



Stillwater Meadows Condominium Association
Trustee Meeting #63 – February 28, 2026
Virtual Trustees Meeting

Attended:

Maureen Ruane	Ruane Property Management
Melissa D’Andrea	Ruane Property Management
Susan Lajoie	Trustee
Linda Gavlin	Trustee
Gail Bergeron	Trustee
Deb Delaney	Trustee

Carried Items:

37.2 Painting

RPM will continue to maintain the future painting schedule for all buildings and decks.
Painting Schedule for 2026: Building 7 requires a second coat of paint; Decks on 5, 6 & 8 Jill.
Buildings 18 and 20 Riverview.

51.4 Driveway replacement

The board would like to systematically start replacing driveways. Driveways will be assessed by a 3rd party to ensure that they are addressed on a “need” basis, rather than a “want.”
Asphalt Engineering is to come this Spring to do an assessment of the complex.
We will work with contractors to determine the next building that needs replacement.

59.1 New Driveways

Pine Farm Landscaping to install new loam and seed along the sides of the new driveways to prevent cracking and increase the life of the driveway.
This work was completed; however, we received heavy rain. This may need to be readdressed in the spring.

62.1 Snow

The heavy snow this season continues to be a challenge; ice dams continue to be a problem.
However, the plowing contractor is doing a great job. Please continue to cooperate with them to ensure thorough and safe plowing.

Winter snow events continue. Snow removal team is continuing to do a great job. RPM will continue to send maintenance after large accumulations for snow removal from garage roofs.

62.3 Pool

Minor maintenance on the pool will be done before pool season starts. Railing in the shallow end needs to be tightened. Other repairs may include replacing drain covers and replacing ladder rungs.

**Ruane Property Management
Stillwater Meadows Condominium Association
Monthly Trustee Meeting
Meeting #63 – February 25, 2026**

Maintenance contract with Underwater Pools has been renewed for 2026. Underwater will continue to be our CPO for the 2026 season.

New Business:

63.1 Annual Spring Walk-Around

RPM will be onsite in the spring to assess property and buildings; Elliott Tree will join to look at trees that may need to be pruned or removed. The date is TBD.

Friendly Reminders:

10.1 Pets

Residents of a Unit are not permitted to have more than 2 dogs. This can be in addition to other legal small pets, such as cats, etc. Dogs and cats must be currently licensed in accordance with Town Law and have current rabies vaccinations or other vaccinations required by state or municipal law. Pets are not to be permitted in any of the Common Areas unless on a leash and accompanied by a responsible person or carried. Tethering a dog outside and leaving it unaccompanied is not permitted. Pets must not be allowed to urinate or defecate indiscriminately upon the property, in any of the Common Areas, especially on the front lawns. Dog owners must carry plastic bags or suitable receptacles to pick up after their pets. This is a town ordinance as well as a Condominium rule. Each violation will result in a fine.

10.2 Parking

Residents must utilize their exclusive-use spaces or overflow parking areas. If a resident has more vehicles than they have exclusive-use spaces, the additional vehicles must be parked in the overflow parking areas. They cannot park in their neighbors' spaces unless they have obtained permission. All vehicles must be lawfully registered. Do not park on the lawns. All Unit Owners, tenants, and guests must comply with these Vehicles and Parking rules. In instances of noncompliance with the above rules, the Trustees have authorized the Management Company to order the towing and off-site storage of the non-complying vehicle(s) at the expense of the owners of the vehicle(s).

14.2 Curb Alerts/Items for free

The trustees have unanimously agreed that residents may not post "curb alerts" on craigslist or other websites/social media platforms to get rid of unwanted household items. Large items may not be left at the entrance to the complex or on the common area lawns with "free" signs attached.

**Ruane Property Management
Stillwater Meadows Condominium Association
Monthly Trustee Meeting
Meeting #63 – February 25, 2026**

14.3 Trash

Please collect your trash bin every evening after collection. Please secure all trash in the bins provided. Nothing is to be placed outside of the bins. Do not leave trash bins outside your garage at any time.

18.1 Common Area – Intent/Use/Alterations

Any alterations to the common areas require written permission from the Board of Trustees. The wooded area, even if not visible from the roadways/houses, is still a common area. No structures are to be erected/placed in the woods.

Extension of gardening beds or additional plantings require written permission from the board. If at any time these plantings are no longer cared for or the unit is to be sold, they must be removed, and the landscape be returned to its original state.

18.3 Correspondence

Email correspondence sent from RPM to unit owners is done using blind copy. RPM sends out mass emails to communicate information to all residents but will not give out your personal information to neighbors. Unless your name is specifically mentioned in the email, it is typically sent to multiple parties.

22.2 Common Area Lawn

The common area lawns are not to be parked on and at no time should any type of vehicle be ridden on the lawns. This not only applies to cars, but also bicycles, skateboards, ATVs, 4wheelers, scooters, or power-wheels.

34.3 Communication with Landlords

RPM has contact directly with unit owners, not their tenants. A bulletin board is a possibility to better send communication with all residents or posting on individual doors.

44.3 Check Smoke/Carbon Monoxide Detectors

Friendly reminder to check your smoke/carbon monoxide detectors to make certain they are not expired. Any batteries should be replaced on a bi-annual basis and all detectors should be changed out every 10 years.

45.2 Internet

Stillwater is currently in Phase 4 for the installation of cables. Sterling LAMB has said if enough people contact them about interest in Internet service, it may affect the rollout schedule. Contact Sterling Light Department should you be interested in this new service, as it could move Stillwater up the list.

**Ruane Property Management
Stillwater Meadows Condominium Association
Monthly Trustee Meeting
Meeting #63 – February 25, 2026**

46.3 Trash Debris

There has been an abundance of trash debris--bottles, cans, TVs, broken bicycles, you name it--found throughout the property and wooded areas. Please make sure you inform all tenants and children to pick up after themselves and treat the property with respect. These items are costly to clean-up and dispose of, therefore resulting in additional and unnecessary fees to Stillwater owners. Cameras will be placed in the troubled areas as a result, and any findings will be reported to the appropriate authorities.

46.4 Reminder - Trash Bins

If you are still looking for a smaller trash bin than what you currently have, please reach out to the Sterling DPW to have this switched out.

51.3 Emergency Water Repair

An emergency water line repair was done earlier this year. As a reminder, please ensure that everyone is being conservative with water use. Please check your units for running toilets and dripping faucets. Excess water use negatively impacts our septic systems.

53.1 Reminder - Pool

Please be mindful of disposing of waste within the pool restrooms. **Only toilet paper is to be flushed.** Flushing other items can cause damage to the piping and results in unnecessary costs to the association.

**NEXT MEETING
Virtual Zoom Trustees Meeting
March 25, 2026 – 6:00 pm**

Respectfully submitted,

Stillwater Meadows Condominium Association
By Ruane Property Management LLC, its Agent
By

Maureen Ruane