

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. A big THANK YOU to those special people who add input at meetings and volunteer their time and service as officers of the Board and members of the paving and parking committee. You are responsible for our success!

The THA 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 volunteering to be nominated as an officer of the Board.

Warm Regards,
Sterling Hills THA

Community News

ANNUAL MEETING: The Sterling Hills THA annual meeting is scheduled for **Saturday, November 17, 2018 at 11:00 am** this year. It is our hope that the date and time change will be more convenient for members to attend and increase the attendance. Meeting location has also changed to: **Horizons Community Church, located at 3200 Grainger Parkway**. Notice of the meeting is mailed 10 days before the meeting and will include important information pertaining to the meeting.

Members who want to have an item added to the agenda or want to speak in the Open Forum Discussion at the meeting must notify the Board at least 3 days prior the meeting so the Board of Directors may prepare. All correspondence to the Board of Directors may be sent to the THA office address or email above.

NEIGHBORHOOD PLANNING: Check the website for notices published by Lincoln – Lancaster County Planning Department and the Lincoln City Council; pertaining to public hearings regarding new developments in the area which might impact Sterling Hills.

DUES: THA dues are presently \$65.00 a month and are due the first day of the month. The THA no longer invoices monthly for dues, however will send statements and past due notices to members who are late with payments as a reminder. Please refer to the Covenants for more information on late payments and past due accounts. Please make checks payable to: Sterling Hills THA.



Upcoming Events

November 6

Election Day

Don't forget to vote

November 17

Sterling Hills THA Annual Meeting

11: am – Notices and details will be mailed.

November 22

Thanksgiving

Office is closed.

Important Information

Refuse and recycling pick up days during weeks of Thanksgiving, Christmas and the New Year holidays are subject to change to accommodate Uribe employee holidays. Contact Uribe Refuse at 402-467-1239 for more information.

Every title holder owns a piece of Sterling Hills Townhome Association and it can't work without you. We need your help.

More Important News

FALL LAWNCARE & SPRINKLERS: Lawns were aerated with over-seeding in bare areas this fall. Sprinklers are shut down and winterized. Workers will do a final mow to remove leaves this fall and will remove scrub trees out of the detention cell to keep it clear for flood control.

SNOW REMOVAL POLICY: Snow is removed from private roadways, driveways and sidewalks at one inch of snow or above. Snow removal is accomplished in a timely manner as weather conditions permit. **Snow will not be removed from driveways where vehicles are parked.** 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 and are not responsible for damage. Storage area for the removed snow is the cul-de-sac parking area and outlot at the intersection of O'Sullivan and 35th Street. Please do not park in this area during a snow event. 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 in visitor parking areas during this time.

TITLE HOLDERS WHO RENT THEIR PROPERTY: Covenant and policy violations or damage to Association properties, caused by a renter is the responsibility of the title holder and association member. It is the title holder's responsibility to make sure their renters are informed of covenants and policies regarding the Association.

IF YOU ARE SELLING YOUR PROPERTY: Please inform your realtor and title company about Sterling Hills Townhome Association so they may contact us about closing responsibilities, regarding the transference of title, dues obligation, restrictive covenants and policies.

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 dog violations.

ON LINE BILL PAY: 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'll need an account number. Since Sterling Hills THA does not have an account number. We suggest you use the street address for you townhome 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 Townhome Association. **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 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.



About the Association

Board of Directors

David Neth,
President
8021 McBride Ave.
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

Visit us on the Web at:

www.SterlingHillsTHA.org

Association Policies pertaining to fences, lawn care, parking, snow removal, and 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.