

Stillwater Circle Newsletter

Indian Creek Phase V Homeowners' Association Inc.

2014 Board of Directors

President Jerry Wardrop **Secretary** Susan Barash **Director** John Damiano
Vice President Steve Majercik **Treasurer** Barbara Cole **Director** Betty Diaz

Architectural Committee
Chairman Vince Gradasso

Orientation Committee
Chairman Steven Majercik

Website: www.stillwatercircle.hoa.com

December 2014

4th quarter HOA Board meeting

The fourth quarter HOA Board meeting was held on December 9, 2014 @ the Keystone clubhouse

Treasurer's Report

Treasurer Barbara Cole reported \$38,953.17 in total cash and Certificate of Deposits.

To date, approximately \$33,778 of the total reserves has been earmarked to the Capital Improvement/Street Maintenance Fund and those funds cannot be used for anything else.

The Board anticipates contracting out for an engineering report on our street in 2015. The information from this report is good for two years and will provide estimates of a replacement cost as well as how much life is left in the current street and street repaving specifications.

The Board also passed a motion to keep the 2015 maintenance fee's the same. No increase.

2015 Annual HOA Board Meeting

At the December Board meeting, a motion was passed moving the Annual Board meeting to Tuesday, February 10th @ the Keystone clubhouse.

Violation Notices

Sunrise Management reported receiving a few calls from residents complaining they received a violation notice. These residents need to stop and think why they received the notice in the first place. Chances are:

- Trash cans were left in plain view
- Overnight on-street parking
- Driveway and sidewalks in need of cleaning
- Roofs in need of cleaning
- Vegetation that needs trimmed

If you receive a violation notice, **don't ignore it!!** Contact Sunrise Management at 575-7792 and explain when you will correct the issue.

Sunrise has a list of vendors who can be contacted to pressure wash. They also have a vendor for roof cleaning who has been doing work in all of the Indian Creek phases for years.

Architectural Control Committee

Residents are reminded that property repairs, painting or any structural modifications require pre-approval by the Architectural Committee. ACC forms are located on our website and are to be completed and given to ACC Chairman Vince Gradasso @ 575-5605.

Speed Limit

Residents are reminded that the speed limit on Stillwater Circle is 15 mph. We have

approximately 20 children living on the circle and often times playing in the street. Several local residents have been observed speeding and their license plate numbers will be taken and given to JPD for citation purposes. So.... Be aware of your speed.

Current Bylaws

Curbside trash: trash pickup is Wednesday & Saturday mornings. Trash is not to be placed at curbside until after 5:00 pm the evening before.

Trash cans: Trash cans are to be removed the same day after trash pickup and hidden out of sight. Storing trash receptacles in plain sight does nothing to enhance property view.

Parking: Overnight street parking is strictly prohibited and vehicles will be towed.

Pets: One dog any size, two dogs not to exceed 40 pounds aggregate weight.

Roof Maintenance

Asphalt shingle roofs **MUST** be maintained if you live in Florida. Otherwise, roof life will be affected. Roofs must be cleaned and maintained with an anti-fungal and mold chemical.

One vendor in particular who does extensive roof cleaning in the Indian Creek HOA areas is J. Heffernan and they can be reached at: 561) 737-6632. Heffernan offers a twice yearly maintenance plan and services roofs in June & December for this area. This service is well recommended for required roof maintenance.

Indian Creek Burglaries

The Board was informed there have been 3 cars and 2 homes broken into recently. These break-ins occurred in the Harvest Moon development which is just across Indian Creek Road. Residents are encouraged to be vigilant and make certain their windows and garage doors are locked.

Just a couple of years ago, at least five Stillwater Circle residents had property stolen from vehicles parked in their driveways and from open garage doors

Don't leave items in plain view in vehicles parked in driveways because the risk of theft increases this time of year.

Animal Trap

From time to time, the Board is made aware of feral cats and other animals roaming the neighborhood. The Board agreed to purchase an animal trap and residents are free to use it. Once an animal is trapped, you are to call the PBC Animal Care & Control and they will pick the capture up. They will not do actual animal trapping. Residents are informed it's their responsibility to trap the animal and then they will retrieve it.

Fining Committee

The Board is seeking three volunteers to form a due process fining committee for property violators who fail to correct noted violations. FS 720 permits HOAs to create fining committees.

When a property owner fails to remedy a property violation, the Board would be permitted to levy a fine against the property owner. The fining committee would serve as an appeals process if the owner wishes to contest their violation. If anyone is interested, please contact Jerry Wardrop or Barbara Cole.

This process would provide the Board with leverage for those violators who fail to take corrective action.

ACC & Orientation Requests

It was reported that 10 Architectural and 10 Orientations forms were completed for 2014. Busy year with several new residents & tenants.

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