



## SBCA Jottings

Fall 2009

### 2009 Annual Meeting

This year's Annual Meeting was held on September 16, 2009. President Ed Morris gave an overview of the major projects the Association accomplished this past year. He also mentioned projects the Association is considering for next year. The full minutes of this meeting are available to all residents via email. Please contact the SBCA hotline (630-415-1174) and request that approved monthly minutes of the SBCA Board be sent to you.

### 2009-2010 SBCA Board

At the Annual Meeting, the following residents were elected to this year's Board. At the end of the Annual Meeting the new Board met and elected its officers for the coming year. Thank you to our New Board for volunteering and giving their time on behalf of the residents of the Seven Bridges Courts Association.

Jim Duffy	President
Bill Burke	Vice President
Donna Kayser	Secretary
Margaret Haiser	Treasurer
Terrie Smith	Director
Ed Czupryna	Director
Ed Morris	Director

### Thank You

The Board would like to take this opportunity to thank Bridget Shahan and Ed Morris for serving on the SBCA Board. Bridget has been the Board Secretary for a number of years and did not run for reelection. She did an excellent job of keeping our records in good order.

Ed Morris has served as our Board President for a number of years also. Although Ed

was reelected to the Board, he chose not to remain President. We would like to thank Ed for his leadership and look forward to having him on the Board.

### Monthly Assessment Increase to \$215.00 on January 1, 2010

As approved at the Regular September 15, 2009 Board Meeting and discussed at the September 16, 2009 Annual Meeting, the SBCA Board approved a monthly assessment increase to **\$215.00** effective for the assessment due on January 1, 2010. This increase is in accordance with the Boards plan to gradually raise the assessment rate to help fund increasing expenditures thus avoiding any special assessments if possible.

### SBCA Board Communication to Residents

One of the Boards goals this year is to establish a better system of sharing information with our residents. We currently communicate with you by using flyers that are placed in your Association mailboxes and posting notices on the sides of the public mailboxes. We occasionally use the U.S. mail. We have noticed over the years that many residents don't check their mailboxes for notices and/or don't read the posted notices.

Therefore we would like to try to communicate with you electronically through emails. Although we would still continue to post notices, we would also inform each household via email of upcoming projects, board meeting announcements, and other important items. The Jottings and copies of the approved monthly board meeting minutes could also be sent to you via email.



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We will not share your email address with others and if you don't have access to a computer, then we will continue to mail important notices to you.

If you would rather not have us contact you by email, please call the Association Hotline at (630-415-1174) and let us know. We hope to get this project started in early 2010.

### Holiday Decorations

While holiday lights and other holiday decorations can be beautiful, beauty is in the eye of the beholder, so as a reminder the following are the SBCA Rules and Regulations with respect to holiday decorations.

Temporary decorations may be put out no earlier than Thanksgiving and must be removed by January 15th. 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.

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 or bushes. Due to electrical safety concerns, Common Area trees and bushes more than four feet from the units' exterior cannot be affixed with lights using temporary electrical extensions. Wreaths are limited to one on 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*

### Snow Removal

The SBCA Board has once again contracted with K & M Enterprises, Inc. to be our snow removal contractor for this coming winter. When it snows or is predicted to snow please remove your vehicles off the streets and driveways, especially when our contractor is plowing. This will help insure that they can clear all parking areas and driveways.

### Pet Owners

We've once again 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.



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### Insurance Coverage

Each Owner is required to maintain a homeowner's insurance policy (HO3 or better) or, if a unit is not Owner occupied, a dwelling fire policy (DP3 or better) for replacement cost of the unit. Residents are required to submit proof of insurance to the Secretary of the Association annually based upon the policy renewal date. It is recommended that individual agents be requested to automatically update this information and mail the notices to:

Secretary of the Seven Bridges  
Courts Association  
27 Mashie Court  
Woodridge, IL 60517

If no proof of insurance is received after the Owner has been given one (1) written notice to comply, the Owner will be assessed an initial fine of \$25. In the event that proof of insurance is not received within thirty (30) days of the initial fine, an additional \$50 fine will be assessed. At that time the Board of Directors will purchase suitable insurance to protect the Association and its interests.

All fines and insurance premiums are the responsibility of the Owner. Appropriate interest charges will apply to all unpaid balances. *Declaration Article 9.3*

### Garbage Reminder

It is important with the strong winter winds to secure your garbage can lids. Should your garbage receptacles get 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.

### Telephone Number/Emergency Contact Changed?

In an attempt to keep the SBCA contact information current the Board requests that if your telephone number or emergency contact information has changed please let the Association know by calling the hotline.

### 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.

### We Need Volunteers

We are a volunteer Board and we do need additional volunteers willing to help out from time to time. If you have special interest, talent or you would just like to help, we could use you. Please call the hotline at (630-415-1174) and the appropriate board member will contact you.

### Suggestions for Future Jottings

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

Our next issue of the Jottings will be published early next year.

The SBCA Board wishes you a Happy Holiday Season and a safe and joyful New Year.

Sincerely,  
Jim Duffy  
SBCA President