

# Sterling Hills THA

5241 X Street, Lincoln, NE 68504

Phone: 402-464-1103, Email: psdicero@windstream.net

Dear Members,

2015 ushers in new communication opportunities for Sterling Hills THA with members access to a new website for the association and a new look for our quarterly newsletter. It is our hope that these new forms of communication will help keep members more informed and knit the community of Sterling Hills THA into a closer and more progressive neighborhood. The directors and myself look forward to a successful partnership with you during 2015, as we work together to bring about the quality of services you deserve as members of Sterling Hills Town Home Association.

Warm Regards,  
Paula Dicero, Manager

**ON LINE BILL PAY:** Members have inquired about On Line Bill Pay, Credit Card payments and Direct Deposit into the THA checking account. The THA does not accept Credit Card payments, nor do we allow for direct deposits, however, we do accept On Line Bill Pay. On Line Bill Pay is usually done through your bank. To sign up for On Line Bill Pay, you must go to your bank's website and follow directions to set up an On Line Bill Paying account.

**To set up Sterling Hills THA as a payee,** you'll need an account number. Since Sterling Hills THA does not have an account number. We suggest you use the street address for you townhome for this account number (ex: 5555 Marion Road). It is up to you to determine what account number you want to assign. Please make sure all payments are made to Sterling Hills Townhome Association. **Schedule your payment.** Tell the bank the amount you want to pay, and when you want the money to be taken out of your account. The bank will let you know how much time to allow for each payee - it's usually up to three to five business days before you want the money to get there. **Your payment is sent to Sterling Hills THA.** The bank deducts the money from your account and mails it to the THA exactly as you instructed. If you choose, the bank will send you an email confirming that the payment has been sent. If your bill is the same



## Upcoming Events

### February 1

Sterling Hills THA Web Site

### March 31

Drainage Cell upgrade completed

### May 2

Document Shredding  
(Tentative date)

## New Website Announcement

Sterling Hills THA website ([www.SterlingHillsTHA.org](http://www.SterlingHillsTHA.org)) is under construction and will be ready for you to access on February 1, 2015.

**Site Map:** Includes Board members and office contact information, events, and an Association summary. Documents such as: Bylaws, Covenants, Meeting Minutes, Policies are in PDF format and may be downloaded from this area.

**Contact Information:** includes office hours and contact.

**Home Page/Latest News:** Look for Newsletters, events, important reminders and messages from the Board in this section.

Enjoy the Site.

amount each month, you can make the whole process work automatically if you want. Tell the bank the payment amount and frequency.

**DUES:** THA dues are presently \$65.00 a month and are due the first day of the month. The THA no longer invoices monthly for dues, however will send statements and past due notices to members who are late with payments as a reminder. Please refer to the Covenants for more information on late payments and past due accounts.

## Community Information

**SNOW REMOVAL:** Snow is removed from driveways, sidewalks and private roadways at 1 inch of snow or above. All services will be accomplished in a timely manner as weather conditions permit. Snow will not be removed from driveways or parking areas where vehicles are parked. Snow is removed in the following order: ROADWAYS FIRST • DRIVEWAYS SECOND • SIDEWALKS THIRD. The THA follows City of Lincoln snow emergency parking regulations and request that you do not park on private roadways during snow events to allow equipment access. Vehicles parked on private roadways during snow removal are subject to be towed by the management. Please report any problems with snow removal to the Manager.

**REFUSE PICK-UP AND RECYCLING:** Palmer Refuse service is twice a week on Monday and Thursday. Palmer Refuse offers free recycling. Pick up day for this service is on Thursday. If you are interested in recycling, call Palmer Refuse (402-474-6814), mention you are with Sterling Hills Townhome Association and request the service and a free 18 gallon tote. 65 gallon totes will also be provided by Palmer Refuse for recycling at a cost of \$12.00 a year. Palmer invoices the homeowner directly for this cost.

**STREET TREES:** Replacement of dead and diseased street trees on O'Sullivan Road, McLaughlin Drive and South 35<sup>th</sup> Street will take place in early spring. Pruning and mulching of street trees will be at the same time as the tree planting.

**PETS:** The THA is not responsible for the policing of the City Ordinances on animals at Sterling Hills, however, Animal Control is. According to City Ordinance 6.08.155: It shall be unlawful for any person having custody or control of any dog to place, deposit, discard, or dispose of feces or manure on public property or private property of another unless placed in approved garbage or refuse containers on public property or with the consent of the owner of the private property. Contact Animal Control at 402-441-8626 or email [animal@lincoln.ne.gov](mailto:animal@lincoln.ne.gov) to report any violations.

## More Important Information

### Business Hours

The Board of Directors and Manager want to assure you that your calls and emails are important. Normal business hours for Management are;

9:00 AM to 4:00 PM  
Monday through Friday

Should a situation arise after these hours which needs immediate attention, please contact any of the Board of Directors below by email or by leaving a voice message on their phone and they will contact you as soon as it is possible for them to do so. In case of a life threatening event, please call 911.

### Board of Directors

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