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## July Newsletter

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### Sterling Hills Townhome Association

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

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Dear Members,

July is a time for family and friends, BBQ's and July 4<sup>th</sup> 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 4<sup>th</sup> of July, be a good neighbor by following three rules: 1. *Respect the closeness of neighbors and choose a safe place to set off fireworks.* 2. *Be considerate and keep the noise down.* 3. *Clean up what you blow up.*

Warm Regards and enjoy the summer,

*Sterling Hills Board of Directors*

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### Community Information

**NEW REFUSE SERVICE PROVIDER:** Effective July 1, 2017, Uribe Refuse Services will be the new refuse provider. Nick Crow, Vice President of Uribe said that all services will stay the same until the Palmer contract is up (May 21, 2018). They will not change out totes, however but will keep all the ones with different companies on them. Because of the short notice time, Uribe will honor Waste Connection's holiday pick-up schedule for July 4<sup>th</sup>. Refuse pick up services for that week are pushed to the following day beginning on the 4<sup>th</sup>. Each pick up day after that is extended to the following day through Saturday. If your pick up day is on Monday, September 4<sup>th</sup> (Labor Day), your trash will be picked up that day. Uribe is closed Thanksgiving Day, Christmas Day, and New Year's Day. Customers will receive notice of the alternate pickup days. Notices will also be posted on their website and on Facebook.

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 for the extra amount. Recycling Services will stay the same. Please call Uribe Services at 402-467-1239 with any questions you might have.

**STREET TREES:** Street tree replacement will take place this fall when weather is more conducive for planting trees.



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### Upcoming Events

#### July 4

Independence Day

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#### Board of Directors:

David Neth,  
President  
8021 McBride Ave.  
Lincoln, NE 68516  
[davidneth@gmail.com](mailto:davidneth@gmail.com)

Erik Nore,  
Vice President  
3521 McLaughlin Drive  
Lincoln, NE 68516  
[erik.nore@gmail.com](mailto:erik.nore@gmail.com)

Paula Dicero,  
Secretary and Treasurer  
5241 X Street  
Lincoln, NE 68504  
[psdicero@windstream.net](mailto:psdicero@windstream.net)

#### Visit us on the Web at:

[www.SterlingHillsTHA.org](http://www.SterlingHillsTHA.org)

Association Policies pertaining to fences, lawn care, parking, snow removal, street trees are in PDF format and may be downloaded from this site. You will find Bylaws, Covenants, Meeting Minutes, Vender Complaint Forms and Covenant Violation Forms also.

**NEW CABLE COMPANY:** Over the next few weeks, contractors and ALLO team members may be accessing the easement area of your yard to build an all fiber network in Lincoln. Flags, markers and digging may be required. To learn more about the construction call 402-380-6550. If you intend to have cable, internet, or satellite TV installed into your townhome, review Sections 3 and 6.d of the restrictive covenants for Sterling Hills below:

**3. ANTENNAS.** No wiring or antenna for electrical power, telephone, television, radio, or any other use shall be permitted above ground, except within a building. Two small satellite dishes shall be permitted subject to the requirements of paragraph 6.d.

**6. d Satellite Dish.** Any satellite dish shall not be larger than 24 inches in diameter and shall be located and screened so as to be as unobtrusive as is reasonably possible.

**LAWNCARE:** Lawn care is every Thursday with Friday as a back-up day for rain. 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 5<sup>th</sup> 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.

**PAVING REPAIRS:** The Association is requesting proposals for repair of the private roadways and is looking to award a contract for work to be completed in the spring of 2018.

## 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](mailto:animal@lincoln.ne.gov) with any pet questions you might have.