

# 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.stillwatercirclehoa.com](http://www.stillwatercirclehoa.com)

July/2015

### Annual HOA Board meeting

The 2<sup>nd</sup> quarter HOA Board meeting was held on July 20, 2015 @ the Keystone clubhouse

### Treasurer's Report

Treasurer Barbara Cole reported \$44,928.14 in total cash and Certificate of Deposits.

To date, \$37,794.43 of the total reserves has been earmarked to the Capital Improvement/Street Maintenance Fund and those funds cannot be used for anything else.

### Jupiter Infrastructure Equity Program

The Board unanimously passed a motion to apply to the Jupiter "Infrastructure Equity Program" whereby HOA developments like ours can apply to the city to take over ownership and maintenance of their infrastructure systems.

The infrastructure system consists of sidewalks, lighting, and roadway and storm water systems. Once an application has been submitted to the town, their engineering department will conduct a thorough inspection of all infrastructure systems. They will provide us with a report on what systems need to be improved and brought up to town standards and what depreciation percentage is allocated to each system based on the age of the system.

Once the Board receives the report, we expect to call a general meeting to inform all residents of the report results and to solicit their input.

### Violation Notices

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

- Trash cans left in plain view
- Overnight on-street parking
- Driveway/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.

### 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 8 architectural requests so far in 2015. They include painting, fencing and driveway expansion to name a few.

### **Orientation Committee**

Chairman, Steve Majercik reported that his committee has conducted 4 orientation meetings so far this year. These include new homeowners as well as rentals.

### **Speed Limit**

We continue to have residents exceeding the 15 mph speed limit on the circle. We have more children living on the circle now 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.

### **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.

### **Coyote's**

We were informed recently by our neighbors on Bent Arrow Drive that at least two or three coyotes were observed ripping open trash bags and rummaging for food. Residents are urged to use caution in securing trash containers and to be alert for these wild animals. They will attack dogs and cats.

### **Fining Committee**

Florida Statute 720 permits HOAs to enact a fining committee of three residents, independent of board members and their families.

The fining committee will act as due process whereby residents can appeal a fining violation if they choose. The fines would escalate for recurring violations and if not paid, can result in a lien on the violator's property.

The Board has two volunteers to serve on this committee but we need a third member in order to go forward.

We have several residents who continue to repeat various violations and perhaps implementing a fining authority will correct this behavior. Excessive speed, trash cans being left out and just nuisance violations in general.

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