



STONEBRIDGE VILLAS

— AT SHADOW LAKE —

MONTHLY DIGEST (AUG. 2026) ...

1. ANNUAL FINANCIAL REPORT: Per Article VIII of the SBV Bylaws, the FY2026 SBV Financial Report shall be available July 15. This report shall include SBV financial information from 7/1/2025-6/30/2026. It can be found on our website in the Annual Reports folder. If you need help finding this report, click on the "Contact" tab and someone will get back with you and provide assistance.

2. SID 264 ELECTIONS: Ballots for the election of 5 trustees will be mailed out 8/15/26 and must be returned by 9/15/26! There are 734 residential properties of which 52 are within our StoneBridge Villas community. Decisions made by SID 264 impact the lakes and properties around the lakes which in turn greatly affect SBV property values. The last term, SBV had 3 trustees. These same 3 SBV homeowners will be running for re- election. They are **Vince Muniz, Ron Russell, and Linda Ciochetto**. It is important that every homeowner votes for our 3 SBV candidates so that we can have fair representation. **PLAN NOW TO VOTE!**

3. RESOLUTIONS: Below is a listing of resolutions recently added to the Stonebridge Villas Covenants & Bylaws. For directions on how to find these files, simply go to stonebridgevillas.net/FAQ.

- a. Resolution #20260710 - Annual Mtg
- b. Resolution #20260710C - Non-disclosure
- c. Resolution #20260710B - Executive Session
- d. Resolution #20260714 - Fines / Schedule

4. SNOW REMOVAL: After a thorough review of snow services available in our area, we are pleased to announce that the Board signed a contract last month with Jordan Brothers for the SBV Snow Removal Services. This is the same company that does our mowing. Our management company also highly recommends them for snow removal. Unlike our previous contractors, Jordan Bros. does NOT use snow blades on trucks until the snowfall reaches 10+ inches. They use mostly snowblowers, shovels and snowrators. We feel these changes will give us a cleaner snow removal than in past years.

5. WEBSITE UPDATES: The homepage has a new look. Additional information has been added to the FAQ tab. Thank you, Jason S.!

6. LAWN CARE: The hot weather is putting a lot of stress on the green grass. Heartland Lawns recommends at a **minimum** watering 3-4 days / week, 30 min / zone /event for rotating sprinkler heads, 15 min / zone / event for spray zones. Watering should begin at 2:00-3:00 AM. For greener lawns, you may need to water 5-6 days/week. Heartland will answer your questions about lawn watering by calling 402-492-8800 (Ask for the sprinkler dept).

7. SPEED CONTROL UPDATE: A few weeks ago, Sarpy Cty. Sheriff's Dept. came out and installed 2 speed boxes. The purpose was to gather info that would help determine next steps to help control the speeding and stop sign evasion. We will share the progress as we receive updates from the Sheriff's Dept.

8. VOLUNTEER TREES: are any trees that grow on their own from seeds without being planted by a person. These unexpected saplings often sprout in yards, gardens, or fields after animals or wind drop seeds. This unplanned growth can be invasive and a nuisance to carefully planned landscaped yards. They can also grow and block the beautiful lake views we now enjoy. Please check your yards for these volunteer trees while they are still small and easy to remove.

9. TOWN HALL MEETING: A **HOA Town Hall Meeting** is an **informational, non-business gathering** where homeowners can ask questions, share ideas, and learn about community issues without any formal Board actions taking place. It is **not** a Board meeting, **not** a voting meeting, and **not** a venue for motions or official decisions. Instead, a Town Hall is a chance for open dialogue: the Board presents topics, homeowners offer feedback, and everyone can discuss concerns in a relaxed, conversational format. Because no binding actions occur, Town Halls help build understanding, transparency, and trust while keeping official business within properly noticed Board meetings. If you would be interested in attending a SBV Town Hall meeting sometime in the near future, please let us know (via website).

10. TRASH CONTAINERS: Just a reminder that garbage containers are to be put at the curb and removed from the curb on the day of the trash pickup. We realize there maybe extenuating circumstances from time to time. Thank you for your attention to this matter.

11. GOOD NEIGHBOR IDEAS: 1. Walk your dog regularly around the same time in your neighborhood. 2. Sit on the front porch and greet people as they walk by. 3. Offer to take neighbor's trash cans to/from the curb. SBV is a loving, caring neighborhood.

12. QUESTIONS, COMMENTS: We always welcome your feedback. Please go to stonebridgevillas.net/contact. Make certain to include your name & email address.

13. HOA DUES: NEW FEES: \$270 per quarter for FY 2027 (July 2026-June 2027). Next payment due 10/1/26.