
July Newsletter

Sterling Hills Townhome Association

5241 X Street, Lincoln, NE 68504
402-464-1103

Dear Members,

July is a time for family and friends, BBQ's and July 4th celebrations. During these times, please remember those who live at Sterling Hills. 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:

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

Warm Regards and enjoy the summer,

Sterling Hills Board of Directors

Community Information

REFUSE SERVICE: Waste Connections of Nebraska will observe the following holidays: **Memorial Day, Labor Day, and July 4th, Thanksgiving Day, Christmas Day, and New Year Day.**

During the week which a holiday falls on, refuse pick up services for that week are pushed to the following day. Each pick up day after that is also extended to the following day and through Saturday for the week. All items must be set out before 6:00 AM on the day of pick-up. The Association is not responsible for members who set out an unreasonably amount of refuse for pick-up and are billed separately by Waste Connections for the extra amount. If you have any questions about refuse pick-up, please call Stacy at 402-438-4777.

Association covenants does not specifically mandate storage of refuse containers in the garage; however, Sterling Hills THA Board suggests that members store their totes in their garage to prevent blowing of trash and neighbors being disturbed by odors and unsightly garbage in front of the townhomes. See Covenant Section 9 for further information.

HAIL & STORM DAMAGE TO TOWNHOMES: In regards to damage to the townhomes at Sterling Hills caused by recent storms and hail – Sterling Hills



Upcoming Events

July 4

Independence Day

Board of Directors:

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Visit us on the Web at:

www.SterlingHillsTHA.org

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

Association is not a condominium association in which the association owns the exterior and the individual owns the interior. Individual town home owners are responsible for all exterior repairs and damages caused by weather events. All townhome owner insurance policies include Coverage "A" which insures the dwelling/structure of the unit. Please contact your insurance company for assistance. The Association suggest you check not only roof damage but also gutters and siding as many members have said they have damage to all areas of the exterior. While Covenants do not address you contacting your neighbors in the adjoining units about this issue, it might save money and look better if neighbors agree to do the work together. Please refer to Section 5.c for guidance on exterior appearance requirements of the THA.

LAWNCARE: Lawn care is every Thursday with Friday as a back-up day for rain. As a THA, we want to provide the best services possible for the amount of income we receive every month. Mow, edging, trimming of lawns, includes bagging and disposal of grass. Lawn applications follow a complete 5-step program with spraying of the rock areas in front and spot spraying of the lawn on a monthly basis. Individual homeowners who want more services other than provided by the association must provide these at their own cost. All items must be removed from the yard before each mowing day. If dog waste, furniture, toys are in the yard, lawn care service will not be provided for your yard that week. Gates to fenced yards must be left open for lawn services to be provided

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 Sections 20 through 21 of the Covenants for further information.

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 THA 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 for more than 14 days during any calendar year. This includes all vehicles as defined in the LMC. Vehicles parked on public roadways over 24 hours are subject to getting a ticket or being towed.

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.

Dues: Presently are \$65.00 a month and are due the first day of the month they are due in. Please make checks payable to:

Sterling Hills THA
5241 X Street
Lincoln, NE 68504

Sprinkler Repairs: Please call the office at 402-464-1103 to report any needed repairs to the sprinkler system.

PETS: Pet owners are responsible to keep lawns and areas free from animal waste at all times. Dogs must be on a leash. Contact Animal Control at 402-441-8626 or email animal@lincoln.ne.gov with any pet questions you might have.