



SBCA Jottings

FALL 2016

2016 Annual Meeting

This year's Annual Meeting was held on September 22, 2016. President Jim Duffy gave an overview of the projects the Association completed this past year. He also mentioned projects the Association is considering for the next few years. The full minutes of this meeting were recently sent to all residents via email. If you have any questions, please contact the SBCA Voicemail (630-415-1174) or the SBCA website at www.sbcaresidents.com.

Summary of the 2016 Annual Meeting

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

- Replacement of a number of siding boards on four buildings.
- Started new staining cycle on west elevations of the four (4) buildings along the path.
- Completed the replacement of additional miscellaneous plants, shrubs, trees and some site improvements in October 2016.
- Sale of two homes on Mashie Court and two homes on Brassie Court since the 2015 Annual Meeting.
- Applied mulch throughout the area.
- Completed miscellaneous tree trimming.
- Completed street project.
- Revised and updated SBCA Rules and Regulations and Forms
- Revised and updated Declarations and Covenants.
- Finalized electronic delivery forms for emails.
- Completed 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.

- Ongoing light bulb replacements by Tom Primozic & John Mostowfi.
- Miscellaneous soffit and window trim repairs.
- Respect Private Property signs were replaced along the path.
- Coordinated two (2) pest control opportunities for homeowners.
- Coordinated a dryer vent cleaning opportunities for homeowners.
- A general discussion of known future long-term expenditures.
- Scheduled first floor gutter cleaning to be done in November.
- Scheduled second floor gutter cleaning to be done in November.
- A landscape renovation was completed between two (2) buildings on Mashie Ct.
- Powerwashed and restained all decks and deck stairs.
- Repaired and epoxy coated the garage door aprons on three (3) units.
- Treated and sprayed for mold on a number of buildings.
- Touched up a number of garage doors.
- Replaced portions of a deck railing on Mashie Ct.
- Repaired deck stairs on two units.

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.



SBCA Jottings

FALL 2016

2016-2017 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

Monthly Assessment

Beginning January 1, 2017 the SBCA Monthly Assessment will increase by \$10.00 per month. The new monthly assessment will be \$285.00 per month. A separate email will be sent out to each homeowner.

Hello and Welcome

We would like to take this opportunity to welcome our new residents to our community. David & Carole Perkins at 3 Mashie and Bill & Naomi Wisneski at 17 Brassie.

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

Editor's Note

If you see something on our property that you feel needs attention, please let the Board know about it before you try to resolve the situation yourself. There may be plans already underway to remedy the situation or there may be other things in play that would be in conflict with the Board's direction.

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.



SBCA Jottings

FALL 2016

Snow Removal

K & M Enterprises, Inc. will again 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.

Snow Fence Installation

Our snow removal contractor has informed us that in order to prevent snow from being pushed on to the planting beds and causing damage snow fences will be erected at the ends of each island on both courts.

2017 Budget

The Board is currently working on the 2017 SBCA budget. Each homeowner should have recently received a tentative budget by email. Please feel free to submit comments etc., to the Board regarding the tentative budget. Our goal is to approve the 2017 budget in December.

2016-2017 Board Meeting Schedule

The SBCA Board of Directors meets each month on the third Tuesday at 7:00 p.m. Meetings are rotated between Board member's homes throughout the year. The location of the meeting will be posted on the US mail boxes on each court prior to the meeting.

The following is a schedule of the meetings:

December 20, 2016

January 17, 2017

February 21, 2017

March 21, 2017

April 18, 2017

May 16, 2017

June 20, 2017

July 18, 2017

August 15, 2017

September 19, 2017

SBCA Homeowners Insurance

Board Member Carol Redell has once again assumed the responsibilities related to securing proof of home owner's 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 sbcaresidents@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.

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 Jottings

FALL 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.

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.

Subscribe to Village E-News

The Village of Woodridge has a weekly email newsletter that it sends out to keep residents informed about what is going on in the Village. If you want to sign up for this free service go to the Village website, www.vil.woodridge.il.us and click "Subscribe to Electronic Newsletter" off to the left-hand side.

How the SBCA Voicemail Works

The SBCA Voicemail 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., 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.

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