



## SBCA Jottings

Fall 2007

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Dear Fellow Residents,

As often is the case, the many are penalized because of the misdeeds of a few. I was reminded of that old saying this morning when I learned one of our resident's vehicle was towed last night. The resident moved the vehicle last night so the unit's driveway pavers could be repaired today and forgot to put the green parking placard on the dashboard. It was probably the only time the vehicle wasn't parked in the driveway or the garage since they moved here and the vehicle was towed. Unfortunately this has happened to others who obey the rules 99.9% of the time but like most of us humans, occasionally mess up. Some who have had their vehicles towed just admit they messed up. Others blame Midnight Services. However, most blame the Board for enforcing the rules they agreed to live by when they purchased their home in our community.

To recap how we got to this point, it seems there is always someone who believes they don't have to follow the rules. After years of frustration about residents who continually ignored our parking rules, the overwhelming sentiment of our residents was that something had to be done to get these scofflaws to obey the rules. Over several months of discussion at our Board meetings, the Board discussed and presented alternative methods to address this issue at

the 2006 annual meeting. The consensus was to move forward with a two-step process:

**Step One** was implemented on January 15, 2007 where we retained Midnight Services, Inc. to tow vehicles if no long-term parking or guest-parking placard was displayed between 2 am and 6 am (same time frame as parking restrictions in the Village of Woodridge). **Residents were specifically instructed** not to use the green guest-parking placards for their personal vehicles for overnight parking except in unusual circumstances (such as for paver repairs the past couple of weeks).

Well guess what? The residents who obeyed the rules to begin with still obeyed the rules and the scofflaws began using their green placards to park in the guest parking area to avoid getting their vehicles towed. This was not a total surprise but we wanted to give them the benefit of the doubt and an opportunity to change their ways.

At the 2007 annual meeting this was discussed at length and it was agreed that we should move forward with step two as follows:



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**Step Two** beginning Monday January 7, 2008, Midnight Services, Inc. will begin recording the license number and make of every car using a green visitor placard and will tow any car with a green guest placard that has been used more than 7 days. That's right. **Your vehicle will be towed even if it has the green guest-parking placard in the window if it has been parked in the guest parking area for more than 7 days.** The days are cumulative in that if a vehicle is parked in the guest area 2 days this week, 3 days next week and 3 days the third week, it will get towed on that 3<sup>rd</sup> day which will be the 8<sup>th</sup> day it was parked in the guest parking area using the green placard.

For those who obey the rules all you need to do is apply for a long-term parking variance for up to 90 days (form is on the website). But if you need the variance for only for a couple of weeks while relatives visit or kids are home for school then request the variance for only the time needed. Please plan ahead and don't wait until the last minute as the Board meets only once a month to approve these requests.

It is unfortunate Step Two is necessary but we as a community are determined to get the scofflaws to obey the rules.

It is unfortunate in that we who obey the rules must now make sure we don't accidentally forget!!

Our rules are simple - Resident's may **NOT** park their vehicles in the guest parking spaces over night. Each unit has four parking spaces, two in their garage and two on the driveway. Guest parking spaces are for guests only.

### Holiday Decorations

While Christmas lights and other holiday decorations can be beautiful, beauty is in the eye of the beholder so as a reminder the following are our rules and regulations with respect to holiday decorations:

*"Temporary decorations may be put out no earlier than Thanksgiving and must be removed by January 15<sup>th</sup>. Lights and decorations cannot be nailed or screwed to any part of the building. Non-defacing fasteners specifically designed for outdoor holiday decoration should be used for temporary attachment to existing structures. No blinking or chasing lights will be permitted. A maximum of two, freestanding statues are permitted and must be appropriate for the area. They should not be of blow-molded plastic or inflatable, but of durable materials such as wood, concrete or metal. Statuary should be placed in the limited Common Area between walkway and the garage (not on the roof.) Please use care not to damage dormant plant life. Illumination of any element should not negatively impact your neighbors.*



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*Lights on trees and bushes within four feet of the unit exterior in the Common Area are permitted, again being careful not to damage the trees and bushes. Wreaths are limited to one on the front of the garage using white all-weather hardware. Front door wreaths are acceptable using only over the door hangers or door magnets.”*  
*Declaration Article 10.5*

### **Courts Projects Update**

Window washing on both courts will take place in November once the roofing and paver repairs are completed. According to the U.S. Postal Service the mailbox on Mashie Court will be repaired (parts on order) and painted next spring.

The brick pavers on Brassie and Mashie Courts have taken longer than expected but are to be completed by Thanksgiving. The roof repair work on units 5 – 11 on Mashie Court also took longer than we were originally told was just completed this week (11/12/07).

### **Garbage Reminder**

It is especially important with the strong winter winds to secure your garbage can lids. Should your garbage receptacles get blown over or your garbage blown away, it is the resident's responsibility to clean up the mess and try to locate any and all garbage that has blown away. It is every resident's responsibility to help keep our community looking good, so if you see garbage or papers blowing around, please pick them up.

### **Pet Owners**

We've been asked by several residents to remind pet owners (especially dog owners) to take their pets off our property to take care of their "business." The Village of Woodridge has ordinances regarding picking up after your pet, but liquid, which can't be picked up, damages the grass creating clumps and dead spots.

Also, pet waste must not be left outside in front of the units either in plastic bags or bags of any size laying on the ground or hanging on our landscape plants. It is unsightly, and is prohibited by the SBCA bylaws. So please take responsibility for your pet and don't let them soil the plants and grass on our property.

### **Window Glass Replacement**

It was mentioned at the September annual meeting that the seals on the windows of some units have broken causing the windows to fog over. It was suggested that the Association consider contacting several vendors in the spring to see if we could get a better price on replacing the windows if we did this as a group. It is the responsibility of the homeowner to replace the affected windows.

It was further suggested that resident's make note of their failed windows over this winter in order to give the vendor a number, and hopefully a better price. Further information will be provided in future Jottings.

Any resident who knows of a reputable vendor may leave a message on the SBCA



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Hotline and we'll add them to the vendor list on the website. **Website**

Please check our website regularly at [www.sevenbridgescourts.com](http://www.sevenbridgescourts.com) for news, forms, board meeting dates, and a host of other information about our community including pictures.

### Wrap Up

Don't forget to regularly check your SBCA white mailbox for other announcements and news.

If you would like to receive a copy of the Minutes of the Board meeting, just go to our Website page listing the Board of Directors, click on Bridget Shahan's name and send her an e-mail requesting to be added to her e-mail list.

### Suggestions for Future Jottings

If you have any suggested topics for the next Jottings, please call the hotline (630-415-1174), Ed Morris, Donna Kayser or any other Board Member.

Sincerely,

Ed Morris  
SBCA President