



SBCA Jottings

FALL 2013

2013 Annual Meeting

This year's Annual Meeting was held on September 17, 2013. President Jim Duffy 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 were recently sent to all residents via email. For further questions, please contact the SBCA hotline (630-415-1174) or the SBCA website at www.sbcaresidents.com.

2013-2014 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 homeowners of the Seven Bridges Courts Association.

Jim Duffy	President
Ed Morris	Vice President
Donna Kayser	Secretary
Sheila Henschel	Treasurer
Terrie Smith	Director
Ed Czupryna	Director
Carol Redell	Director

Thank You

The Board would like to thank John Mostowfi for his year of service on the Seven Bridges Townhome Association as Director last year.

Although John will not serve on the Board, he will continue to volunteer and also change light bulbs on Brassie Ct.

Annual Meeting Follow-Up

At this year's Annual Meeting a discussion was held regarding two long-term capital expenditures that are pending:

The replacement of the street surfaces on both courts and the completion of the four (4) remaining roofs.

The Board and those homeowners present at the meeting discussed the possibility of the Association borrowing money in order to complete these projects next year. The principal and interest on the loan would be paid off through the annual budgets. No special assessments would be charged to the homeowners. The reserve would also not be used.

After discussing this issue, the consensus of the homeowners present and those Board Members present was to have the Board proceed to investigate the possibility of securing a loan to complete the remaining four (4) roofs on Mashie Court next year and to continue patching the streets until the Association is in a better position financially to replace them.

The Board will be meeting with our local bank before the end of this year to discuss a possible short term loan.

2014 Budget

The Board is currently working on the 2014 SBCA budget. Our goal is to approve the 2014 budget in December.



SBCA Jottings

FALL 2013

Monthly Assessment to Remain at \$265.00 on January 1, 2014

At its last meeting the SBCA Board determined that there would be no increase in the monthly assessment for 2014.

SBCA Approved Storm Door

The Board has approved and added a third storm door option to the SBCA Rules and Guidelines. The third option is also much easier to operate when switching from the screen to the glass panel. A number of our homeowners had requested an alternative that would not require them to lift the heavy glass window of the first approved storm door.

The third option is:

- Larson Lakeview Series
- Self-storing with clear glass storm door in **White**

It is an easy one-handed operation, retractable inset screen door that is available at Menards.

Hello/Goodbye

We would like to take this opportunity to welcome our newest homeowner to our community. Shannon Smith recently purchased 20 Brassie. Now that Shannon and her son have settled into their new home, please welcome them to the neighborhood if you get the opportunity.

We would also like to extend to Dennis Jacobs, former owner of 20 Brassie, our best wishes as he settles into his new home.

How the SBCA Hotline Works

The SBCA Hotline is answered by volunteers from the SBCA Board. Each month a Board Member answers the voice mails and either directs the inquiry to the appropriate Board Member or personally answers the inquiry. Each board member establishes his/her own routine for checking the voice mails depending upon their own schedule. Therefore, if you leave a message at 1:00 p.m., and the voice mail was checked at 9:00 a.m., you may not receive a call back until the next day. Sometimes the voice mails are checked every two days.

If you have an emergency or concern that may be Association related and you haven't had a call back, knock on one of our doors. Just remember that we will try our best to promptly return your calls regarding Association business.

Also, don't forget that you can reach us via email.

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.

Christmas Lights and Other 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. However, use of fasteners that may rust or otherwise create a stain on the siding is



SBCA Jottings

FALL 2013

prohibited. 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. **Hanging any decorations, including wreaths, on exterior light fixtures is prohibited.**

Declaration Article 10.5

Holiday Wreath/Decorations

The hanging of decorations and holiday wreaths on the outside light fixtures is prohibited. As you may recall this action was taken after we installed the new outside light fixtures to protect the lights and glass from damage.

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. Also, remove items from your front porch and walkways so the snow contractor can remove the snow.

Book Club

The SBCA Book Club is still active. New participants are always welcome. If you are interested in learning more about the book club or if you would like to participate call Carol Redell at 630-515-1651. If Carol is not home just leave a message and she will return your call.

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.

Please wait until after 6:00 p.m. Sunday evening to place your garbage cans on the curb.



SBCA Jottings

FALL 2013

Telephone Number/Emergency

Contact/Email Address

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

SBCA Emails

Have you been getting our emails? If not, we may not have your new email address. If you have recently changed your address please call the Hotline at 630-415-1174 and give us your new information. You can also email [us](mailto:us@SBCARESIDENTS@comcast.net) at SBCARESIDENTS@comcast.net

If you would like us to send emails to other members of your household, please give their address to us.

Also, please let us know in the same manner if you have changed your home telephone number.

Speed Limit on Brassie and Mashie Courts

The speed limit on our courts is 10 mph. **We have several small children residing in our community.** Observing the required speed limit will insure their safety. Please slow down and drive safely.

Website

Please check our website regularly at 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.

In Closing

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

Sincerely,
Jim Duffy
SBCA President