

MONTHLY DIGEST (February, 2026) ...

- 1. SAVE THE DATE:** Plan now to attend the StoneBridge Homeowners Annual Meeting, Tuesday, May 13, 2025. Last year we had record attendance with lots of fun, a meet'n greet before the meeting, great food and lots of prizes, in addition to an update on the progress of our community. Additional info will follow. Mark your calendar now for a great event with great people!
- 2. SBV WEBSITE:** We continue to add new features and functionalities to the SBV website. The preferred method of contacting the HOA Board with an idea, comment, question, or concern is to go to Stonebridgevillas.net, click on the Home tab then, fill out the form. This enables us to capture every request into a single repository and ensure a timely response.
- 3. GOOD NEIGHBOR ALERT:** Recently we have been made aware that some "Good Neighbors" have helped others with their snow removal. If you see a Good Neighbor helping out another Good Neighbor, let us know. We would like to recognize those Good Neighbors who go above and beyond to make SBV the outstanding community that it is!
- 4. SPRING CLEANUP DAYS: April 13-19,2026.** The event is open to Papillion residents. Cleanup Days are a great opportunity for residents to dump old furniture, appliances, electronics, and yard waste FREE of charge. For additional information, go to <https://www.papillion.org/491/Cleanup-Days>
- 5. PIP (Property Improvement Plan):** Making plans to paint, plant, or improve the exterior of your home this spring or summer? Repairs using the same materials, paints and plants do not require HOA approval, however, exterior changes to building or property do require approval before the changes are made. The PIP form can be found at StonebridgeVillas.net then click on the Architectural tab. Here you will find the PIP info.
- 6. MULTI-HOA GARAGE SALE:** Thinking of doing some house cleaning this spring? We are currently talking with several other HOA communities with plans to partner in a huge multi-HOA Garage Sale event. The dates have not been finalized. Stay tuned for additional info.

7. UPCOMING SERVICES:

- A. Mowing season starts April
- B. Lawn Fertilization service starts March/April (weather permitting)
 - This will be the same 6-step program as last year.
- C. Window Washing: May (TBD)
- D. Annual HOA Meeting - May 12, 2026

8. REAL ESTATE NEWS

- A. Stonebridge Villa homes have greater value than villas in other communities.
2025 Villa Home Sales
 - * SBV - Villa - Listed at \$550k, sold at \$550k
 - * SBV - Villa - Listed at \$640k, sold at \$640k
 - * SL (Shadow Lake)- Villa - Listed \$515k, sold at \$475k
- B. According to local Realtors, Zillow's "Zestimate's" are oftentimes inaccurate.
- C. Time to sell
 - * Thanksgiving - Super Bowl is the slowest time to sell a home
 - * May - August is the best time to sell
- D. Pre-Qualified homebuyer "thinks" they will be approved for a home mortgage while a Pre-Approved homebuyer has been verified that they will qualify for a home loan.
- E. Thinking of selling?
 - * Consult a Realtor BEFORE you make any changes to your home. Some changes are good investments while others are not.
- F. Got more real estate questions? Beth Lube, a realtor for 37+ years, lives in Shadow Lake and has tremendous knowledge about our community since the first villa was built. She is willing to answer any questions with no obligation. She can be reached at 402-305-8484

9. ELECTRIC BIKES/SCOOTERS: There has been some conversation about electric bikes and scooters on local sidewalks and the trails around the lakes. If anyone has experienced any difficult encounters with the electric bikes / scooters, please go to our website, Stonebridgevillas.net and let us know your experience using the "Contact" tab on the home page.

10. PAPER BILLING: Last fall (Oct) we sent out a survey asking homeowners if they wanted to opt out of paper billing. Many of you opted out which means you did not receive an invoice for January dues. We are not set up to do electronic billing. Please continue to pay as you have in the past. Make certain your address is on your payment. If you prefer to go back to paper billing, please let us know.

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