

Kingwood Management
14520 61st Street Court N
Stillwater, MN 55082

Spring 2025
Newsletter



Stillwater Crossings

Thank you for taking a few minutes of your time to read the 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.

OPEN BOARD POSITION

There is an open Board position. The Board of Directors and Association is able to function with an open position but it is best to have this position filled. Owners who occupy their units are eligible to serve on the Board.

Homeowners who have interest in serving on the Board are encouraged to reach out to Kingwood Management to learn more.

Board positions are volunteer and help flourish your community.

ASSOCIATION WEBSITE

Stillwater Crossings has a website for homeowner reference.
www.stillwatercrossingshoa.com

Rules & Regulations, Governing Documents, Architectural Form, Meeting Minutes, Newsletters, and Contact Info is all available on the website.

If any homeowner has a suggestion of helpful information to include on the website, please let Sara know!

ASSOCIATION MANAGEMENT

Property Manager:
Sara Jenkins

Kingwood Management
14520 61st St Court N
Stillwater, MN 55082

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kingwoodmanagement.com

STILLWATER CROSSINGS BOARD OF DIRECTORS

President

Lisa Tschida

Vice President

Gillian Stewart

Treasurer

Kris Neuman

Secretary

LeeAnn Olson



BYLAW AMENDMENT CHANGE PROPOSAL

At the April 14, 2025 Board Meeting, Board President Lisa Tschida proposed to amend the bylaws regarding rentals. There would be a limit on the number owned by one person or entity and a limit on the number (percentage) of rentals allowed. Any current rental units would fall under a grandfathered clause.

The driving force behind this proposal is the new hospital being built across 62nd, which could leave Stillwater Crossings as a prime location for rental units. Limiting rentals is a way to protect property values as well.

Amending bylaws requires an attorney and there is a cost associated with this. The Board of Directors would like to gauge Homeowner interest in perusing this proposal and changing the amendment before incurring expenses.

Per the Stillwater Crossings Bylaws Section 9, Amendments. The amendment must be approved by Owners who have authority to cast in excess of 67% of the total votes in the Association, in writing or at a duly held meeting of the Owners.

Please submit feedback by May 9th to Sara. The received feedback will be submitted to the Board.

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.

Guest parking is available at the end of most finger lanes. Please be mindful of others parking rights when utilizing these spaces.

PRIVACY FENCE MAINTENANCE

A homeowner shared that "Simply Green" worked great when cleaning the privacy fence between units

The privacy fences are a homeowner responsibility to maintain!

GARDEN COMMITTEE

The Garden Committee will begin working on the entrance gardens again this spring & summer.

The Committee works together to plant, mulch, weed, and water the entrance gardens. With more volunteers, it is easier to accomplish the tasks.

The front entrance needs stump grinding first. Then the garden committee will work to add any additional plantings, fresh mulch, weeding, and daily watering.

If you are interested in joining, please reach out to Sara at Kingwood.

2025 PROJECTS

In 2025, all sidewalks in disrepair will be replaced. Homeowners have received notice already if their sidewalk is on the list.

The next phase of seal-coating will also be completed. This will be driveways and finger lanes for 1120-1135, 1170-1185, 1201-1230 Bergmann, and 1101-1112 Timber.

Routine tree care and plantings will happen as needed.

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.

The scheduled lawn care day is Tuesdays.

PETS

Homeowners/Residents are to have no more than two dogs 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. A fine will be assessed for non-compliance.

Please see the Rules & Regulations for more pet information.

ARCHITECTURAL FORMS (ARC)

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. This includes doors, windows, garage doors, any holes out of the roof or building, etc.

Satellite dishes have a separate form and are not permitted on common elements.

If you have a satellite on a common element, it is the homeowners responsibility to submit a form for approval to have it moved to a limited common element. It is also the homeowners financial responsibility.

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.

HOMEOWNER DIRECTORY

A homeowner directory is still in the process of being put together.

Written permission is required for homeowners to be included in the directory.

Do you have an inside maintenance vendor you would refer your neighbors to? Please share with Kingwood so a "homeowner preferred vendor" section can be added!

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 Associations part to maintain that area of responsibility.

Items cannot be hung or displayed from the siding, buildings, roofs, or fences dividing patios. This includes dish or antennas for Internet or TV and security cameras; ARC form approval is required for these items.

DECKS AND 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.