

Sterling Hills THA

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Dear Members,

2020 is a new year, and with it comes a few changes to the Association. Dues adjustments are never welcomed news and we do not take such actions lightly. On January 1, 2020, monthly dues increased to \$75.00 a month. If your 2020 payments have been for the old amount, we ask that you take this time to make necessary changes needed to reflect the dues increase. Members who pay their dues with BILLPAY through a bank will need to adjust the amount taken out for automatic payments.

Yearend reports showing 2019 transactions to your THA dues account are included with this newsletter. Please call the office with any questions.

In this issue are summaries of the Association's snow removal and parking policies. Be sure to check out our website at www.sterlinghillstha.org where detailed information is found concerning these policies and other THA policies pertaining to fencing, lawn care, and street trees. You will also find Covenants, Bylaws, meeting minutes, newsletters, and development notices regarding surrounding growth which might impact the THA community.

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. Every title holder owns a piece of the Association and it can't work without you.

Best Regards, Paula Dicero, THA Manager

Snow Removal Policy:

This policy has been created in order to assist homeowners at Sterling Hills and explain criteria used by the Association (THA) in removing snow for titleholders of townhome properties. This policy is not meant to replace specifics outlined in the Covenants. 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.



Upcoming Events

March 8

Daylight Savings Begins

March 19

Spring Begins

Important Message for Members Owning Investment Properties:

Membership of Sterling Hills Townhome Association consist of 118 titleholders. Seventy members own and occupy their townhomes. Forty-eight members use the townhomes as investment property.

Information concerning the association is only sent to members. If you are a member of the association and own an investment property, please notify your renters of important information regarding Association Covenants, Policies, and notices. You may find these and more association information on our website at:

www.sterlinghillstha.org

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.

Parking Policy:

This policy has been created in order to assist homeowners of Sterling Hills and explain criteria used by the Association (THA) relating to parking for titleholders and residents of the townhome properties. This policy is not meant to replace specifics outlined in the Covenants.

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 the parking of vehicles on properties of the THA. Because of narrow private roadways, the THA supports and encourages owners of vehicles to use their driveways and garages for parking. It is up to those residing at Sterling Hills to be respectful of their neighbors when it comes to parking.

Parking stalls at the mail boxes and cul-de-sac are considered to be temporary parking stalls for guest and the convenience of members of the Association. Vehicles and equipment stored in this area over 24 hours is subject to towing at owners expense. Vehicles parked on the side of a private roadway where "NO PARKING" signs are posted, are subject to towing at owners expense.

No recreational vehicle, as defined by Lincoln Municipal Code (LMC), 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 such as the garage. No other vehicle with a fair market value less than \$1,000.00 or in a non-operable condition shall be parked or stored anywhere within the properties except within a garage. LMC interprets this to mean; campers, pop-ups, trailers, boats, etc. These vehicles are parked illegally according to LMC and are subject to the City of Lincoln towing or ticketing them. These vehicles are also subject to the THA assessing a fine against the titleholder's property and a lien being filed against the property as a penalty required by the Covenants.

Newsletter Submittals: Newsletters are published on a quarterly basis (winter, spring, summer and fall). Members are encourage to submit notices of events and news to the Manager for publishing in the newsletter. The BOD and Association Manager have authority to approve or disapprove any submittal.



In the Community

Board of Directors

Property and business of the THA is managed by three Board of Director (BOD) volunteers and a paid agent. Each director serves a term of three years and every year one officer is voted on. Meeting of the BOD usually follow the annual meeting of members. Regular meetings of the BOD may be held without notice at the time and place determined by the BOD. Special meetings of the BOD may be called by the President and shall be called at the request of two directors.

Board of Director Officers

Jason Dugger
President

Allison Alber
Vice President

Paula Dicero,
Secretary and Treasurer
THA Manager

Office Hours

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