

Sterling Hills THA

5241 X Street, Lincoln, NE 68504

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Dear Members,

Car lot lights went up for Baxter lots on the south side of Yankee Hill Road recently. While some members of the Sterling Hills community are pleased with the result of the (continuing) construction in the area, some have had to deal with construction noise and over bearing lights shining through their windows at night.

The Board of Directors has contacted Jon Camp, City Council Rep. for this district to make him aware of this issue. We have also spoken with the General Manager of Baxter Lexus/Toyota. He was very receptive to working with the THA to reach a mutually agreeable evening light level. Currently, lights are operating at 100% power during the construction phase of both lots. In a couple of weeks their engineers will start adjusting for evening light levels and mentioned they will then dim light levels to 70% at 9:00 PM. If this is still too bright, they will adjust to a lower level. Additionally, the first row of lights adjacent to Yankee Hill will turn off completely at night. The best we can hope for is that the lights will be dimmed sufficiently at night while maintaining safety and security for the dealership. Baxter wants to be good neighbors and we are confident that if we are patient this business will work with our association to reduce the amount of night time illumination.

Warm Regards,
Sterling Hills THA

Sterling Hills THA Annual Meeting

Tuesday, November 14, 2017 at 6:00 PM

The Sterling Hills THA annual meeting is set for November 14, 2017. Notice of the meeting is mailed 10 days before the meeting and will include an agenda, financial reports, and other important information pertaining to the meeting.

Members who want to have an item placed on the Agenda must notify the Board at least 20 days before the meeting in order to have the item on the agenda. Members wishing to speak in the Open Forum Discussion at the meeting must notify the Board in writing at least 3 days before the



Upcoming Events

October 31

Halloween

Be Safe and look for children crossing the street.

November 7

Election Day

Don't forget to vote

November 14

Sterling Hills THA Annual Meeting

6:00 PM – Notices and details will be mailed.

November 23

Thanksgiving

Office is closed.

Important Information

There will be **NORMAL PICK UP OF REFUSE DAYS** for weeks that Thanksgiving and Christmas holidays fall in this year and also the 2018 New Year holiday.

meeting in order for the Board to prepare. All correspondence to the Board of Directors may be sent to the THA office address above.

As an Association, we are in the business of working toward the best management of services possible for our member's; however we don't do it alone and are always looking for those special people who add input at meetings and volunteer their time and service as officers of the Board. The Board consist of three directors, none of whom need to be members of the Corporation. Each Director holds office for three years and every year a Director is voted in. Meetings of the Board consist of a yearly meeting and any meeting called by the President during the year to conduct Association business. As the annual meeting draws near, please consider being of service to this community and nominating someone or volunteering to be nominated as an officer of the Board. If you are interested in becoming a Board Member, please notify the office or come to the annual meeting.

More Important News

FALL LAWCARE & SPRINKLERS: Lawns were aerated this fall with over-seeding of the lawns. Sprinkler watering has been reduced to twice a week for fall schedules. Sprinklers will be shut down and winterized during the week of October 30th. Should it continue to be cooler and rain more frequently, this date will be pushed forward. Please report any needed repairs to the THA office.

SNOW REMOVAL POLICY: Snow will be removed from private roadways, driveways and sidewalks at one inch of snow or above. Snow removal will be accomplished in a timely manner as weather conditions permit. **Snow will not be removed from driveways where vehicles are parked.** Sterling Hills THA follows City of Lincoln regulations for parking restrictions during snow emergencies and vehicles are subject to towing by the Association if parked on private roadways and visitor parking areas during this time. Please remove all items and yard ornaments from the front stoop, driveway and sidewalk areas. The snow removal crews will not be able to see these when they are buried in snow.

MESSAGE FROM URIBE REFUSE SERVICE: "Uribe Refuse Services welcomes all former Waste Connections customers and say Thank you for your patience during the transition. We would also like to advise all customers of our new phone number 402-467-1239. We work all but 3 Holidays! New Year Day, Thanksgiving Day & Christmas Day is all we take off!" PLEASE NOTE: There will be normal pick-up for refuse during the weeks of holidays this year because the holidays do not fall on the day of pick up.

STERLING HILLS WEBSITE: Check the website for notices published by Lincoln – Lancaster County Planning Department and the Lincoln City Council; pertaining to public hearings regarding new developments in the area which might impact Sterling Hills.



About the Association

Board of Directors

David Neth,
President
8021 McBride Ave.
Lincoln, NE 68516

Erik Nore,
Vice President
3521 McLaughlin Drive
Lincoln, NE 68516

Paula Dicero,
Secretary and Treasurer
5241 X Street
Lincoln, NE 68504

OFFICE HOURS: 9:00 AM to 4:00 PM
Monday through Friday.

MONTHLY DUES: Dues are \$65.00 a month and are due the first day of the month. The THA does not invoice for dues. Please make checks payable to **Sterling Hills THA**.

Visit us on the Web at:

www.SterlingHillsTHA.org

Association Policies pertaining to fences, lawn care, parking, snow removal, street trees are in PDF format and may be downloaded from this site. You will find Bylaws, Covenants, Meeting Minutes, Vender Complaint Forms and Covenant Violation Forms also.