



SBCA Jottings

FALL 2015

2015 Annual Meeting

This year's Annual Meeting was held on September 24, 2015. 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 Voicemail (630-415-1174) or the SBCA website at www.sbcaresidents.com.

Summary of the 2015 Annual Meeting

Topics discussed and/or reported on by the Board included:

- Second window cleaning
- Miscellaneous paver repairs
- Numerous repairs to the irrigation system. Replacement, extension, and relocation of a number of downspouts
- Furnace caps on two homes repaired/reinstalled
- Replacement of miscellaneous plants & shrubs completed October 16, 2015
- Ongoing light bulb replacements by Tom Primozić & John Mostowfi
- Miscellaneous soffit and window trim repairs
- No Parking signs on "T's" reinstalled
- Numerous vent flaps on exhaust vents replaced

- Coordinated (2) pest control opportunities for homeowners
- Coordinated (2) dryer vent cleaning opportunities for homeowners
- The sale of one unit on Mashie Court since the 2014 Annual Meeting
- A general discussion of known future long-term expenditures
- Sanding, priming & repainting of all deck railings
- Touch up of numerous boards on siding, soffits, and trim boards
- Replacement of a number of railing boards, window trim boards, etc.
- Scheduled first floor gutter cleaning to be done in November
- Scheduled second floor gutter cleaning to be done in November
- Installed two (2) "Children at Play" signs at entrances to both courts
- Scheduled a major tree trimming for both courts (starting week of November 30, weather permitting)

An open forum was also held to solicit comments and feedback from the attending homeowners. A number of topics were presented including additional discussions regarding long-term spending needs. In addition discussions were held regarding the required electronic notice form, HO3 vs, condo insurance and the street replacement project.



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2015-2016 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
Ed Morris	Vice President
Donna Kayser	Secretary
Sheila Henschel	Treasurer
Terrie Smith	Director
Ed Czupryna	Director
Carol Redell	Director

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

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 in order to protect the lights and glass from damage after the installed new exterior light fixtures.

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.

Hello and Welcome

We would like to take this opportunity to welcome our new residents to our community. Ben & Nancy Discostanza at 17 Mashie and Mark & Virginia Wynne at 13 Brassie.

We would also like to welcome Janssen Pamfoli, to our community. He recently purchased 26 Mashie Ct.

Please help us welcome our new residents and owners to our community if you get the opportunity.



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SBCA Homeowners Insurance

Board Member Carol Redell has once again assumed the responsibilities related to securing proof of homeowners insurance (HO 3 or better) as required (see the Rules and Regulations under Insurance.) Carol will mail letters to all homeowners approximately thirty days prior to the policy expiration date. You may drop off the policy Declaration Page at Carol's home at 1 Brassie Court or mail it to Seven Bridges Courts Association at 27 Mashie Court, Woodridge, IL 60517.

It is up to the homeowner to remit the Declaration Page to the Association. If the insurance policy renewal is not received by **"the day after the expiration date"** a fine of \$100.00 will be issued.

Another option is to have your insurance agent list Seven Bridges Courts Association as an "interested party" on your insurance policy; they will automatically forward the Declaration Page to the Association via email at sbcareidents@comcast.net or by U.S mail. If you have additional questions you may contact the Voicemail at 630-415-1174.

Please Note: The Association must have a copy of your Declaration Page which indicates that you have a HO3 or better homeowner's insurance policy as well as the dates of your policy. A paid receipt will not be accepted as proof of insurance.

2016 Budget

The Board is currently working on the 2016 SBCA budget. Our goal is to approve the 2016 budget in December.

"Children at Play" Signs

Two "Children at Play" signs were installed this summer. Please follow the posted speed limit and keep a lookout for children when you enter and exit our community.

Speed Limit on Brassie & Mashie Courts

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

SBCA Rules and Regulations Review/Update

The Board has completed a review and update of the current SBCA Rules and Regulations. They are currently being reviewed by the Association's attorney. We hope to have them online in early 2016.

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.

2016 Street Replacement Project

The Board has been investigating the possibility of replacing the streets on both courts. Repairs to the streets this year were tabled as we went through the process of determining which direction we would go concerning the streets.

The Board has made the decision to replace the streets in spring of 2016. Please refer to the notes concerning the street replacement project that are in the Annual Meeting agenda. As we get closer to the construction dates, we will send additional information to you.



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Monthly Assessment

There will be no increase in the monthly assessment for 2016. It will remain at \$275.00 per month. It is anticipated that there may be an increase in the 2017 assessment.

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.

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 Voicemail 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