

## Spring Issue - 2019

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*Pools & Recreational Equipment*

*Parking Policy & RV's*

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*Refuse & Recycling*



Sterling Hills Townhome Association \* 5241 X Street, Lincoln NE 68504 \* 402-464-1103

# townhome *living*



## Important Information>>>

### Fence Policy

This policy has been created in order to assist homeowners and members of Association and to 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". A copy of the fencing policy and a fencing application may be downloaded from the Sterling Hills web site or requested by the titleholder of the property by contacting the Corporate Office.

### Landscaping

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.

For more information go to  
[www.sterlinghillstha.org](http://www.sterlinghillstha.org)

## Community Information

### Home Improvements and Curb Appeal

As the weather gets warmer and more activities are taking place outdoors, be sure to check out our website at [www.sterlinghillstha.org](http://www.sterlinghillstha.org) where detailed information is found concerning Association Bylaws, Covenants and Policies pertaining to fences, lawn care, parking, street trees, recreational vehicles, home improvements and use of the commons.

### Lawn Care and Sprinklers

Grounds keeping started in April with mowing and trimming of lawns, treatment for weeds in rocked landscaping areas, and a first application of pre-emergent/ fertilizer to the lawns. The sprinkler system was checked also. When the system is turned on, sprinklers will water twice a week during cooler weather. During the season, watering schedules are adjusted for the amount of water needed. 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. Please contact the office with your sprinkler system repair or adjustment request.

### Pools and Recreational Equipment

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 on this topic.

# Here's a *thought...*

Mark your calendars for the Grainger O'Shea Spring Garage Sales on May 9, 10 & 11. These dates are 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.

## Parking Policy

The Association supports and encourages homeowners to use their driveways and garages for parking of their vehicles. It is up to all home owners to be respectful of their neighbors when it comes to parking. The "No Parking" and "24 Hour Parking" areas are subject to towing at owners expense.

## Recreational and Other Motor Vehicles

**(Section 12 of the Covenants.):** It is an 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 after 24 hours. Please refer to the Association Covenants and Policies for further information.

## Pets

The THA is not responsible for 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". Respect others by cleaning up after your pet.

Contact Animal Control at 402-441-8626 or email [animal@lincoln.ne.gov](mailto:animal@lincoln.ne.gov) with any questions you might have or to report any violations.

## Pet Damage to Lawn

Pet owners who have damage to their yards and their neighbor's yards, caused by their pet must correct the damage by the end of June by replacing the damaged sod. 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 and Recycling

A portion of member association dues pays for services such as refuse and recycling pick up. This Association is contracted with Uribe Refuse Services, Inc., Lincoln Nebraska to get you the best rate possible. Refuse and recycling is picked up on Tuesday. Totes must be out at the curb before 6:00 am, the day of pick-up. Please contact **Uribe Refuse** at **402-467-1239** directly with questions you have about refuse pick-up and recycling requirements. For information on recycling drop-off sites call **402-441-8215**.



## Board of Directors

### Jason Dugger

President

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

### Allison Alber

Vice President

[allison.alber@gmail.com](mailto:allison.alber@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 – Friday**

## Dues

Association dues are presently \$65.00 a month and are due the first day of the month. Monthly invoices are no longer mailed to members, however statements and past due notices are mailed to members who are late with payments. A finance charge is assessed to every account over 30 days past due. 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 and rights regarding collection of dues. Make checks payable to: STERLING HILLS THA and mail to:

**Sterling Hills THA**  
**5241 X Street**  
**Lincoln, NE 68504**  
**402-464-1103**