

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.stillwatercirclehoa.com

September 2014

3rd quarter HOA Board meeting

The third quarter HOA Board meeting was held on September 15, 2014 @ the Keystone clubhouse

Treasurer's Report

Treasurer Barbara Cole reported \$38,949.98 in total cash and Certificate of Deposits.

To date, approximately \$33,684 of the total reserves has been earmarked to the Capital Improvement/Street Maintenance Fund and those funds cannot be used for anything else.

Our street is approximately 30 years old and showing its age. The Board understands that the repaving of Stillwater Circle will be a necessity in the near future and funds are being set aside for that expenditure.

Executive Board Legal Meeting

The Board met with our attorney on April 22, 2014 in a closed meeting to discuss an animal Bylaw violation against a resident.

The Board learned of the violation in early March and after proper due process warnings from the Board and Sunrise Management, our attorney sent a final demand letter and notice that a suit would soon be filed in PBC Circuit Court. The owner elected to sell their home and did so. No further legal action required.

However the legal fees amounted to close to \$1,000.

Violation Notices

Sunrise Management reported that from March 19 through August 21, 2014, a total of 48 violation notices were sent to residents. These included overnight street parking, pressure washing and lawn maintenance issues along with others.

Most of these violations have been resolved. However, we have several residents who have failed to correct noted issues and the Board intends to have the work corrected and the property owner will be assessed the cost. This is a ridiculous action the Board must take but we intend to enforce all Bylaw and property violations.

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

As a reminder, the HOA owns a pressure washer and for those who wish to perform their own work, it can be obtained by contacting Jerry Wardrop @ 748-8063.

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.

Jupiter Leash Law

As a reminder, Jupiter has a leash law that requires all dogs to be leashed when being walked.

Another issue of importance is pet owners have a responsibility to pick up after their dogs. We have many young children in the neighborhood now and residents do not want to have to step in dog messes nor have their children do so when playing.

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. The Board spent \$1,100 dollars and erected four new signs around the circle that caution Children at Play & the second sign No Overnight On street Parking. 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: On street overnight parking is strictly prohibited and vehicles will be towed.

Absentee Homeowners

We currently have twelve absentee homeowners who rent their property out. At the September Board meeting, a motion was passed requiring deeded property owners to be responsible for contracting for the lawn maintenance of their property. Too often renters are granted some rental break to do their lawn maintenance but most do not have the equipment to do the job properly. Property owners will be notified.

Sundek Paving

Several Board members met recently with Sundek Decorative Concrete to obtain information on resurfacing of driveways. The Board has had several inquiries from residents whose drives are showing their age. This company will skim coat drives to return them to new condition and they also can apply different overlays and colors to simulate brick driveways or a slate tile appearance. The Board adopted a motion to approve residents to have this work completed if desired. An ACC form and approval must be first submitted. For more information and color schemes, visit their website at sundek.com. See Raintree Trail for examples.

Fining Committee

The Board is seeking three volunteers to form a 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.

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