

Sterling Hills THA

5241 X Street, Lincoln, NE 68504

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

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 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. The Association ask pet owners who have damage to their yards and their neighbor's yards, caused by pets 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 Association office 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 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



Upcoming Events

April 26

Begin new Refuse Pick-up Days

Beginning April 26th, pick-up days will change to Tuesday and Friday. Recycle pick-up will change to Tuesday.

May 12

Grainger/O'Shea Garage Sales

Save the Date -- Spring Garage Sales - May 12, 13 & 14. Sterling Hills THA no longer promotes garage sales, however the above dates will be a great opportunity should you want to plan a garage sale during this time to benefit from traffic generated from the sales.

Visit us on the Web

www.SterlingHillsTHA.org

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

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 is taking care of the lawns again this year. Mowing day is Friday with the next day being a back-up day, should it rain. Step 1 lawn application was applied on April 15th with spot spraying for broadleaf control and spraying of round-up in the rocks.

SPRINKLERS: Start up for the system was completed on April 15th. Sprinklers will water during daylight hours for the first two weeks in order to check for missed adjustments. Watering schedule during this time is: Program 1 (zones 1-25) Tuesday, Thursday and Sunday starting at 7:00 AM. Program 2 (zones 26-59) Monday, Wednesday and Saturday, starting at 7:00 AM. Watering is during evening hours after that. Email request for sprinkler system repairs to psdicero@windstream.net.

REFUSE PICK-UP AND RECYCLING: Waste Connections will change days for refuse pick-up beginning April 26th. New days for refuse pick-up are Tuesday and Friday. Recycling day is changed to Tuesday. Please ignore any messages you received by phone or mail earlier this week. The company issued them before they finalized the starting date.

Sterling Hills THA Board suggests that you store the totes in your garage to prevent blowing of trash and neighbors being disturbed by odors and unsightly garbage in front of townhomes.

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: 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.

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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