

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

Summer 2025
Newsletter



2025 BOARD POSITIVE NOTES

Accomplishments around and for the Association:

- Finger lane Address signs replaced
- Entrance garden bed brick wall repair and stumps removed
- Sidewalk replacement
- 2nd phase of sealcoat
- Entrance Signs replaced
- Replacement trees planted
- Unit numbers on rear of all units
- Even without a full board, they have been quick to respond to homeowner needs on a fair & consistent basis
- Forward thinking with looking at & acting on proposed changes to the Bylaws.
- Staying within budget—for items under their control
- Working to keep up the property appearance

ASSOCIATION MANAGEMENT

Property Manager:

Sara Jenkins

[Email](#) | [Website](#)

Office: 651-439-7812

Fax: 651-430-8430

BOARD OF DIRECTORS

President

Lisa Tschida

Vice President

Gillian Stewart

Secretary

LeeAnn Olson

There are two open Board position. 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.

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.

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. Architectural request forms should be sent to Sara at Kingwood Management.

ASSOCIATION WEBSITE

Stillwater Crossings has a [website](#) for homeowner reference. Rules & Regulations, Governing Documents, ARC Forms, Meeting Minutes, Newsletters, and Contact Info is all available on the [website](#). If you have recommendations for the website, please notify Kingwood Management.

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.

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.

HOMEOWNER DIRECTORY

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

Please share any vendors you use so they can be added to the "homeowner preferred vendor" section!

BYLAW AMENDMENT UPDATE

The Board of Directors will be meeting to finalize the proposed amendments prior to sending to an attorney. The goal is to have all details prepared when sent to the attorney is to save on any excessive communication which will keep the cost lower.

The proposed amendments and ballot will be included in the 2025 Annual Meeting mailing which will be sent in September.

The proposed items include Board Member eligibility and non-owner occupied units. Each item will be voted on separately—it is not an all or nothing.

DOG URINE SPOTS RUINING THE GRASS?

To help minimize dog urine damage to the grass, there are a few things you can do!

- Increase your dogs hydrating. Well-hydrated dogs have less concentrated urine which minimizes spots.
- Dilute the urine by watering the spot immediately after your dog finishes to reduce the risk of burning the grass.

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.