

Sterling Hills THA

5241 X Street, Lincoln, NE 68504

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

Dear Members,

Many opportunities present themselves this fall to members at Sterling Hills. Back to school activities, sports, outdoor recreation, holidays and other events fill our days quickly. We want to encourage you this fall to take time to reach out to others, even on your busy days. A smile and "Hello" goes a long way. Take a look around at Sterling Hills and meet your neighbors. You might run into a new friend.

Warm Regards,
Paula Dicero, Manager

FALL CLEAN UP DAY

Saturday, October 17, 2015

A roll-off dumpster will be available at the cul-de-sac area for members at Sterling Hills to use for fall cleanup of their yards, garages and townhouses. The dumpster will be dropped off on Friday and picked up on Monday. There will be no parking in the cul-de-sac area during this time.

Items to throw into dumpster: Furniture, branches, brush, dead flower beds, mattresses, box springs and household items.

Items to NOT throw into dumpster: Batteries, concrete, paint or solvents, motor oil, herbicides, chemicals, appliances, tires, grass, leaves, pine needles (we are still in the season of grass and leaf separation).

Latex paint exchange: October 24th – Habitat for Humanity ReStore. For more information call 402-464-0010.

Household Hazardous Waste Collection: Call 402-441-8021

THA ANNUAL MEETING

Tuesday, November 10, 2015 – 6:00 PM

Sterling Hills THA annual meeting is set for November 10, 2015. Notice of the meeting is mailed 10 days before the meeting and will include an agenda and other important information pertaining to the meeting.



Upcoming Events

October 17

Fall Clean Up

Dumpster will be at cul-de-sac area.

October 31

Halloween

Watch for Children as they trick or treat and be safe.

November 10

Sterling Hills THA Annual Meeting

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

November 26

Thanksgiving

Office will be closed Nov. 26 through Nov. 29.

December 25

Christmas

Office will be closed Dec. 24 through Dec. 27.

Visit us on the Web

www.SterlingHillsTHA.org

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 meeting in order for the Board to prepare. Please address all correspondence to the Office address. Nomination and election of a Board of Director will also take place at the meeting.

Community Information

SNOW REMOVAL POLICY: Snow will be removed from driveways, private roadways 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 not be removed from driveways or parking areas where vehicles are parked. Snow will be removed in the following order: private roadways first, driveways second, sidewalks third. Sterling Hills THA follows City of Lincoln regulations for parking during snow emergencies and vehicles are subject to towing if parked on private roadways. 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.

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.

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.

REFUSE CONTAINER STORAGE: The THA Board of Directors suggests storing refuse and recycling containers in the garage until pick-up day in order to prevent refuse from spreading over the property grounds and losing containers.

HOLIDAY REFUSE PICK-UP: Refuse pick-up is on Monday and Thursday. There will be no pick up of refuse on Thanksgiving, Christmas and New Year if the days fall on Monday or Thursday.

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 with payment.

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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