

# Sterling Hills THA

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

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Dear Members,

We have included in this issue information on the THA snow removal policy and bank pay. 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 important to the THA community.

With this newsletter is a statement showing 2018 activity on your THA dues account. If the "Amount Due" box shows a zero balance, this means you have made all payments necessary for 2018 THA dues. Amounts shown with a "minus" sign depict a credit balance carried over to 2019. Any other amount show a balance owed. This was carried over, also. Some of you have paid this balance in January. If you have not, please contact the office and let's talk.

Sterling Hills THA is a non for profit corporation in the state of Nebraska. As a title holder of property at Sterling Hills, you have equal ownership of how the THA is managed. 118 members belong to the THA, however only a few were at the annual meeting last fall, to conduct necessary business involving a budget of over \$90,000.00.

This year, an existing officer of the Board moved away and left an open position for the remainder of the term which ends November 2019. We send out this request today because the THA needs your help. Please consider this plea and contact the office to talk about how you might serve in this position.

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 townhome properties. This policy is not meant to replace specifics outlined in the Covenants concerning snow removal. The THA is responsible to remove snow

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## Upcoming Events

### January 21

Martin Luther King Jr. Day

### February 5

Chinese New Year

### February 14

Valentine's Day

### March 10

Daylight Savings Time Begins

### March 20

Spring Begins

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## Important Message

The Association would like to extend a hand to those members who are affected by the Federal Government shut down and not receiving a paycheck. To those of you who are impacted by this, please contact the office and let us know how we can support you through this most difficult time.

## Landlords

Please notify your renters of important THA information and policies.

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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 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.

## 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. After 60 days, accounts are subject to a \$20.00 late fee. The THA operates on a non-profit basis which relies on dues paid to pay for services they provide; 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 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 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

### New Board Member

*Every title holder owns a piece of the Association and it can't work without you. We need your help. The THA is overseen by three Board of Director volunteers and a paid agent to conduct day to day business for the THA. Each director serves a term of three years and every year one officer is voted on. This year, an existing officer moved away and left an open position for the remainder of the term which ends November 2019. We send out this request today because the THA needs your help. Please consider this plea and contact the office to talk about how you might serve in this position.*

### Board of Directors

#### Jason Dugger

President

[dugger.jason@gmail.com](mailto:dugger.jason@gmail.com)

#### Paula Dicero,

Secretary and Treasurer  
THA Manager

[psdicero@windstream.net](mailto:psdicero@windstream.net)

#### OFFICE HOURS:

9:00 AM to 4:00 PM  
Monday through Friday.