

Sterling Hills THA

5241 X Street, Lincoln, NE 68504

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Dear Members,

With warmer weather, BBQ's and July 4th celebrations, the Board of Directors cordially remind those who live at Sterling Hills to observe and respect your neighbors. Outdoor activities provide great sources of enjoyment, however can also disturb the neighbors. While some welcome activities, others prefer their privacy. During the 4th of July, be a good neighbor by following three rules which are stated in the Upcoming Events (to the right).

Warm Regards and enjoy the summer,

Paula Dicero, HOA Manager

RECREATIONAL AND OTHER MOTOR VEHICLES: (Section 12 of the Covenants) No recreational vehicle, as defined by the Lincoln Municipal Code (LMC) shall be parked or stored upon any lot within the properties for more than 14 days during any calendar year except within an enclosed area. No other motor vehicle with a fair market value less than \$1,000 or in a no operable condition owned by or under the control of a member shall be parked on or stored anywhere within the properties except within an enclosed structure.

LMC defines a recreational vehicle as a unit not exceeding 40 feet in overall length, 8 feet in width, or 12 feet in overall height, primarily designed as temporary living quarters for recreational camping or travel use having either its own motive power or designed to be mounted on or drawn by a motorized vehicle. Recreation vehicle includes motor home, truck camper, travel trailer, camping trailer and 5th wheel. This definition shall include a boat mounted on a trailer.

It is the understanding of the Association that the term "within an enclosed structure" to mean the home owners garage or an off-site storage unit. 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. Recreational and other motor vehicles as defined in the LMC which are stored in the guest parking areas are subject to towing.



Upcoming Events

July 4

Fourth of July Celebrations

Be a good neighbor by following three rules.

1. Respect the closeness of neighbors and choose a safe place to set off fireworks.
2. Be considerate and keep the noise down.
3. Clean up what you blow up.

Visit us on the Web

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 and City notices in this section.

Community Information

STREET TREES: During the month of May, twelve street trees were planted along O'Sullivan Road, McLaughlin Drive and South 35th Street. Stumps of the dead or diseased trees were removed and new trees were planted. Winter tree maintenance was completed in January with pruning of all street trees and applying a hardwood mulch at the base.

LAWNCARE and SPRINKLERS: Welcome Forest Lake as our new lawn care and sprinkler provider. Mowing day is Friday. Lawn applications follow a complete 5-step program this year, with attention given to spraying the rocks and selective weeds, with fungus and grub control, as needed. Spring maintenance of the sprinkler system took place in May, however the system was turned on the week of June 21st because of the extreme amount of rain in May and June. Sprinklers will water during daylight hours for the first two weeks in order to check for missed adjustments, after which, watering will be during evening hours.

Program 1 (zones 1-24) water on Saturday Monday Wednesday
Program 2 (zones 25-56) water on Sunday Tuesday Thursday

POOLS and RECREATIONAL EQUIPMENT: 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. Refer to Page 5, paragraphs 20 through 22 of the Covenants for further information.

FENCE POLICY: If you are thinking of installing a fence please download the fence policy from our website or request one from 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 THA 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. "No Parking" and "24 Hour Parking" areas are subject to towing at owners expense.

NEWS LETTER SUBMITTALS: Members are encourage to submit notices of events and news to the Manager for publishing in the newsletter. Newsletters will be published on a quarterly basis (January, April, July and October). Information must be received no later than one week before the first of the month the newsletter is published for.

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. Please make your checks payable to: **Sterling Hills Townhome Association.**

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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