

Stillwater Circle Newsletter

Indian Creek Phase V Homeowners' Association Inc.

2016 Board of Directors

President Jerry Wardrop **Secretary** Vacant **Director** Vince Gradasso
Vice President Steve Majercik **Treasurer** Barbara Cole **Director** Martin Bixler III

Architectural Committee
Chairman Martin Bixler III

Orientation Committee
Chairman Steven Majercik

Website: www.stillwatercircle.hoa.com

Dec/2016

December HOA meeting

An HOA Board meeting was held on December 8, 2016 @ the Keystone clubhouse

Treasurer's Report

Treasurer Barbara Cole reported \$37,992 in the Capital Improvement Fund, and a total cash and Capital Improvement Fund of \$44,858 as of November ending.

Jupiter Infrastructure Equity Program

Our application to the Town of Jupiter is proceeding as expected. The Town inspected our street and other systems and presented us with a punch list of 25 issues that need to be remedied to bring it up to Town standards. The Town is currently preparing a cost estimate for these issues. The Town has agreed to perform the work and we will reimburse them when finished. We are comfortable knowing the work will be completed according to their standards.

The Board attorney has reviewed all of the documents necessary for the systems turnover and has approved everything to date.

Once the punch list has been completed, the application and documents will be submitted to Town council for their final approval.

We are hopeful that Town council will approve the plan as submitted with no changes required.

Equity Program Ballot Count

During November, all 52 deeded property owners were polled to determine their support for continuing forward with this program.

The final ballot count was YES = 50, NO = 1 and 1 mail out ballot not returned.

Equity Program Questions & Answers

In response to several questions, the Board contacted the lead engineer for the town for answers:

- There will be no property tax increases as a result of this program.
- The HOA cannot disband. It is a State of Florida incorporation and a part of the parent Indian Creek Association and must continue.
- No change in property legal description.
- No property or lot surveys or amendments are required

Known Equity Program Costs

Loxahatchee River District has indicated our storm water system has a life expectancy of 100 years. We have used approximately one-third of that life up.

Depreciation cost for the one-third is \$53,800 with the Town of Jupiter paying for half.

Our obligation = \$26,900

We are estimating the punch list costs to be approximately \$10,000 but haven't received the Town's estimate yet.

Our obligation = \$10,000

We are estimating our legal costs to be approximately \$5,000.

Our obligation = \$5,000

Our only other potential cost could be a depreciation cost for the street if Town Council would decide to impose that. They haven't for any of the preceding 9 applications. If so, the Town engineer felt Jupiter would share equally in the depreciation cost and would prorate our portion over a ten year period for repayment.

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
- Driveway/sidewalks in need of cleaning
- Roofs in need of cleaning
- 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.

If any resident needs a specific skilled vendor, Sunrise has a list of vendors who can be contacted to pressure wash, plumb, electrical work and other services. Call Sunrise at the above number.

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 Martin Bixler @ 315-7889 for review.

Martin reports that he and Chris received and approved 3 architectural requests this past quarter. They include fencing, driveway expansion pavers and accordion shutters.

PLEASE, follow the instructions on the ACC form by submitting 3 complete forms with the anticipated work planned and name and address of who will be doing the work.

ALLOW at least **10** days for the ACC inspection to occur. Martin and Chris both work full time and most inspections are completed on the weekends.

ALSO, do not text or fax the completed forms to Martin . They must be dropped off in person.

Orientation Committee

Chairman, Steve Majercik reported 1 orientation meetings during the third quarter.

Speed Limit

SLOW DOWN. 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. License plates numbers will be given to JPD for enforcement.

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