

# Sterling Hills THA

5241 X Street, Lincoln, NE 68504

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Dear Members,

With warmer weather, the Board of Directors cordially reminds members of the Association and those who live at Sterling Hills to observe and respect your neighbors' property boundaries. Outdoor activities and games such as basketball provide great sources of fun and exercise, however can also cross property lines and disturb the neighbors. While some welcome activities in their yards, others prefer their privacy. Know what your neighbor prefers and please respect their privacy.

Warm Regards,  
Paula Dicero, Manager

**POOLS:** Small portable pools must be set up on patios in order to avoid killing the lawn. Property owners who have lawns which have permanent damage to them caused by pools or recreational equipment being stored on them are responsible for the damage and must replace the damaged area with new sod. Please refer to Page 5, paragraphs 20 through 22 of the Covenants for further information.

**PET DAMAGE:** Pet damage is noted by a small patch of brown dead grass surrounded by green grass. Covenants require that damage to yards due to pets be repaired. The Board is asking those who live at Sterling Hills and own pets who have caused damage to their yards and their neighbor's yards to correct the damage by the end of June. If no action is taken, the Board will send a formal notice informing property owners they must replace the sod within 14 days. Please refer to Page 5, paragraphs 20 through 22 of the Covenants for further information.

**LANDSCAPE AND LOT IMPROVEMENTS:** If you are thinking of adding improvements or landscaping to your yard, please refer to Page 6, Section 23.b of the Covenants for guidelines and contact the Board with any questions you might have.

**FENCE POLICY:** This policy has been created in order to assist homeowners of Sterling Hills Townhome Association (Corporation) and explain criteria used by the Corporation in reviewing fencing applications



## Upcoming Events

**May 2**

### Document Shredding

Saturday, May 2nd

10:00 AM to Noon

At the cul-de-sac

- Don'ts: No plastic binders or 3 ring notebooks, metal binders or clips, cardboard. Boxes will be dumped and returned.
- Do's: Staples, paper clips, manila folders.

### 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 May.

## Visit us on the Web

[www.SterlingHillsTHA.org](http://www.SterlingHillsTHA.org)

### Site Map:

Bylaws, Covenants, Meeting Minutes, Policies are in PDF format and may be downloaded from this area.

### Home Page/Latest News:

Look for Newsletters, events, important reminders in this section.

submitted by titleholders of the townhome properties. As elected officials of the Corporation, the Acting Board of Directors (BOD) is authorized to manage this policy for the Corporation. Under Section 6.a of the Covenants, "Fencing shall not be constructed without the prior written consent of the Corporation. If you are thinking of installing a fence please download the fence policy from our website or email a request to our office and we will send you a copy.

## Community Information

**LAWNCARE:** Forest Lake will start taking care of the lawns in May and mowing days will change from Thursday to Friday beginning on May 22<sup>nd</sup>. Mowers will be using smaller mowers than are currently being used which will result in a higher quality mow. They will continue with applications to the lawn resulting in a complete 5-step program.

**SPRINKLERS:** Forest Lake will also be responsible for the sprinklers. Start up for the system will happen the first or second week in May, depending on the weather. Sprinklers will water during daylight hours for the first two weeks in order to check for missed adjustments. Watering will be during evening hours after that.

**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.

**PARKING:** The Association supports and encourages homeowners to use their driveways and garages for parking of their vehicles. It is up to all home owners to be respectful of their neighbors when it comes to parking. The "No Parking" and "24 Hour Parking" areas are subject to towing at owners expense.

**RECREATIONAL AND OTHER MOTOR VEHICLES:** *Section 12 of the Covenants.* It is the understanding of the Association that the term "*within an enclosed structure*" to mean the home owners garage. No recreational vehicles are allowed to be parked on driveways or roadways unless it is for loading and unloading. This includes trailers and work service vehicles and equipment. Vehicles stored in the guest parking areas are subject to towing.

**DUES:** 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.

## 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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