



STONEBRIDGE VILLAS

— AT SHADOW LAKE —

MONTHLY DIGEST (SEPT. 2026) ...

1. SID 264 ELECTIONS: Ballots for the election of 5 trustees 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. Four SBV homeowners will be running for election. They are **Vince Muniz, Ron Russell, Linda Ciochetto. and Rick Perry.** It is important that every homeowner votes for our SBV candidates so that we can have fair representation. **PLAN NOW TO VOTE!**

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

a. Resolution #20260824 - Board Terms

Summary: Board members serve three-year terms starting each July, with staggered elections so only some seats change each year. This approach maintains leadership continuity and allows the Board to appoint replacements for any mid-term vacancies without disrupting the election cycle.

3. LEVEL OF AUTHORITY: There have been questions as to what authority rules in a homeowners association. The HOA follows a defined hierarchy of authority. **Federal, state, and local laws** sit at the top and override all HOA documents. Beneath them are the **Declaration/CC&Rs**, followed by the **Articles of Incorporation** and **Bylaws**, which establish the Association's structure and governance rules. The Board may adopt **rules, policies, and resolutions**, but these must comply with all higher-level documents. **Robert's Rules of Order** sits near the bottom of the hierarchy and serves only as a procedural guide when the governing documents do not address a meeting process. **When higher authority is silent**, the Board may make decisions using its general powers, provided those decisions are reasonable, non-discriminatory, and consistent with the intent of the governing documents.

4. SPEED CONTROL UPDATE: Several weeks ago, Sarpy Cty. Sheriff's Dept. came out and installed 2 speed boxes which have now been removed. 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.

5. LANDSCAPING / MAINTENANCE / IMPROVEMENT:

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. Landscape repairs do not require HOA approval however, **any changes to the landscape such as new bushes, shrubs, trees etc. do require HOA approval.** Annual plants are exempt for any HOA approvals.

6. GOOD NEIGHBOR COMMUNITY: Being a good neighbor in **StoneBridge Villas** starts with kindness, awareness, and a willingness to give others the benefit of the doubt. One of the most important principles in our community is to **assume misunderstanding**: when something seems off or bothersome, begin with the belief that the other person may not realize the impact rather than assuming bad intent. It could be that they're dealing with something you don't see. Approaching situations with patience and respect minimizes conflict, strengthens relationships, and keeps SBV a welcoming, cooperative place to call home.

7. RECOMMENDATIONS: Have you recently hired a repair, maintenance, or home improvement service that worked out especially well? Please share your experience with us and we'll publish it in an upcoming newsletter. Neighbors helping neighbors!

8. PAST DUE: If you have not paid the July quarterly fees, please do so to avoid late fees.

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

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