

## MONTHLY DIGEST (March, 2026) ...

**1. SAVE THE DATE:** Plan now to attend the StoneBridge Homeowners Annual Meeting, Tuesday, May 12, 2026. 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:** Check out the results to the recent Demographics Survey! Simply go to <https://stonebridgevillas.net/faq> Then click on "How do I find the Demographic Survey 0226 results" and follow the instructions.

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. 2026 DIRECTORY:** If you have any changes that need to be made for the new directory please send the changes to StoneBridgeHOA2022@gmail.com The new directory will be released in May.

**4. NEW 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 NEW PIP form can be found at StonebridgeVillas.net then click on the Architectural tab. Here you will find the PIP info. If you prefer a hard copy of the form and cannot print from your computer, please contact the HOA from the website, stonebridgevillas.net, and they will get a hard copy to you.

**5. GOOD NEIGHBOR:** Jim Gilbert writes... "I was surprised to find that some of my neighbors were not aware of this USPS service that shows what mail is arriving each day and when mail has been delivered. Especially helpful during inclement weather."  
<https://www.usps.com/manage/informed-delivery.htm>

**6. DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR STONEBRIDGE VILLAS,** Article I, Section 3, Paragraph 5, prohibits the placement of yard signs, banners, & non U.S. flags. In the interest of community harmony and good will toward your neighbor, we ask that any signs, banners & non U.S. flags be immediately taken down.

**7. PROPERTY DAMAGE:** If you experience any property damage due to HOA contractors or Sarpy County equipment, take zoom-in and zoom-out photos and contact HOA immediately.

**8. SEE SOMETHING SAY SOMETHING:** Due to the two snowfalls this winter, we had street light pole, fire hydrant, and lawn damage. If you see a car or truck that may have caused property damage, please take a photo and contact HOA immediately.

**9. CONTRACTOR REVIEW:** "Recently we had Landscape King come out and trim shrubs and do spring cleanup. We were happy with the service and price. They provide many landscape services including mulching, tree trimming, and holiday lighting. John Taylor is the owner and can be reached at 402-871-8446."

**9. CONTACT HOA:** Performance Management is no longer the first point of contact. Please go to [www.stonebridgevillas.net](http://www.stonebridgevillas.net) and click on the Contact tab. This will ensure your communication is documented and followed up on.

**10. LAWN MOWING SCHEDULE:** At this point it appears we will be on the Thursday weekly schedule for lawn mowing. We feel this will be an improvement especially during those rainy days when the mowing has to be delayed a day or so. Please keep the Thursday schedule in mind when powering up your sprinkler system.

#### **11. PROPERTY MAINTENANCE & REPAIRS:**

The HOA board has previously stated that outside property repairs or maintenance that include the same materials, colors, etc. do not require previous approval. In consideration of your neighbors, we ask that you and your contractor be aware of the following

- Construction shall not interfere with neighbor's properties.
- Work hours are 8:00 AM – 5:00 PM unless previously approved.
- No loud outdoor music or similar broadcasts played during property repair or construction..
- No equipment or materials shall be stored on sidewalks or streets nor impede normal traffic flow.
- Any trash blown into neighbors yards shall be immediately cleaned up.
- No contractor yard signs are allowed in the yard before, during, or following home improvement.

#### **12. 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

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