

MONTHLY DIGEST (May, 2026) ...

- 1. SAVE THE DATE:** Plan now to attend the StoneBridge Homeowners Annual Meeting, Tuesday, May 12, 6:30 PM at HyVee (Club Room on the 2nd Floor). Mark your calendar now for a great event with great people! We have been informed by HyVee management that the elevator will be available.
- 2. GARAGE SALE:** SBV has been invited to join Shadow Lake & Shadow Lake 2 for a multi-community Spring Garage Sale on May 30-31. This is the weekend after Memorial Day. Let us know by May 12 if you plan to participate (Sat or Sun or both) as there will be community advertising and a list available with all the participating homes. Last year was a huge success.
- 3. WINDOW SERVICES:** Window cleaning starts May 18, (weather permitting). If you want your windows cleaned on the inside, call Skyline Window Cleaning, 402-616-3444, and schedule for inside cleaning. Inside cleaning is paid by the homeowner not HOA.
- 4. SBV RESOLUTIONS:** Several Resolutions have been passed this past month and can be found at <https://dashboard.easyhoa.com/stonebridgevillashoa/#/documents/folders/28983>

<u>RESOLUTION</u>	<u>TITLE / LISTING</u>
#05142024	Notice of Meeting
#20260323	Political Signs
#20260323B	Robert's Rules of Order
#20260323C	Backup Power Units
#20260323D	Right of Appeal
#20260323E	Property Repair &Improvement Guidelines
#20260401	Surprise Motion At Annual Meeting

If you have any problems downloading the documents go to stonebridgevillas.net/contact and fill out the form.

5. SARPY CTY - E-BIKES:

There has been concern about the popular e-bikes and what laws may apply. The Sheriff's department recently posted a press release that answers many of these questions. You can find it here: <https://stonebridgevillas.net/news>

6. 2027 DIRECTORY: If you have any changes that need to be made for the new directory please send the changes to StoneBridgeVillasHOA@easyhoa.email. The new directory will be released in May.

7. CONTACTING HOA: When contacting HOA via website, include your name and contact info. Otherwise, the email may not be recognized and end up in the spam folder.
<https://stonebridgevillas.net/contact>

8. HEARTLAND LAWNS has provided our 6-step lawn fertilization for several years now. We have received notification that they are now doing custom Landscape Projects. They design and install patios, fire pits, planting beds, decorative stone features and much more. To schedule a free quote call 402-492-8800.

9. SBV WEBSITE HELP: If you have any problems navigating on the stonebridgevillas.net website, simply click on the Contact tab, fill out the information and someone will get back with you within 24-48 hours.

10. TREE TRIMMING: As trees mature, they may interfere with sidewalk traffic or encroach onto your neighbors' property, possibly causing grass or fence damage. Please trim them as needed.

11. 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.

12. PROPERTY MAINTENANCE, REPAIRS & IMPROVEMENTS:

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.

13. HOA DUES: Just a kind reminder that your quarterly payment is due July 1. Make certain to check and find out what the new FY2027 quarterly fees will be before sending July payment.