

Sterling Hills THA

5241 X Street, Lincoln, NE 68504

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Two new documents are available on the Sterling Hills THA website:

Vender Violation Complaint Form - This document is a formal complaint document regarding performance of a vender who is contracted with Sterling Hills Townhome Association and providing services to the THA. This complaint is made by a member of the THA regarding said service. The intent of this document is to provide documentation of the complaint, investigation and resolution between all parties involved

Covenant Enforcement Policy and Procedure - As Officers of the Board of Directors in a covenant protected community, we recognize the real and perceived value of our community centers around reasonable and consistent property standards. We further recognize a very important part of the consideration prospective property owners make when selecting a community in which to live and invest in, is the condition, quality and curb appeal of the community they are considering. This document is a formal complaint document regarding Covenant Enforcement. The intent of this document is to provide documentation of the complaint and resolution between members involved.

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. Look for newsletters, events and important notices on the home page. Enjoy the site.

Community Information

FENCE POLICY: This policy has been created in order to assist homeowners and members of SHTHA 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 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.



Upcoming Events

May 11

Grainger O'Shea Garage Sales

Mark your calendars now for the Grainger O'Shea Spring Garage Sales - May 11 - 13.

Sterling Hills THA no longer promotes garage sales in the community, however the above dates will be a great opportunity should you want to plan a garage sale on your own and have it during this time to benefit from traffic generated by the Grainger O'Shea sales.

May 20

SHTHA Clean-up Day

A roll off dumpster will be located in the cul-de-sac all day Saturday for items to be thrown away.

Items they will not take: batteries, concrete, paint & solvents, motor oil, herbicides, appliances, tires, grass, yard & garden waste.

Items they will take: furniture, mattresses & box springs, household garbage.

July 4

Refuse Pick-up Holiday

Because of the holiday, refuse pick-up days will be adjusted to the next day, beginning on July 4th and ending on Saturday of that week.

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.

LAWNCARE: Forest Lake is taking care of the lawns again this year. Mowing day is Friday with the next assessable day being a back-up day, should it rain. Step 1 lawn application will take place as soon as the weather permits it. Lawn service will be provided to the inside of fenced areas only if the gates are left unlocked and open. Animal waste and items must be picked up from lawn before mowing day by the homeowner.

SPRINKLERS: Start up for the sprinkler system begins after the last hard freeze predicted. Sprinklers will water during daylight hours for the first two to three weeks in order to check for missed adjustments and needed repairs. Watering is during evening hours after that. During the season, watering schedules are adjusted for the amount of water needed for the lawns. Email your request for sprinkler system repairs to psdicero@windstream.net.

POOLS: Small portable pools and recreational equipment 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.

PETS: The THA is not responsible for the policing of the City Ordinances on animals at Sterling Hills, however, Animal Control is. According to City Ordinance 6.08.155: "It shall be unlawful for any person having custody or control of any dog to place, deposit, discard, or dispose of feces or manure on public property or private property of another unless placed in approved garbage or refuse containers on public property or with the consent of the owner of the private property". **Contact Animal Control at 402-441-8626 or email animal@lincoln.ne.gov to report any violations.**

PET DAMAGE: The Association ask pet owners who have damage to their yards and their neighbor's yards, caused by their pet 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. Refer to Page 5, paragraphs 20 through 22 of Covenants for further information.

REFUSE PICK-UP AND RECYCLING: Inclement weather advisories and holiday pick-up reminders are posted on the web site whenever the office is notified of a need to adjust the schedule.

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. Please refer to Covenants and Policies for vehicles on the web site.

Important Information about Office Hours

The Board of Directors and Manager want to assure you that your calls and emails are important. Normal business hours 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 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 are presently \$65.00 a month, due the first day of the month. **Monthly invoices are not mailed to members.** Statements and past due notices are mailed to members who are late with payments. A \$20.00 late fee may be assessed to accounts over 30 days 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 regarding collection of dues.

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