



SBCA Jottings

March - 2003

Dear Fellow Resident,

It wasn't until I looked back into my records to prepare for this newsletter that I discovered that our last newsletter was distributed in July of 2002. It is the intention of the Board that we communicate to residents at least on a quarterly basis. I apologize for the newsletter being absent for so long, but that does not mean your Board of Directors has been absent. Far from it! The business of The Seven Bridges Courts Association goes on. The following is a quick up-date to matters of interest;

New "Regulations and Guidelines Manual"

Accompanying this edition of **Jottings** is version #4 of Regulations and Guidelines Manual. Many hours of time and effort has been spent up-dating this manual. As one might imagine, we have issues occurring from time to time requiring action on the part of the Board. As these matters are resolved, additional rules are required or existing rules clarified. Version #4 addresses these matters strengthening the rights of all residents. I urge you to set aside a few moments to read and understand this document. We have taken the time to provide this information to you in a three ring binder, one that can easily hold a copy of our "Declaration of Covenants, Conditions, Restrictions, Easement and Party Wall Rights for Seven Bridges Courts Association". These two (2) documents are required to be forwarded to the next resident upon the sale of your home. If you do not have a copy of the Covenant, you can request a copy (for a fee of \$10.00) by e-mail to a Board member or by calling voice mail at (630) 415-1174. Also included in the binder are two (2) Guest Parking Passes. These passes are to be placed on the dash of guests' cars parking on the premises over night, particularly during the winter to help facilitate snow removal.

Exterior Appearance

Beginning this spring we will be contracting a painter to freshen up the railings of our decks, garage doors and other touch-ups. Additionally, this is the year for weather proof sealing of the decks. Any pre-work maintenance requirements should be reported the association voice mail as soon as possible.



Landscaping

A meeting was held with our landscape contractor, ILT to express our displeasure with some of their activities last summer. ILT has acknowledged their shortcomings and pledged to win our complete satisfaction this year by regaining our once award winning appearance. As spring approaches, we will see shrub and tree trimming, a measure meant to prepare for the full benefits of spring growth. We also suffered a “grub” problem towards the end of the summer last year. These little guys chose to dine on the roots of the grass in the Mashie Court island and the north lawn. The island area will most probably need to be re-sodded while the lawn area may simply required re-seeding. It is all too early to tell, but rest assured, we have our best guys on it.

Craig Hyslop and the landscape committee will once again explore our options for further beatification of the property. Craig has reported some concerns regarding the health of several trees. This will be an area of focus and concern.

Drive and Walkway Pavers

Beginning last fall, we began working on the pavers. Several driveways and walkways were in need of repair. The worst of the problem areas were addressed at that time. As soon as the weather permits, the rest of the work will be prioritized and a plan set in motion.

Neighborhood Watch

We live in a safe and secure community. However, we need to be aware that an open garage door is an invitation to four legged and winged friends looking for a new home. There are also some two-legged species that require discouraging. Each of us should do our part to deter crime by following our parking rules and keeping our cars in the garage with the doors down. Unfamiliar cars in the courts should be observed with an eye towards protecting our community. Any odd or out of the ordinary activity should be immediately reported to the Woodridge police department.

One of our goals is fostering a sense of community amongst our residents. Improved communications from the Board of Directors to residents is one avenue towards this goal. If you want to stay current and cannot attend our Board meetings in person, supply us your e-mail address and you will receive a copy of meeting minutes and other matters of interest. Below is a list of each of our Board members along with their e-mail addresses. If you would like to be a part of this communication effort, just send an e-mail to one of our Board members and we will



add you to our mailing list. We honor everyone's privacy as our own and will not distribute this information without your express approval.

Tim Reed	reed.tim@attbi.com
Donna Tarnowski	dtarn33@msn.com
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Judy Mikula	JMikula@ben.edu

The Board considers, every individual's opinion is valid. Resident participation in scheduled meetings is most welcome and greatly encouraged. Please consider this your invitation to attend, participate, silently observe, get to know us, and what we do. Most of the time its not terribly exciting, yet we have interesting discussions, a pleasant evening, and make a serious effort to conduct meetings within an established time frame. So expect the unexpected, and stop by the next meeting – as with all cutting edge news, the meeting dates and times will be posted at the mailboxes.

If you have any questions or suggestions regarding this newsletter, or if there are any matters that you feel the board needs to be aware of, you can call (630) 415-1174. A board member will return your call and get your questions answered. And finally – let's smile!

Is it spring yet? ! ? !

Tim Reed, SBCA President