

Stillwater Circle Newsletter

Indian Creek Phase V Homeowners' Association Inc.

2015 Board of Directors

President Jerry Wardrop **Secretary** Betty Diaz **Director** Vince Gradasso
Vice President Steve Majercik **Treasurer** Barbara Cole

Architectural Committee
Chairman Vince Gradasso

Orientation Committee
Chairman Steven Majercik

Website: www.stillwatercircle.hoa.com

Annual HOA Board meeting

The Annual HOA Board meeting was held on February 10, 2015 @ the Keystone clubhouse

Treasurer's Report

Treasurer Barbara Cole reported \$39,115.63 in total cash and Certificate of Deposits.

To date, \$33,683.97 of the total reserves has been earmarked to the Capital Improvement/Street Maintenance Fund and those funds cannot be used for anything else. We anticipate that by March we will be able to transfer another \$5,000 dollars to the fund bringing us closer to our goal of street paving.

At the December, 2014 HOA final year Board meeting, a motion was passed to keep the 2015 maintenance fee's the same. No increase.

Engineering Road Study

The Board contacted Dover Engineering of Tequesta, Florida to discuss them conducting an engineering study of our street. Their report involves two phases beginning with a comprehensive on-site inspection of the street, paving options and an opinion as to how much life remains in the street. The second phase involves a design work plan, specific requirements, and documents for a bid plan and oversight work as work progresses.

The Board anticipates contracting for this engineering report sometime late summer 2015. The information from this report is good for two years and will provide estimates of a replacement cost as well as a list of approved contractors.

Violation Notices

Sunrise Management continues to conduct drive thru inspections twice a month on Stillwater Circle. Some of the recurring violations include:

- 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
- Painting issues

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.

Vince reports that he received and approved 11 architectural requests in 2014. They include painting, fencing and driveway expansion to name a few.

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.

As a reminder to homeowners, the Bylaws specifically allow one dog any size, two dogs not to exceed 40 pounds aggregate weight. The Board has been to court twice in past years over this pet issue and after court litigation began, both families elected to move.

So beware if the Board observes a homeowner in violation of this pet Bylaw, it will be enforced by court action if necessary to gain compliance.

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.

Sex Offenders

At the annual meeting, residents were furnished with a list of 13 sex offenders from the Florida Department of Law Enforcement website living within a 3 mile radius of Stillwater Circle. It pays us to be vigilant as to who is in our neighborhood and to be ever watchful of our children at play.

Animal Trap

From time to time, the Board is made aware of feral cats and other animals roaming the neighborhood. The Board now has 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. Contact Barbara Cole if you wish to borrow the trap.

Orientation Requests

Steve Majercik, Chairman reported his committee conducted 10 Orientations during 2014 for new homeowners and/or tenants. Busy year with several new residents & tenants.

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