

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

Winter 2026
Newsletter



WINTER RESPONSIBILITIES

With the newest Rules & Regulations, there were additions to Homeowner Responsibilities related to winter.

Homeowners will be responsible and required to remove snow from driveways and sidewalks when less than 1.5" inch falls within 24 hours of cessation.

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 from the ground only 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.

Heat cables may need to be installed on the roof, gutter, and downspout to help eliminate ice dam build-up and water intrusion into the Unit. Buildtec is the only approved vendor to complete the installation and the cost of installing heat cables will be assessed to the Homeowner.

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 may serve on the Board and one owner who does not may serve as the member at large. If you are interested in serving on the Board please reach out to Kingwood.

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

MAILBOXES

Mailbox locks and doors 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 and around the door itself. Another option is a 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.

SPRING WILL BE HERE - SOON!

With spring comes a lot of melt! Please be reminded that dog waste must be picked up and disposed of immediately.

Bird feeders are allowed only if hung over landscape rocks and immediately adjacent to your unit. Homeowners who choose to have bird feeders will be responsible for weeding underneath and cleaning any fallout from the feeders. Bird feeders are not allowed in trees or to be hung over any grassy spots. If bird feeders become too much of an invitation for unwanted pests, the Board of Directors reserves the right to limit the number allowed or not allow any feeders.

Be mindful of quiet enjoyment as the weather turns. This includes wind chimes, loud music, smoking, and dogs that are excessively barking. Homeowners will be asked to remove wind chimes or other noise making decorations if they become a nuisance. Please be respectful of your neighbors.

COMMUNICATION

The Board of Directors requests all communication be made via email, including responses to voicemail. The Board and Kingwood are allowed time to respond to communication. The Board and Kingwood will not respond to any communication (email, phone, or in person) that is vulgar, inappropriate and unprofessional. The Board and management company are allowed time to respond to communication.

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!

GOVERNING DOCS AND RULES & REGULATIONS

The Governing Documents amendments did pass in the Fall of 2025. The amendments were to revise who can serve on the Board, limiting one rental unit per owner, and other rental related changes.

The Rules & Regulations were recently revised with an effective date of February 1, 2026. A copy was sent via email to all owners and is available on the Stillwater Crossings website.

It is each Homeowner's responsibility to ensure they, their residents, and/or guests follow all Association Governing Documents and Rules & Regulations. If you need updated documents, please email Kingwood to make that request.

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.

You can also access the Association website through the Kingwood website.

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 only parking is available at the end of most finger lanes. There is no guest parking at 1201 to 1230 Bergmann, 1240 to 1255 Bergmann, and 1101 to 1112 Timber. Please be mindful of others parking rights when utilizing these spaces.

No parked vehicles can interfere with snow removal.

THANK YOU

STILLWATER CROSSINGS BOARD OF DIRECTORS