

MONTHLY DIGEST (January, 2026) ...

1. HOA CONTACT INFO: If you contacted the HOA and have not heard back, make certain to use the current email address, StonebridgeVillasHOA@easyhoa.email, or better yet, go to the StonebridgeVillas.net website and fill out the "Contact" form. This will ensure your message will get posted and minimize any delays in communication.

2. SBV WEBSITE: Board member, Jason, continues to make tremendous improvements to our website. Check it out! If you have ideas on how we might improve our website, let us know.

3. SNOW REMOVAL: We are contracted again with Executive Snow Removal for this winter's snow removal. Snow removal is the most difficult service SBV-HOA provides, as winter weather is unpredictable. Please keep in mind the following:

- * **ONE INCH MINIMUM:** Snow is to be removed by our contractors with snowfall 1" or more throughout the neighborhood. Snow crews will not come if it snows 1" on some properties and less than 1" on other properties.

- * **SCHEDULE:** The snow contractor will try to come out after the snowfall is complete. This can be tricky as snow will sometimes stop and start again and again. In addition, the snow contractor has other customers that they must work into their schedule. Please be patient as these snow crews are sometimes working 16-20 hours/day.

- * **SNOW PLOWS:** Because we are located just outside the city limits of Papillion, Sarpy Cty. snowplows service our neighborhood. We have no control over when or how often these trucks will come and clean the streets. There may be times when the snow plows come thru after our HOA contractor has cleaned the driveways & sidewalks. These situations are evaluated on a per case basis and a determination is then made whether to bring our HOA snow removal crews back.

- * **WIND/DRIFTING:** Due to the Nebraska winds and open areas around the lakes, snow drifting can vary drastically from street to street and even house to house. Last year we had homes that experienced 7" of drifting by the garage doors while other homes received absolutely no snow and had clean sidewalks and driveways. It is common for the wind to create some drifting. This is to be expected. Snow removal services will not return after every windy day. The Board will continually monitor those snow drifting situations and make decisions in the best interest of the neighborhood.

- * **WINTER OUTDOOR PARKING:** Parking your car in the garage is important during the winter months. The snow removal company will NOT remove snow around your automobile if it is parked outside. They will NOT come back and clean your driveway after you move your car.

*** PROPERTY DAMAGE:** The snow contractors use a variety of equipment which is dependent upon the amount of snow to be removed. Gas snow blowers, truck plows, and shovels are the most common tools. Make certain all of your sprinkler heads near any sidewalk/driveway are completely recessed into the ground. The snow contractor is not responsible for damage to sprinkler heads. They are not liable for "scratching" or "tire marks" on the driveways as this is considered normal wear and tear. If you should experience any property damage, take several pictures (close up and from a distance) and make a report. Go to stonebridgevillas.net and use the "Contact" tab to send your message. A report needs to be made within 24 hours of the incident if possible.

***PATIENCE / UNDERSTANDING:** Snow removable services cannot be staffed with personnel or scheduled like other regular outdoor services due to the unpredictability of Mother Nature, and then the urgency to get the snow removed when it arrives. Your patience and understanding is greatly appreciated in these circumstances.

***LIGHT SNOW SERVICES:** Some homeowners have expressed an interest in obtaining "light snow services" above and beyond what the SBV-HOA currently offers. We recently sent out a text with the name and contact info of a young man who lives in Shadow Lake 2 and provides light snow removal. These type services would be contracted and paid directly between the homeowner and the contractor.

4. SID264: If you are looking for a SID-264 map or a listing of the SID Board members, you can find it on the SBV website and click on FAQ for further instructions.

5. VACATION WATCH: If you will be traveling, you may want to consider contacting the Sarpy Cty. Sheriff's office as they will provide a FREE watch of your home while you are out of town. You can find out more at sarpy.gov/442/Vacation-Watch.

6. GOOD NEIGHBOR: Please keep an eye on your neighbor's home if they are out of town. If you see something unusual say something. Check in on your neighbor if you have not seen them in several days. A Good Neighbor is a great treasure.

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