



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

### 1. ANNUAL MEETING RESULTS

- **New Budget:** Unanimous approval of FY2027 Budget of \$84,600
- **New Quarterly Fee:** Quarterly fee has been reduced to \$270/quarter beginning July 1
- **Election Results:** Jason Shernikau and Sam Kirk were re-elected for another 3 year term
- **First Time Attendees:** Dick & Barb Wright
- **Prize Winners:** John Henry Percy, Bill & Patti Gorham, Dick & Barb Wright, Jim & Cathy Sokolowicz
- **Google Rating:** 4.6 (out of 5) stars
- **Mission Statement (New)** - The mission of the StoneBridge Villas Townhome Association is to foster a caring, connected community, protect and enhance home values, and ensure a safe, well-maintained environment where all residents can thrive.
- **2027 Annual Meeting:** May 11 (2nd Tuesday of May), Plan NOW to attend!

### 2. GOOD NEIGHBOR:

**Communicate kindly.** A friendly wave or short chat builds trust and makes the community feel connected. Give it a try next time you are out walking, biking, or driving thru the neighborhood.

### 3. SAFETY:

There have been reports of vandalism in the greater Shadow Lake area. If you see something, (take a photo if possible) and report it to 911 and the HOA ([stonebridgevillas.net](http://stonebridgevillas.net))

### 4. WALKING TRAILS:

For multi-use paths around natural parks and reservoirs, it is standard etiquette to **stay on the right side** of the path and pass on the left. This will also minimize possible bike / pedestrian accidents.

### 5. TRASH SERVICES:

**Thank you to all residents who promptly move your trash and recycle containers to and from the street within the allowed time frame.** Our covenants permit an eight-hour window for containers to remain outside; however, we understand that work schedules, travel, and other commitments can make this difficult. If you're unable to move your containers in a timely manner, please consider asking a neighbor for assistance.

## **6. LANDSCAPING / MAINTENANCE:**

Caring for our landscaping is one of the simplest ways we all contribute to the beauty and value of StoneBridge Villas. Homeowners are responsible for keeping their lots neat and well-maintained — trimming trees & shrubs, managing weeds, and replacing dead plants & mulch as needed. Consistent upkeep keeps our neighborhood looking its best and supports the welcoming, well-cared-for environment we all enjoy.

## **7. REPAIRS / PAINTING / STAINING:**

Keeping StoneBridge Villas looking its best starts with proper exterior upkeep. Homeowners are responsible for maintaining all painted and stained surfaces on their homes, including siding, trim, doors, decks, and other exterior features. When areas begin to fade, peel, or show wear, timely repainting or restraining helps preserve both curb appeal and property values. Repainting in the **same existing color** is generally allowed without approval, while any **color changes** or material updates should go through the **HOA architectural review process**. A little maintenance goes a long way in keeping our community looking clean, cared for, and cohesive.

## **8. PAPILLION ORDINANCES:**

Some Papillion ordinances apply to SBV while others do not. General ordinances are used to establish local laws and regulations enforceable within the limits of the city's boundaries. Zoning ordinances have extraterritorial jurisdiction to the two-mile limit beyond the city boundaries (applies to SBV). For additional information, <https://papillion.org/233/Ordinances-City-Code>

## **9. FUTURE PLANNING:**

Being prepared for the passing of a loved one is an act of compassion toward both them and yourself. Taking time to organize important documents, discuss wishes openly, and identify who can help with responsibilities ensures that when the moment comes, you're not navigating everything alone. Thoughtful preparation doesn't lessen the loss, but it does make the path forward gentler for everyone involved. After experiencing an unexpected death of her spouse, good neighbor Beth Lube, put together a Preparation Checklist that may help you as you plan for the future. This document can be found at [StonebridgeVillas.net/news](https://StonebridgeVillas.net/news).

**10. 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>

**11. HOA DUES: NEW FEES:** \$270 per quarter for FY 2027 (July 2026-June 2027). Next payment due 7/1/26.