

Sterling Hills THA

5241 X Street, Lincoln, NE 68504

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

Dear Members,

As Officers of the Board of Directors in a covenant protected community, we recognize the real and perceived value of our community centers around reasonable and consistent property standards. To standardize the quality and level of maintenance and care afforded a community, the original community developer established declarations of covenants. As a community, we supplement those declarations of covenants with more specific standards of care and behavior with rules and regulations and/or policy guidelines.

In a perfect world, owners would fully and timely comply with all the requirements and responsibilities necessary in our community. We understand, realistically, covenants and other standards of behavior are necessary for those few individuals who choose not to conform to and comply with the documents those individuals originally agreed to abide by.

Enforcement action and monetary penalties are sometimes necessary to garner cooperation and follow through from owners who choose to violate the laws of our community. Inaction regarding violations of our governing documents can lead to conditions that cost all owners far more than the reasonable fines and penalties the Association may consider.

Because of this, a new Covenant Enforcement Policy and Procedure will begin January 1, 2017 in order to better serve members of this community. The policy and the Violation Complaint Form will be posted on our website beginning January 1, 2017. Members without computers may request a copy from the office.

It is our hope that this new form of communication will help our THA to be more pro-active when it comes to complaints about violations. The directors and myself look forward to a successful partnership with you during 2017, as we work together to bring about a quality of community living that you deserve as members of Sterling Hills Town Home Association.

Warm Regards,
Paula Dicero, Manager



Upcoming Events

December 21

First day of winter

January 1

New Year

March 14

Valentine's Day

Website Announcement

Check out covenants, rules, regulations and policy guidelines on the Sterling Hills THA website (www.SterlingHillsTHA.org).

Site Map: Includes Board members and office contact information, events, 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.

Community Information

SNOW REMOVAL POLICY: The Corporation is responsible to remove snow from all private roadways, driveways and sidewalks belonging to the Corporation and titleholders of the Corporation. As elected officials of the Corporation, the Acting Board of Directors (BOD) is authorized to manage this policy for the Corporation and take administrative control over snow removal of the properties. The BOD will make this policy available to all titleholders by way of publishing it in newsletters, on the Corporation website and/or meeting minutes.

Sterling Hills Townhome Association follows City of Lincoln regulations for parking during snow emergencies. All vehicles parked on private roadways and in public parking stalls are subject to towing during this time.

Snow will be removed from private roadways, driveways and sidewalks at one inch of snow or above. All snow removal will be accomplished in a timely manner as weather conditions permit. Snow will be removed in the following order: private roadways first, driveways second, sidewalks third.

All items and yard ornaments must be removed from the front stoop, driveway and sidewalk areas in order to prevent them from damage. Snow removal crews and the Corporation are not responsible for any damage to items left in these areas and are not required to remove snow if such items interfere with snow removal.

The Corporation is not responsible for removal of snow from driveways where vehicles are parked and interfere with snow removal.

HOLIDAYS FOR REFUSE PICK-UP: Christmas and New Year Day holidays will cause no change in service this year. Refuse service is twice a week on Monday and Thursday. Please call Stacy Loos at Waste Connections of Nebraska 402-438-4777 with any questions you have about the service.

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 (including THA common areas) 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 to report any violations.

LANDSCAPING ROCKS: The Board of Directors want to remind you that these rocks are part of the landscape and should not be displaced, thrown into roadways, lawns and/or storm drains.

Important Information about THA office

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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