

# Sterling Hills THA

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

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Dear Members,

*It's hard to believe that 2018 is just a blink away. We have included in this issue information on the THA snow removal policy, bank pay, and a paving project which takes place in 2018. Be sure to check out our website where detailed information is found concerning THA policies pertaining to fences, lawn care, parking, snow removal, and street trees. You will also find Covenants, Bylaws, meeting minutes, old newsletters, and notices concerning the THA community.*

*Enclosed with this newsletter are minutes from the Sterling Hills annual meeting of members and Board members. We are also enclosing a year end statement showing 2017 activity on your THA Dues account. In the statement; if the "Amount Due" box shows a zero balance, this means you have made all payments necessary for 2017 THA dues. Amounts shown with a "minus" sign depict a credit balance carried over to 2018. Any other amount shown is overdue and must be paid to bring your account current for 2018. If you have any questions about the statement, please call or email me at the information above.*

*Best Regards, Paula Dicero, THA Manager*

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## Snow Removal:

This policy has been created in order to assist homeowners of Sterling Hills THA and explain criteria used by the Corporation (THA) in removing snow for titleholders of the townhome properties. This policy is not meant to replace specifics outlined in the Covenants concerning snow removal. The THA is responsible to remove snow from all private roadways, driveways and sidewalks belonging to the THA and titleholders of the THA. As elected officials of the THA, the Acting Board of Directors (BOD) is authorized to manage this policy for the THA and take administrative control over snow removal of the properties. This policy is available on the THA website.

The THA follows City of Lincoln regulations for parking during snow emergencies. All vehicles parked on private roadways and in public parking stalls are subject to

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## Upcoming Events

### December 25

Christmas Holiday - Office closed

### January 1

New Year Holiday - Office closed

### April 1

2018 corrugated cardboard ban begins in Lincoln and will no longer be picked up as refuse. Corrugated cardboard must be recycled.

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## Important Announcement

Uribe Refuse want to remind you they work all holidays except Thanksgiving, Christmas Day and New Year Day. During these holidays all services will be moved to the following day.

Remember – "When in doubt, put it out".

Please contact Uribe Refuse at 402-467-1239 with any questions.

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towing during this time. Snow will be removed from private roadways, driveways and sidewalks at one inch of snow or above. All snow removal will be accomplished in a timely manner as weather conditions permit. Snow will be removed in the following order: private roadways first, driveways second, sidewalks third. All items and yard ornaments must be removed from the front stoop, driveway and sidewalk areas in order to prevent them from damage. Snow removal crews and the THA are not responsible for any damage to items left in these areas and are not required to remove snow if such items interfere with snow removal. The THA is not responsible for removal of snow from driveways where vehicles are parked and interfere with snow removal.



## More Important News

### Dues, Invoices, Bill Pay:

THA members voted a few years back to not mail invoices monthly for dues because of the cost to do so. Each member has an account with the THA where dues are charged on a monthly basis and payments credited. Dues are presently \$65.00 a month and due the first of the month they are due in. There is a 30 day grace period before finance charges are charged to the account for non-payment of dues.

The THA operates on a non-profit basis which relies on dues paid to pay for services they provide for its members (lawn care, sprinklers, refuse pick-up, snow removal, mowing of the commons and street lights); so it is important that all members pay for services the THA provides.

**ON LINE BILL PAY** - THA members have inquired about On Line Bill Pay, Credit Card payments and Direct Deposit into the THA checking account. The THA does not accept Credit Card payments, nor do we allow for direct deposits, however, we do accept **On Line Bill Pay**. On Line Bill Pay is usually done through your bank. To sign up for **On Line Bill Pay**, you must go to your bank's website and follow directions to set up an **On Line Bill Paying Account**.

**To set up Sterling Hills THA as a payee**, you will need an account number. Since Sterling Hills THA does not have an account number, most payees select their address for this account number (ex: 5555 Marion Road). It is up to you to determine what account number you want to assign. Please make sure all payments are made to Sterling Hills THA.

**To schedule your payment.** Tell the bank the amount you want to pay, and when you want the money to be taken out of your account. The bank will let you know how much time to allow for each payee - it's usually up to three to five business days before you want the money to get there. **Your payment is sent to Sterling Hills THA.** The bank deducts the money from your account and mails it to the THA in the form of a check, exactly as you instructed. If you choose, the bank will send you an email confirming that the payment has been sent. If your bill is the same amount each month, you can make the whole process work automatically if you want. Tell the bank the payment amount and frequency.

## In the Community

### 2018 Paving Repair Project

Pavers, Inc. will repair damaged areas of pavement along McLaughlin Drive between S. 35<sup>th</sup> and S. 37<sup>th</sup> streets. Work begins in 2018 after frost leaves the ground. Repairs will be done in a manner and sequence to allow access to most areas at all times. This will require two phases allowing access to McLaughlin from either the east or west end and a place to drive around areas of work at storm sewer inlets.

### Board of Directors

David Neth,  
President  
8021 McBride Ave.  
Lincoln, NE 68516

Erik Nore,  
Vice President  
3521 McLaughlin Drive  
Lincoln, NE 68516

Paula Dicero,  
Secretary and Treasurer  
5241 X Street  
Lincoln, NE 68504

**OFFICE HOURS:**  
9:00 AM to 4:00 PM  
Monday through Friday.