

THANK YOU, FOR ANOTHER GREAT SUMMER AT STILLWATER COVE



September 2022

REMINDERS

Homeowners will be receiving a survey within the week, to gauge homeowners' interest in next year's expenditures, satisfaction, improvements etc.

Blacktop Sealing will begin a much-needed sealing of cart paths starting on **Monday September 19th** and will be sealing for the remainder of the week. Please keep in mind that your dogs feet may track during this time. If you would like to purchase a dog foot cleaner, this is a product we recommend from amazon: [dog foot washer](#).

Madole Construction will begin **parking garage repairs** estimated start time is the end of September or beginning of October. The special assessment for this project will be billed on October 1st.

This fall Rockwood Tree Removal will be downing and falling dying trees on property.

The staff would like to thank all of you for another great summer here at the lake. We are thankful that we were able to have such a long summer this year, with an almost smoke free season until early September. I hope that even with our staffing difficulties this summer, the homeowners felt the attentiveness and attention to detail that I think all of our staff members were able to provide.

PROPERTY UPDATES

New Gate System

As most of you know by now, we recently installed a new cell-gate Watchmen Gate system. This more modernized and advanced system can record and photograph cars and individuals entering the property. It is our hope that this system will allow more convenient access to the homeowners with an added level of security.

Every homeowner may also have a four-digit access code to access the property. Management can monitor, change and update codes in real time. As with any new system, there will be a learning curve, but I think once we all get up to speed this will be a really helpful new feature. If you would prefer to have a code for housekeepers, dogwalkers, or construction crews that have limited access times & hours – please feel free to contact the office.

LANDSCAPING AND MAINTENANCE

This summer we had a small, but mighty maintenance crew made up of: Javier, Oswaldo and maintenance manager Edgar Chavez. They kept the grounds looking beautiful while also washing carts, daily trash runs, pool maintenance and all the other various projects they seem to be helping out with daily. They are currently working on new planting and

landscaping on property, near units 4, 27 and 37.

MARINA & PIER

Spencer and team pulled off another excellent summer on the Stillwater pier with more boating activity than ever! We currently have three owners on the waitlist for a buoy and two owners waiting for jet ski slips. The next big marina project will come in two years when we begin working with TRPA and Nevada State Lands on the securement of 10 additional buoys.

BILTMORE PROJECT MEETING

Many homeowners attended the meeting with EKN regarding the Biltmore Project Update that was held on September 1st at the Beach House. The company heading the project was able to show their latest rendering of the property, updated from their original 2011 plans. The updated plans will move their main entrance to Wassou Rd. This is great news for Stillwater, because the main entrance will no longer be directly across the street from our entrance. The projected completion of the project is 2027, with the bulk of construction that will be a hindrance to traffic to occur the first year after they break ground (assumedly beginning April of 2023). They have high hopes to elevate the area by bringing in a four-star hotel, boutique casino, restaurants, and top of the line residences.



WINTER IMPROVEMENTS

Maintenance and Operations have a few improvements they will be working on this winter.

- A more streamlined and organized cart parking and charging stations in the parking garage
- Working with NV energy on a power upgrade of the property
- Roof inspections
- Installing security cameras at the entrance, exit, pier & beach house through LB smart home

WINTER SERVICES

As a reminder giving the Stillwater team 48 hours notice prior to your arrival will give us the appropriate amount of time to heat your unit, charge your cart, put on/remove chains, and get anything else ready you may need. Please note we do need a unit waiver on file in order to enter your unit.

CART WINTERIZING

If you plan to spend time here this winter, we strongly encourage homeowners to have their carts winter ready. This includes a winter cart cover, chains, and heater. Please let us know if you do not already have these items and we can get the ball rolling on ordering them for you.

Thank you all again for a great summer at Stillwater Cove. I hope you all were able to enjoy all of the amenities we have to offer, and as always, please feel comfortable to reach out if there are any improvements or questions you have for us.

Heather, Allison, Spencer & Edgar