

Sterling Hills THA

5241 X Street, Lincoln, NE 68504

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Dear Members,

Reports showing invoices and payments regarding THA member dues during 2015 are included with each mailed newsletter to members of the Association. Information on this report reflect 2015 invoices and payments only and does not show if a member is current with their payment or not. Please call (402)464-1103 with any questions pertaining to the report or regarding information on your account posted prior to and after 2015.

The directors and myself look forward to a successful partnership with you, as we work together to bring about the quality of services you deserve as members of Sterling Hills Townhome Association during 2016.

Thank you for your support in 2015.
Paula Dicero, Manager

Community Information

REFUSE PROVIDER CHANGE: Palmer Refuse Service sold their business to Waste Connections of Nebraska (WCN). WCN is presently honoring the contract with Palmers. Refuse pick up continues to be twice a week on Monday and Thursday. Free recycling pick up service is on Thursday. If you are interested in recycling, call Stacy at WCN (402-438-4777), mention you are with Sterling Hills Townhome Association and request the service and a free tote. Document shredding no longer is available, however, clean-up day will remain in the fall with two haul away containers provided instead of one.

SNOW REMOVAL: Snow is removed from driveways, sidewalks and private roadways at 1 inch of snow or above. All services 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 is removed in the following order: ROADWAYS FIRST • DRIVEWAYS SECOND • SIDEWALKS THIRD. The THA follows City of Lincoln snow emergency parking regulations and request that you do not park on private roadways during snow events to allow equipment access. Vehicles parked on private roadways during snow removal are subject to



Upcoming Dates to Remember:

February 14

Valentine's Day

February 29

Leap Day

March 13

Daylight Savings Time Begins

Website:

For more important information and notifications, visit us on the Sterling Hills THA website at www.SterlingHillsTHA.org

Site Map:

Includes Board members and office contact information, events, and an Association summary. Documents such as: Bylaws, Covenants, Meeting Minutes, Policies are in PDF format and may be downloaded from this area.

Contact Information:

Office hours and contacts.

Home Page/Latest News:

Look for Newsletters, events, important reminders and messages from the Board in this section.

Enjoy the Site

be towed by the management. Please report any problems with snow removal to the Manager.

More Information

PAST DUE ACCOUNTS: Beginning January 1, 2016, a late fee of \$20.00 will be assessed to every account over 30 days past due. Past due accounts over 90 days will be 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.

DUES: THA 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 payments as a reminder.

ON LINE BILL PAY: Members have inquired about On Line Bill Pay, Credit Card payments and Direct Deposit into the THA checking account. The THA does not accept Credit Card payments, nor do we allow for direct deposits, however, we do accept On Line Bill Pay. On Line Bill Pay is usually done through your bank. To sign up for On Line Bill Pay, you must go to your bank's website and follow directions to set up an On Line Bill Paying account or personally visit with a person at the bank.

To set up Sterling Hills THA as a payee, you'll need an account number. Since Sterling Hills THA does not have an account number. We suggest you use the street address for you townhome for this account number (ex: 5555 Marion Road). It is up to you to determine what account number you want to assign. Please make sure all payments are made to Sterling Hills Townhome Association. **Schedule your payment.** Tell the bank the amount you want to pay, and when you want the money to be taken out of your account. The bank will let you know how much time to allow for each payee - it's usually up to three to five business days before you want the money to get there. **Your payment is sent to Sterling Hills THA.** The bank deducts the money from your account and mails it to the THA exactly as you instructed. If you choose, the bank will send you an email confirming that the payment has been sent. If your bill is the same amount each month, you can make the whole process work automatically if you want by telling the bank the payment amount and frequency you want the payment made.

GARAGE SALES: Sterling Hills THA no longer promotes garage sales, however we will provide future dates to you for Spring and Fall Grainger/O'Shea garage sales as they are scheduled by their HOA. These dates will be a great opportunity should you want to plan a garage sale during this time in order to benefit from traffic generated by their garage sales. Presently these dates have not been provided by their HOA.

ASSOCIATION BYLAWS & COVENANTS: You may download copies of the Restrictive Covenants and Association Bylaws at www.SterlingHillsTHA.org

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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