

STONEHILL HISTORY

Early in 1976, the first families started to populate Stonehill. Along with the families came a variety of ideas, some doubt and indecision, and much hard work.

The Stonehill Community Association was established by the By-Laws and Articles of Restrictive Covenants to govern the community. The Board of Directors consists of eight elected representatives serving four-year terms and acts as the governing body for the community. The meetings are held monthly, with the annual meeting being held in November. Homeowners are welcome and encouraged to attend these meetings and are asked to notify the Board in anticipation of their attendance. The annual meeting should be attended by all homeowners since it is at this time new board members are elected, and the annual budget and assessments are approved.

HOMEOWNERS ASSESSMENT

It is the hope of the Board of Directors to keep the annual homeowner's assessment to a reasonable rate. However, the budget is reviewed yearly and the assessment adjusted accordingly. Your dues cover numerous functions, including liability insurance and lighting on the common area, a staining fund, and year round yard maintenance. Homeowner's assessments are due annually on January first. The Board is allowing semiannual payment arrangements. Assessments that have become delinquent are subject to a 9% interest rate and a lien may be placed on your property. In the event that you should decide to sell your property, a form must be signed by the treasurer stating your property is free of past due assessment.

ADDITIONS TO YOUR UNIT

Any exterior structure change or addition to your unit, as well as any plantings in the common area, must be approved by the Board in advance. Your request should be in writing and be submitted for review. Forms are available on-line at www.stonehillcommunity.org or from any Board or Architectural Committee member.

Many homeowners have planted shrubs and flowers around their units. When adding rock, river rock is preferred and recommended. Edging is required around rock. Red or black lava rock is not allowed.

Mailboxes for newspapers may be added to your unit in the colors of black or brown. Information about the storm doors, exterior entry doors and canopies which have been approved by the Board may be obtained from the Board. The Board also has the approved colors for garage and storm doors.

LAWN MAINTENANCE

Our Homeowners' Association has contracted for professional lawn maintenance. This arrangement frees the homeowner from mowing, fertilizing, and weed control. The Board has given the lawn contractor the right to refuse to mow an individual's area if there are picnic tables on the lawn, multiple lawn plantings, or an excessive amount of dog residue.

Watering of lawn and trees has not been contracted.

SNOW REMOVAL

A professional service maintains our areas during the winter. Usually, the initial snow removal is started around 5:30 AM. This is done to allow early access to the main streets. Additional snow cleanup is continued throughout the day. The contractor is not responsible for individual entryways, patios or decks. Additional services may be contracted individually from our professional maintenance firm.

Homeowners are asked to use their garages for their vehicles. Park in a designated areas. We also request that cars be moved at least once during snow storms to enable complete removal of snow from the parking lots.

After the first major snowstorm, the homeowner will be able to determine which areas are used to dispose of snow.

CLOTHESLINES

The installation of non-permanent, umbrella type clotheslines requires prior approval and the clothesline must be placed on the homeowner's property. Guidelines have been developed:

1. Removal of pole as soon as wash is dry.
2. No use on Sundays or holidays.

TRASH

Common trash enclosures are provided for all units. The Board asks your cooperation in keeping these clean by placing trash in tied plastic bags. Anything that is sizeable must be broken down to an acceptable size, or it will not be accepted by the city sanitation department. Place bags away from the door so others do not fall over them. Keep the door closed and the cover down on the enclosures.

PETS

By Dubuque City Ordinance, ALL pets must be leashed and curbed. Please have consideration for your neighbor's property with regard to animal waste.

FIREWOOD STORAGE

Preferable storage is in the garage. None is permitted in the entry way. Outside storage of firewood is permitted from Oct 1 to April 1 only. Firewood should be on a rear patio stack not to exceed 4 feet by 8 feet by 4 feet high. No vehicles are permitted on grassy areas at any time even for delivery of firewood.

PARKING

Use your garage. Any car left outside should be parked in a designated parking area. Parking directly in front of the garage doors is not only greatly discouraged, but can also prove to be an obstacle to fire equipment when needed. Again, please use your garage.

LIGHTS

The entry lights to each unit must be kept operative at all times. The Police Department has indicated that the best deterrent to vandalism is the use of adequate lighting. Maintenance, repair and replacement of outside light fixtures, including the bulb, globe and light sensor are the responsibilities of the homeowner.

GARAGE SALES

No individual garage sales are permitted. If there is sufficient interest, owners may organize one community-wide sale per year. The date of such a sale must be approved by the Board of Directors.

INSURANCE

Each homeowner is required to provide adequate insurance as specified in the First Amendment to the Declaration of Restrictive Covenants. In addition, the homeowner must provide an annual certificate of insurance to the Board of Directors as well as a certification each time a policy is renewed.

SATELLITE DISHES

Satellite Dishes have been approved with limitations. No two buildings are oriented on the property exactly the same, therefore each request must be reviewed separately and individually.

RADON MITIGATION

Before installing Radon Mitigation systems, the proposed design must be reviewed and approved. To do otherwise risks additional cost to the homeowner for reinstalling the system.