



SBCA Jottings

May - 2003

Dear Fellow Resident,

In March, everyone received the latest version of the "Seven Bridges Courts Association Regulations and Guidelines Manual". This manual was provided in a three (3) ring binder of sufficient size to accommodate the addition of our "Declaration of Covenants, Conditions, Restrictions, Easements and Party Wall Rights for Seven Bridges Courts Association" *(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)*. These two (2) documents contain the information required for residents to thoroughly understand the rules and restrictions by which we all must abide. The following is a review of the more significant changes as well as elements that warrant attention;

ASSESSMENTS (PAGE #4)

"Unit owners are required to pay a monthly assessment as approved annually in the SBCA budget. Monthly maintenance assessments are **due by the first of each month** and are delinquent thereafter. There is a \$25.00 late fee on any payment received after the 12th of the month in which the payment is due."

ARCHITECTURAL CONTROL (PAGE #4)

"In order to maintain the uniform appearance of the buildings and the integrity of the common elements and grounds, **no unit owner may alter the exterior of any unit or add to the common element and grounds** (such as plant material, permanent structures, material modifications, etc.)" A variance, approved by the Board of Directors, is required before any alterations can be made.

Guest Parking (page #8)

"Guests of SBCA residents should park in the designated guest parking spaces. Out of courtesy to other residents and for safety reasons, **parking is not allowed in any blacktop area except the designated guest spaces**. Guests should place the green placard (or other notice) identifying the resident's unit".

Parking in General (pages #9 & #10, Covenant page 31 article 10.6)

Please read and **clearly** understand the parking regulations (article 10.6 of the **Covenant** should also be reviewed). Of all of our regulations, parking violations are clearly at the top of the list. For the benefit and safety of all residents, our parking regulations **must be** enforced. Most of the complaints registered about the performance of our snow plowing efforts this past winter were a direct result of residents parking over night in guest parking and non-parking areas. In order of priority residents should park;



- 1) in their garage, with the door down
- 2) in the residents' own driveway
- 3) in a designated guest parking space (with Board approved variance)

Note: *no commercial vehicle over night parking in "common area" (includes residents own driveway) is allowed.*

Plantings by Residents (page #12)

In an effort to support residents' desires and to accelerate our landscape beautification plans, this regulation has been relaxed to some extent. "The Declaration currently prohibits any planting by residents in order to preserve the uniform appearance of the property. All planted material is the responsibility of the contracted landscaper. A landscaping committee has been formed and any recommendations or concerns can be directed directly to them via voice mail. ***Homeowners desiring to add annual vegetation MUST submit a variance and said variance must be approved by the Board. Any plantings currently in-ground will be removed in the spring 2003 unless a variance is filed and approved.***"

Enforcement Procedure (manual supplement)

This supplemental procedure has been re-written to more clearly define the procedure for ensuring compliance with SBCA regulations as well as the rights of a resident involved in an alleged violation.

May is Maintenance Month

- 1) All decks will be power washed and sealed beginning May 5th. Please remove all chairs, tables, grills, etc. prior to this date. Do not replace these items for 24 hours after your deck has been completed. This is expected to be a four (4) day project.
- 2) Window washing will begin May 12th. This too is expected to be a four (4) day project.
- 3) Gutter repair will begin May 19th. All gutters will be inspected and repaired as needed.

Note: All of the above is subject to change based upon weather

SBCA Looking for Board Members

Congratulations to Sher Renken on her recent engagement!!! Unfortunately, this means that Sher will be leaving our community and our Board. Sher has offered her time and experience to our Board for several years and she will be missed.

If you are concerned with the future of our community and have an interest in helping guide its development, please attend a Board meeting or two and see what it is all about. Even if you are not interested in serving on the Board, please come and share your ideas. Board



meeting dates are posted on the central mailboxes and Board elections are held in the fall. So, everyone has plenty of time to consider sharing his or her talents contributing to our community.

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