

MONTHLY DIGEST (October, 2025) ...

1. WIN A \$100 GIFT CARD! Last month we rolled out our new website at <https://stonebridgevillas.net>. We are excited about the feedback and where this new website will take our community in the future! To make it even more exciting, on October 15, we will be giving away a **\$100 gift card** and all SBV homeowners will have an opportunity to WIN!! All you have to do to enter is go to the website, click on blue Owner Login button in the upper right hand corner and create a password. If you have already created a password, you have already been entered in the drawing. If you have not created a password yet, please do so before the October 15 drawing to be eligible for the \$100 prize. Note: The drawing is restricted to one entry per household. While you are on the site, check out the many features we have recently added. You'll be glad you did.

2. NEW FEATURES ON STONEBRIDGEVILLAS.NET: We now have a Survey/Voting Campaign tool. You may have received a SBV Survey via text this week asking your preference on paper billing. This new tool enables the HOA to quickly gather opinions from SBV Homeowners on a variety of topics. The process is simple and quick. Let us know if you have any questions as we will be using this new tool from time to time.

3. WEBSITE TUTORIAL: If you are hesitant about going to the SBV website we can help! Let us know what your concerns are and we can set up a time to walk you thru the website and answer questions.

4. SEE SOMETHING SAY SOMETHING: All of us can play a part in keeping our community beautiful and safe. If you see something that requires emergency attention please call 911 (if applicable) or call a board member (see directory). If something needs correction or repair please go to <https://stonebridgevillas.net> and fill out the Contact form. This procedure will enable us to track the request and provide a timely response.

5. REAL ESTATE NEWS: We are happy to announce that Beth Lube will be contributing to our monthly digest. Beth is a RE/MAX Real Estate agent with 37+ years of experience. She lives in Shadow Lake and will be sharing knowledge and experiences that will help us make smart decisions regarding our homes. Beth writes, "I know of 4 Shadow Lake homes that had dishwashers flood their floors and basement ceilings. In each case, the owners turned on the dishwasher when they went to bed or turned it on and left town." Great tip!

6. LANDSCAPE TIPS: #1. Prune back shrubs that do not bloom in spring. This includes summer and fall bloomers, which benefit from a seasonal trim to maintain shape and promote strong growth next year. (Note: hold off on pruning spring bloomers until after they flower next season.) #2. Now is the perfect time to cut back ornamental grasses. Cutting grasses down helps prevent snow and ice damage and encourages healthy regrowth in spring. Be sure to leave about 6" of the grasses so you don't cut and damage the crown of the plant. Info provided by greenlifegardens.com who offers award-winning professional landscaping, landscape design, grounds maintenance, and lawn care for the Papillion community.

7. FIRE PREVENTION MONTH: October is Fire Prevention Month. It was created to raise fire safety awareness and help protect homes and families. This is also the month to check your smoke detectors and change the batteries if necessary. The Papillion Fire Department has offered to change batteries for homeowners who are unable to perform this task. Call 402-339-8617 or 402-829-1390 to schedule an appointment with the Fire Department.

8. HOLIDAY LIGHTS: Our community takes great pride in having some of the most beautiful outdoor lights during the upcoming holidays. NOW is the time to schedule the installation of these lights. Several landscape companies now offer these type services that include installation, removal and storage of your lights. The lighted roof tops can often provide a stunning and festive look to properties throughout the holiday season. Even though your HOA cannot recommend outside services we did discover a few companies you may want to look at if you are considering adding beautiful outdoor lights.

- Several neighbors have recommended Holiday Light Rescue, <https://holidaylightrescue.com>, or call Adam @ 402-596-5404

- Our current mowing provider, Jordan Brothers, provides lighting, <https://jordanbros.com>, or call Harrison @ 402-991-6600

- Our upcoming snow service provider, Executive Outdoor Living, provides lighting <https://executiveoutdoorliving.com>, or call Mark @ 402-571-0630

- A new contact we recently discovered is Landscape King, John Tyler, owner, @ 402-871-8446

If you use any of these companies please let us know your experience so we can share it with your neighbors.

9. CORRECTION: Thanks to our readers, we learned of an error in last month's newsletter where we mentioned our website address as www.stonebridgevillas.com. It should have read www.stonebridgevillas.net. We apologize for any confusion this may have caused.

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

SECTION #1: 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 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 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

Units: After successfully adding your password, you will be directed to a page called "Units". Click on "Go to Unit".

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. 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.

11. 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.

12. SBV PHONE NUMBER: Just a reminder that the SBV phone number is **402-842-8178**. Text messages, surveys and voting will also come from this same number. 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.

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