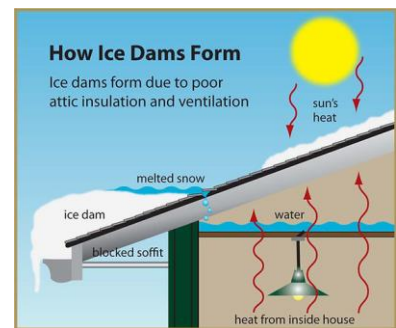
Christmas Trees are not allowed to be stored on decks or patios. They must be moved to the proper disposal location as per the City of Stillwater guidelines. You need to call Waste Management to let them know you need a tree picked up; 952-890-1100. Trees are picked up during the first two full weeks of January. Do not place your tree in the garbage bin.

Architectural Requests

Architectural requests are required for adding, modifying, or removing items affecting the exterior of the unit, including but not limited to, landscaping, decks and patios, exterior doors, windows, painting, and staining. Any owner failing to obtain written board approval and any necessary permits prior to beginning work, or who fails to comply with the plans and specifications approved by the board may be liable for the cost of removal, repair, or replacement of alteration, and for the complete restoration of the affected area. The Board of Directors has **60 days** to review, approve, deny, request changes or request additional information before making their final decision.

Frozen Locks & Ice Dams

Mailbox locks freeze up with thawing and freezing weather. The best solution is a lock deicer with a nozzle that you insert into the lock itself and then spray the solution directly into the lock. Another device that you can keep on your key chain. It has a prong and once it is turned on it heats up and you insert the prong into the frozen lock.



Homeowners are responsible for ice dam removal and/or any damage that occurs to the roof/home due to ice dams. Any ice dam removal must be done by a licensed and insured ice dam removal company and will require an ARC form.

Homeowners can use a snow roof rake to remove snow buildup from roofs above garages and front doors. Homeowners are responsible for any damage that may occur to the roof or vents.

Contact Information

Please contact Sara at Kingwood Management with any concerns, exterior issues, or questions.

Email is the most effective way to communicate.

sjenkins@kingwoodmanagement.com | 651.439.7812 ext. 400

THANK YOU!
Stillwater Crossings Board of Directors