
October 2016

Sterling Hills THA

5241 X Street, Lincoln, NE 68504

PH: 402-464-1103 Email: psdicero@windstream.net

Dear Members,

As an Association, we are in the business of working toward the best management of services possible for our member's; however we don't do it alone and are always looking for those special people who add input at meetings and volunteer their time and service as officers of the Board. The Board consist of three directors, none of whom need to be members of the Corporation. Each Director holds office for three years and every year a Director is voted in. Meetings of the Board consist of a yearly meeting and any meeting called by the President during the year to conduct Association business. As the annual meeting draws near, please consider being of service to this community and nominating someone or volunteering to be nominated as an officer of the Board.

Warm Regards,
Sterling Hills THA

Sterling Hills THA Annual Meeting

Tuesday, November 8, 2016 at 6:00 PM to 9:00 PM

Sterling Hills THA annual meeting is set for November 8, 2016. Notice of the meeting is mailed 10 days before the meeting and will include an agenda, financial reports, and other important information pertaining to the meeting. Important discussions and voting will take place on Association policies and responsibilities.

Members who want to have an item placed on the Agenda must notify the Board at least 20 days before the meeting in order to have the item on the agenda. Members wishing to speak in the Open Forum Discussion at the meeting must notify the Board in writing at least 3 days before the meeting in order for the Board to prepare. Please address all correspondence to the Office address.



Upcoming Events

October 31

Halloween

Be Safe and look for children crossing the street.

November 8

Sterling Hills THA Annual Meeting

6:00 PM – Notices and details will be mailed.

November 8

Election Day

Don't forget to vote

November 24

Thanksgiving

Office is closed. Refuse pick up holiday schedules.

Important Information

Enclosed with this newsletter is a statement reflecting your transactions for this year. Please refer to the Balance and Amount Due columns to see if you are behind in payments or have a credit.

More Important News

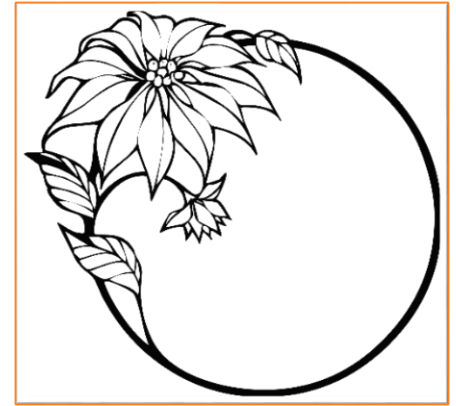
FALL LAWCARE & SPRINKLERS: Lawns will be aerated this fall for the first time and the last two applications applied to prepare lawns for winter and allow them a good start in the spring. Sprinkler watering has been reduced to twice a week for fall schedules. Sprinklers will be shut down and winterized before the first freeze. Should it continue to be cooler and rain more frequently, this date will be pushed forward. Please report any needed repairs to the THA office.

SNOW REMOVAL POLICY: Snow will be removed from private roadways, driveways and sidewalks at one inch of snow or above. Snow removal will be accomplished in a timely manner as weather conditions permit. **Snow will not be removed from driveways where vehicles are parked.** Sterling Hills THA follows City of Lincoln regulations for parking restrictions during snow emergencies and vehicles are subject to towing by the Association if parked on private roadways and visitor parking areas during this time. Please remove all items and yard ornaments from the front stoop, driveway and sidewalk areas. The snow removal crews will not be able to see these when they are buried in snow.

HOLIDAY REFUSE PICK-UP: Waste Connections of Nebraska will observe the following holidays this fall: 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 for the week. If you have any questions about refuse pick-up, please call Stacy at 402-438-4777.

THA OFFICE 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 by email and they will contact you as soon as it is possible for them to do so. In case of a life threatening event or emergency, please call 911.

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.



About the Association

Board of Directors

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Association Dues Payments

Dues are presently \$65.00 a month and are due the first day of the month. Refer to Section 29 for information regarding dues, additional charges and costs allowed for collection. Please make your checks payable to: **Sterling Hills THA**