

Sterling Hills THA

5241 X Street, Lincoln, NE 68504

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Website: www.SterlingHillsTHA.org

Dear Members,

A few exciting changes are taking place at Sterling Hills this spring. Pavement repairs begin on McLaughlin Drive this month, at the intersections of South 35th and South 37th Streets and at the inlets located in the center of the block. We ask that you be aware of the work going on as you use these streets to drive and park on and not restrict or hinder any construction taking place. Vehicles interfering with construction may be towed away by the Association.

As the weather gets warmer and more activities are taking place outdoors, be sure to check out our website where detailed information is found concerning THA policies pertaining to fences, lawn care, parking, snow removal, and street trees. You will also find Covenants, Bylaws, meeting minutes, newsletters, and other notices concerning the THA community.

Best Regards, Paula Dicero, THA Manager

Important Information

FENCE POLICY: This policy has been created in order to assist homeowners and members of SHTHA and explain criteria used by the Corporation in reviewing fencing applications 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". A copy of the fencing policy and a fencing application may be downloaded from the Sterling Hills web site or requested by the titleholder of the property by contacting the Corporate Office.

LANDSCAPING: 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 Association office with any questions you might have.

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.



Upcoming Events

March 20

Pavement Repairs begin on McLaughlin and S. 35th Street.

Tentative date for lawn care to begin, depending on weather.

April 1

2018 corrugated cardboard ban begins in Lincoln and will no longer be picked up as refuse.

Corrugated cardboard must be recycled.

April 2

Tentative sprinkler start up depending on weather. Sprinklers will be on during daytime hours the first two weeks after start up, in order for members to check and confirm if repairs are needed in their area.

May 11

Mark your calendars now for the Grainger O'Shea Spring Garage Sales - May 11 - 13.

Sterling Hills THA no longer promotes garage sales in the community, however the above dates will be a great opportunity should you want to plan a garage sale on your own and have it during this time to benefit from traffic generated by the Grainger O'Shea sales.

More Important Information

LAWNCARE: Liberty Lawn and Landscape is providing lawn care for SHTHA this year. Mowing day is Thursday with Friday being a back-up day, should it rain. Step 1 lawn application will be applied sometime in March, as soon as the weather permits it. Lawn service is provided to the inside of fenced areas only if gates are left unlocked and open. Animal waste and items must be picked up from lawns before mowing day by the homeowner or their lawn might not be serviced.

SPRINKLERS: Start up for the sprinkler system begins in April, after the last hard freeze predicted. Sprinklers will water during daylight hours for the first two to three weeks in order to check for missed adjustments and needed repairs. Watering is during evening hours after that. During the season, watering schedules are adjusted for the amount of water needed. Please contact the office with your sprinkler system repair or adjustment request.

POOLS AND RECREATIONAL EQUIPMENT: Small portable pools and recreational equipment 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.

PETS: The THA is not responsible for 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 to report any violations.

PET DAMAGE: Pet owners who have damage to their yards and their neighbor's yards, caused by their pet must correct the damage by the end of June by replacing the damaged sod. If no action is taken, the Board will send a formal notice informing property owners they must replace the sod within 14 days. Refer to Page 5, paragraphs 20 through 22 of Covenants for further information.

REFUSE PICK-UP AND RECYCLING SCHEDULES: Inclement weather advisories and holiday pick-up reminders are posted on the web site whenever the office is notified of a need to adjust the schedule.

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 after 24 hours. Please refer to Covenants and Policies for vehicles on the web site.

DUES: Association dues are presently \$65.00 a month and are due the first day of the month. Monthly invoices are no longer mailed to members, however statements and past due notices are mailed to members who are late with payments. A late fee of \$20.00 is assessed to every account over 30 days past due. Past due accounts over 90 days are turned over to a professional recovery company for collection. Please refer to Section 29 of the Covenants and the 2015 Annual Meeting minutes for information regarding Member and Association responsibilities and rights regarding collection of dues.

In the Community

2018 Paving Repair Project

Pavers, Inc. will repair damaged areas of pavement along McLaughlin Drive between S. 35th and S. 37th streets. Work will begin in March. Repairs will be done in a manner and sequence to allow access to most areas at all times. This will require two phases allowing access to McLaughlin from either the east or west end and a place to drive around areas of construction.

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.

Important Public Notice

Please contact **Uribe Refuse** at **402-467-1239** directly with questions you have about refuse pick-up and recycling requirements for corrugated cardboard. For information on recycling drop-off sites call **402-441-8215**.