



## STONEBRIDGE VILLAS

— AT SHADOW LAKE —

### MONTHLY DIGEST (OCT. 2026) ...

**1. NEW BOARD MEMBER:** We are excited to announce Pattie Gorham as our newest HOA Board Member. Pattie grew up in the Omaha and Bellevue communities. She attended Harry A. Burke High School and completed her college education in New Hampshire before returning to Nebraska. Pattie is no stranger to public service having served 8 years on the Bellevue Nebraska City Council. In addition to her great experience, Pattie brings a positive team spirit to our Board. Please join us in welcoming Pattie to the SBV HOA Board.

Pattie replaces Steve Rowaldt who resigned in July after doing an outstanding job serving the SBV community for several terms. Thank you, Steve! The next time you see Steve out on the trails, please express your gratitude for his many years of faithful service.

**2. SID 264 ELECTIONS RESULTS:** The following have been elected to the Board of Trustees. They will serve a 2 year term. They are John O'Neill (SL), Linda Ciochetto (SBV), Peter Huggins (SL), Vince Muniz (SBV), Ron Russell (SBV). SBV has 3 seats on the 5 seat board.

**3. NEW RESOLUTION:** 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](http://stonebridgevillas.net/FAQ).

#### **Resolution #090126 - New Board Member Orientation**

Summary: The New Board Member Orientation Policy helps ensure that every person who joins the StoneBridge Villas Board of Directors begins their service with a clear understanding of their responsibilities and how the Association operates. The policy explains the basic duties of Board members, outlines the key documents that guide the Association, and describes how Board meetings work. New directors learn about the Association's financial responsibilities, how architectural and property standards are enforced, and the importance of professional, respectful communication with homeowners. The policy emphasizes ethics, fairness, and avoiding conflicts of interest. Each new Board member receives an orientation guide and signs an acknowledgement confirming they understand these expectations. Overall, the policy ensures that SBV's Board remains informed, consistent, and committed to the long-term well-being of the community.

**4. NEW RESOLUTION AMENDMENT:** The Board amended the Political Yard Sign Policy #20260323 to provide homeowners with a longer period for displaying political signs related

to upcoming elections. The amendment changes the permitted display period from **30 days before and 3 days after an election** to **45 days before and 15 days after an election**, allowing owners additional time to express support for candidates while maintaining the Association's reasonable, content-neutral standards for sign size, placement, and appearance.

## **5. POLITICAL YARD SIGNS:** Policy Resolution 20260323.

**A. Definition:** A political sign is any advertisement of a candidate or a ballot measure for an upcoming election. The sign shall not exceed 3' by 3' or 9 total square feet.

**B. Display Period:** Political yard signs may be displayed no earlier than 45 days before the election to which the sign relates. All political signs must be removed no later than 15 days after that election.

**C. Placement:** Political signs must:

- Be placed only on the homeowner's lot and cannot interfere with the lawn maintenance process
- Be mounted to the ground, displaying only one sign for each candidate or each ballot measure.

- Not obstruct sidewalks, driveways, utilities, or visibility for vehicles or pedestrians

**D. Prohibited Signs:** The following are not permitted:

- Illuminated, electronic, or moving political signs
- Signs containing roofing material, siding, paving materials
- Balloons or lights or other nonstandard decorative components
- Signs that are attached in any way to a light pole, a trailer, or a vehicle
- Language, graphics, or any display that would be offensive to the ordinary person
- Music or other sounds, streamers or other distractions to a passing motorist
- Signs placed on common areas or another owner's property
- Signs that violate local, state, or federal regulations

**6. GOOD NEIGHBORS:** As good citizens and good neighbors, please be thoughtful and respectful when displaying political yard signs. We also ask homeowners to be mindful of when signs are installed and to promptly remove them after the election. By showing courtesy and respect for differing viewpoints, we help maintain the welcoming and neighborly spirit that makes SBV such a wonderful community.

**7. BALLOT FOR NOV. VOTING:** Following is a link to a sample ballot

[https://drive.google.com/file/d/1XcTo30U9yFHnxx\\_1ITGsQwVOknkVCjZz/view?usp=drivesdk](https://drive.google.com/file/d/1XcTo30U9yFHnxx_1ITGsQwVOknkVCjZz/view?usp=drivesdk)

**8. EARLY VOTING:** Early voting ballot applications for the 2026 general election are available at the Sarpy County Election Commission office or online at <http://sarpy.gov/earlyvotingapp>. Voters can complete and submit their application to receive an early voting ballot. Completed applications can be submitted several ways:

A. In person or by mail to the Sarpy County Election Commission

- B. By fax to 402-593-5770
- C. By email to [earlyvote@sarpy.gov](mailto:earlyvote@sarpy.gov)

The deadline to request an early voting ballot to be mailed is October 23. The Election Commission began mailing early voting ballots on September 28.

**9. SEE SOMETHING SAY SOMETHING:** In the past, SBV has experienced vandalism and theft during the weeks leading up to the elections. If you see anything suspicious in our neighborhood, take a photo (if possible) and call 911. Please contact the HOA as well so that we can alert our community. **GOOD NEIGHBORS:** SBV homeowners look out for their neighbors.

**10. PIPS (Property Improvement Plans):** Thank you to everyone who have been using the PIP form for home exterior and landscape improvements. Just a reminder to submit the form 30 days **BEFORE** the work is started. The SBV Covenants state a 30 day turn around for approval however, we have a very active Board and they can usually get a decision on your plan in less time. You can find the form at [stonebridgevillas.net](http://stonebridgevillas.net).

**11. FIRE PREVENTION MONTH:** October is Fire Prevention Month. It was created to raise fire safety awareness and help protect homes and families. This is also the month to check your smoke detectors and change the batteries if necessary. The Papillion Fire Department has offered to change batteries for homeowners who are unable to perform this task. Call 402-339-8617 or 402-829-1390 to schedule an appointment with the Fire Department.

**12. RECOMMENDATIONS:** Nebraska winter storms and ice can lead to unexpected outages. Good neighbors, Ron & Sharon Russell had a standby generator installed in 2021, and have been extremely pleased with the results. If you are considering a backup power unit, you may want to consider Russell Electric. Call or text: 402-278-6801 or visit: <https://jsrussellelectric.com>

**13. PAPILLION FALL CLEAN UP DAYS:** Papillion & La Vista Fall Cleanup Days are October 19 - 25, 2026, 7 a.m. to 5 p.m. each day. The event will again be a joint effort between the City of Papillion and City of La Vista. The Cleanup Days site is located at 99th Circle and Portal Road on the south side of Portal Road, just east of the Papillion Public Works Facility. For additional information go to <https://www.papillion.org/491/Cleanup-Days> or call 402-597-2043.

**14. QUESTIONS, COMMENTS:** We always welcome your feedback. Please go to [stonebridgevillas.net/contact](http://stonebridgevillas.net/contact). Make certain to include your name & email address.

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