

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

Summer 2026
Newsletter



TWO OPEN BOARD POSITIONS

There are currently two open positions on the Board of Directors. While the Association and Board can continue to function with vacant positions, it is beneficial to have all Board offices filled.

Homeowners who occupy their units are eligible to serve in an officer position, including President, Vice President, Secretary, or Treasurer. In addition, one homeowner who does not occupy their unit may serve on the Board as a Member-at-Large.

Homeowners interested in serving on the Board are encouraged to contact Kingwood Management to learn more about these volunteer opportunities.

Serving on the Board is a rewarding way to contribute to and help strengthen our community.

STILLWATER CROSSINGS BOARD OF DIRECTORS

President

Lisa Tschida

Vice President

Gillian Stewart

Secretary

LeeAnn Olson

ASSOCIATION MANAGEMENT

Property Manager:

Sara Jenkins

[Email](#)

Kingwood
Management
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Stillwater, MN 55082

Office: 651-439-7812

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kingwoodmanagement.com

SHRUB UPDATE

The Board is pleased to open shrub planting opportunities to homeowners through the Architectural Review Committee (ARC) process. [Shrub ARC Form](#)

Homeowners who wish to install shrubs at their own expense may submit a shrub-specific ARC application for review and approval. To be considered, all applications must be detailed and include the proposed shrub varieties, planting locations, quantities, and any other requested information.

To assist homeowners with the selection process, the Board has compiled a list of approved sun- and shade-tolerant shrubs and perennials. Homeowners may also propose additional shrub and perennial varieties for consideration by including them on the shrub-specific ARC application. All proposed plantings remain subject to Board approval through the ARC review process.

The Association will continue to provide shrub maintenance and tree trimming services as outlined in the lawn maintenance contract. Homeowners are encouraged to take pride in the areas adjacent to their units and assist with their upkeep throughout the season. This may include cleaning up shrub debris, removing dead or damaged portions of shrubs, and performing other light maintenance as needed. Our lawn maintenance contract includes two weed applications per season. Homeowners are responsible for weed control/removal the landscape areas adjacent to their unit in between applications.

Working together helps keep our community attractive, healthy, and well-maintained for everyone.



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

Privacy fences are an owner responsibility to maintain.

2026 PROJECTS

*Crab apple trees were pruned in March.

*Sealcoat final phase was completed in May

*Exterior power wash was completed in June.

*Additional sidewalks with hazards were identified and will be replaced.

*Dryer vent cleaning will be done this summer.

*Routine tree care and plantings will happen as needed.

GARDEN COMMITTEE

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

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

LAWN MAINTENANCE

Valley Green 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

It is the responsibility pet owners to clean up all pet waste and properly dispose of—no matter where you bring your pet. Pet waste bags should not be in rocks or other outdoor areas. Pet owners are also responsible for damages to properties caused by your pet, this cost will be billed back to the homeowner. Pets must be registered with the Board through Kingwood Management. Pet owners must be able to show proof of vaccinations.

Repair Damage Spots: dethatch/rake the damaged area, add compost or topsoil, use a high quality seed designed for pet damage spots, and water consistently until the new grass germinates.

Please see the Rules & Regulations for more pet information.

ASSOCIATION WEBSITE

Stillwater Crossings has a website for owners to find :

- Rules & Regulations
- Governing Docs
- Architectural Forms
- Meeting Minutes
- Newsletters
- Contact Info

[www.stillwatercrossings
hoa.com](http://www.stillwatercrossingshoa.com)

HO6 POLICIES

The Rules and Regulations require all Homeowners to submit their personal insurance policy showing they have HO6 / Loss Assessment Coverage.

It is recommended to have \$50,000 in HO6 Loss Assessment coverage.

PEST CONTROL SERVICES

The Association provides rodent control through bait stations that are serviced monthly from May through October. In addition, the Association conducts two wasp prevention treatments each year. Last year, treatments were completed in June and September, and the Board anticipates continuing this schedule.

All other pest control services are the responsibility of the homeowner and are provided at the homeowner's expense. Requests for pest control services made by individual owners may be charged back to the requesting owner. Examples include, but are not limited to, wasp or bee nest removal, animal removal from attics or other structures, and similar pest-related services.

Homeowners are encouraged to monitor their property for pest activity and report concerns to management. To help reduce rodent activity, residents should avoid practices that attract rodents, including leaving food sources outdoors. If reports of rodent activity continue, the Board of Directors may implement a community-wide prohibition on bird feeders.

Working together to minimize attractants and address pest issues promptly helps maintain a healthy and enjoyable community for all residents.

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. The Board will make continued efforts to do the Associations part to maintain that area of responsibility.

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.

IMPORTANT REMINDERS

-Owners/occupants are not allowed to trim, prune, or remove any trees or shrubs, unless they have obtained ARC approval. If an owner/occupant trims a tree and causes damage, they will be responsible for the cost of a replacement.

-In efforts to keep postage & supplies costs down for the Association, email will be used as the main method of communication. Please make sure your email is on file.

-During the summer you may see Board members volunteering to remove dead shrubs throughout the property.

-Communication should come from owners, not tenants. The Association is not responsible for communicating with tenants.

-Email is the preferred method of communication. If you leave a voicemail, you may receive an email in response.

HOMEOWNER DIRECTORY

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

Written permission is required for owners 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!