

MONTHLY DIGEST (September, 2025) ...

1. NEW WEBSITE: We are excited to announce our new website at stonebridgevillas.net is live! Jason Schernikau, VP of the HOA Board, has gone above and beyond in putting together an easy to use website for our homeowners as well as an excellent marketing tool for realtors and homebuyers looking for homes in our area. This website sets us apart from other similar communities. Realtor feedback has been outstanding as this website will better market the many outstanding features your home and StoneBridge Villas have to offer. Jason has spent countless hours developing the site for laptop and mobile devices, for homebuyers and current homeowners. It's a win win for everyone!! If you see Jason out walking, make certain to thank him for all the work on this project. You might also buy him a Starbucks.

2. GOOD BYE: The only constant is change. We hate to say "Goodbye" but we must as we understand Sid & Paula Rueter are moving back to Arizona. We wish them the best in this next chapter of life.

3. NEW NEIGHBOR: Please join us as we welcome our new neighbor, Dr. Jaqueline Dauch (Jacque), to the StoneBridge Villas community. Dr. Dauch grew up in the great state of Michigan, and moved to SBV earlier this month. She is a Abdominal Transplant and Hepatopancreaticobiliary Surgeon, and did her residency in Tucson, Arizona before moving to the Omaha area to complete her fellowship training at UNMC. She was invited to continue on at UNMC as an attending surgeon. Dr. Dauch enjoys being active and playing most any sport. Though only having been a resident at SBV for a few short weeks, she reports she has enjoyed meeting many of her friendly neighbors, whose warm welcome has already made her feel a part of the community.

4. HOME VALUE: Thank you for keeping SBV a beautiful neighborhood! Recently a realtor who sells in the greater Shadow Lake area commented how nice StoneBridge Villas looks and commented specifically about the hidden trash cans. She said, "Buyers are usually shocked when they see trash cans out in other neighborhoods and remark that is usually found in lower priced neighborhoods."

5. STONEBRIDGEVILLAS.NET INSTRUCTIONS: The website is divided into 2 sections.

SECTION #1 (Public Website): Go to www.stonebridgevillas.net. No login required. If you are on a computer you will see 6 tabs (Home, News, Events, Architectural, Services, Contact). If you are on a mobile device and do not see the 6 tabs, click on the 3 horizontal lines (hamburger) in the upper right corner of the page. You should now see the 6 tabs. (Home, News, Events, Architectural, Services, Contact)

Home Page: Here you will find 3 photos showing the beautiful and unique Shadow Lake as well as the diversity of home styles SBV has to offer.

News: Each month the SBV Newsletter will be posted here as well as other possible news.

Events: The monthly calendar will be posted that includes HOA services, meetings and other related events.

Architectural: Looking for the PIP (Property Improvement Plan) to submit for approval? You will find it here.

Services: A brief summary of HOA Services can be found here. This is extremely helpful for Realtors and homebuyers.

Contact: Have a question, need to report a concern or a problem? Fill out the contact form and a HOA Board member will be back in touch with you.

SECTION #2 (Homeowner Portal): Homeowner User Name and Password is required. Here you will find additional information for SBV Homeowners such as bylaws, covenants, meeting agendas, directory, maps, meeting minutes, Board Members, SID info and other important documents.

Create a Password: Go to "Owner Login" located top right of Home page. Enter the email address you have registered with Stonebridge HOA > Next > enter your First & Last Name > Choose a password > Save

Dashboard: After successfully adding your password, you will be directed to the Dashboard page.

Directory: If you are on a desktop computer you will see the directory on the left side of the page. If you do NOT see the directory look for the 3 horizontal lines (hamburger) in the upper left corner of page. Click on this. You should now see Dashboard, Documents, Directory, Events/News, Requests, Surveys/Voting, Violations, Settings.

Dashboard: This is your general information.

Return to Directory: If you do not see the directory on the left side of page or see the hamburger in the upper left, back click on your browser.

Documents: Click on "HOA Documents". This will take you to a page with many folders titled Annual Report, Board Members, Architectural, etc, etc. Click on any of these folders for additional info.

Return or back up: Depending on the device you are using, select another item in the directory (if visible), or click on the hamburger, or back click on your browser.

6. WEBSITE QUESTIONS: if you have additional questions please go to "Requests" or "Contact" on the StonebridgeVillas.net website and fill out the form. You can also email direct to StonebridgevillasHOA@easyhoa.com. A representative will be back in touch with you in the next few days.

7. PIP (Property Improvement Plan): For those planning to make exterior changes, the PIP Form can now be found at www.stonebridgevillas.net >Architectural > PIP - Property Improvement Plan or email us at StonebridgevillasHOA@easyhoa.com.

8. SBV E-MAIL CHANGE: We have a NEW email address. Going forward please use the following address for any/all HOA emails: **StonebridgevillasHOA@easyhoa.com**

9. SBV PHONE NUMBER: Just a reminder that the SBV phone number is **402-842-8178**. When calling please leave your name, address, phone number and message. An HOA board member will return your call the following day. If you have an emergency, please contact an HOA board member directly.

10. SBV TEXTING: Another step in improving our communications is the ability to mass text vital information when needed. **We have added texting to our suite of communication tools. Very Important: The SBV texting will come from the same phone number (402-842-8178). PLEASE MAKE CERTAIN YOU TAG THIS NUMBER AS YOUR SBV-HOA!**

11. NOTARY SERVICES: One of our neighbors, Vince Muniz, is a notary and will provide free services to SBV homeowners. Vince can be reached at 402-201-9883

12. HOA DUES: Just a kind reminder that your quarterly payment of \$300 and is due Oct. 1.