

## Summer Issue - 2019

*Association & Member Responsibilities*

*Fence Policy*

*Member – Landlords*

*Internet and Cable TV Service Installation*

*Parking Policy, RV's & Trailers*

*Townhome Properties and Association Common Areas*



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 the 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 by contacting the Corporate Office.

### Member – Landlords

Today, 38% of townhomes at Sterling Hills are rented. The Association wants to remind members who are landlords that it is their responsibility to inform those who rent from them about Association Policies and Covenants. This newsletter and other information pertaining to the Association is posted to our website also and updated on a regular basis. Please help us by keeping your renters informed.

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

## Association & Member Responsibilities

### What do our dues pay for?

The Association provides refuse and recycling services to its members through Uribe Refuse Services.

The Association also provides for each member, grounds maintenance which includes: mowing and trimming of each yard and the common areas; aeration services once a year; a 5-step lawn application program; 6-chemical applications to the landscape rock areas at the front of the townhouses; grub control; selective spray applications to the lawn for weeds; pruning and mulching of street trees on private roadways during Jan./Feb.; repair and replacement of the sprinkler system; payment of the sprinkler watering bill; snow removal from private roadways, public sidewalks, driveways, front sidewalk and stoop for each lot. (Section 23 of the Covenants).

### What are member responsibilities?

Added improvements to private yards, such as extended patios, fences, planters, or similar obstructions or plantings, such as gardens, shrubs, plants or trees, increase the cost for the Association to maintain. It is the sole responsibility of the homeowner for their upkeep of these items. (Section 22 of the Covenants).

Each member of the Association is responsible for the upkeep, care maintenance and exterior appearance of the improvements located upon their townhouse lot for the purpose of maintaining a high quality and attractive development. In the event any member fails or refuses to perform any required maintenance, the Association, after seven (7) days' notice to the member in default, may perform the required work or maintenance. The actual cost of performing the work or maintenance together with a 10% administrative fee shall be the personal obligation of the member who is the title holder of the lot failing to perform the required maintenance obligation and shall be a lien upon the lot assessed if it is not paid. (Section 21 of the Covenants).

# To our **members...**

*Sterling Hills Community continues to change as new members purchase homes in the neighborhood and old members leave. Change also brings questions. In this issue, we have tried to address a few of the questions asked, regarding - member and association responsibilities, fencing, rentals, cable installation, parking, RV's, trailers, and Common Areas. More detailed information about these articles may be found in Association Covenants and Policies.*

## **Land Phones, Internet and Cable TV Services**

Easements are provided for land phone, internet and cable TV service providers at the front of all townhouse units. New connections for these services must be installed at the front of the townhouse or through the garage area.

Utility easements do not exist at the side or rear yards of townhouses to accommodate cable services. The Association uses these areas for a community sprinkler system and its controls. Cable laying above the ground is not allowed, as it interferes with mowing and maintenance of the lawns.

This year, the Association received complaints from home owners about above ground cables and markings for trenching which went through their yard in order to get to the rear of another townhouse. This is not acceptable and encroaches on another member's personal property.

Cost of repair for damages to existing Association sprinkler lines, drainage areas, or private lawns, caused by trenching where there are no easements will be assessed to the titleholder of the property getting the service and shall be a lien upon the lot assessed if it is not paid.

## **Parking Policy, RV's & Trailers**

No recreational vehicle, as defined by Lincoln Municipal Code, 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. It is an understanding of the Association that the term "within an enclosed area" 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 Parking Policy for further information. (Section 12 of the Covenants).

## **Townhome Properties and Association Common Areas**

The Association owns 3 outlots or Common Areas at Sterling Hills to accommodate pedestrian and vehicle traffic, storm drainage, and green area density for the Community.

Townhouse lots along Yankee Hill Road, are next to one of these outlots or common areas. This is located between the rear yards and Yankee Hill Road right-of-way. In most cases, lots in this area are only 67 feet deep from the front of the garage to the back lot line. Lots at the west of Sterling Hills also back up to an outlot which extends past the rim of the detention cell. In most cases, these lots are only 65 feet deep from the front of the garage to the rear lot line.

When you plan improvements for your yard in these areas, the Association recommends that you get a land surveyor your lot beforehand in order not to encroach into the outlots or Common Areas. They are owned and maintained by the Association and are not a part of the individual lots.



## **Board of Directors**

**Jason Dugger**  
President

**Allison Alber**  
Vice President

**Paula Dicero**  
Secretary and Treasurer  
THA Manager

## **Office Hours**

**9:00 am - 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 may also be turned over to a professional recovery company for collection and a lien filed against the property. 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**