



SBCA Jottings

Fall 2019

Your 2019/2020 Board Members

Here is a list of the current SBCA Board Members:

Bill Wisneski	President
Jim Doyle	Secretary
Sheila Henschel	Treasurer
Ed Czupryna	
Carol Redell	
Lem Parik	
Bob Driscoll	

What has the SBCA Board Been Working on over the Summer/Fall?

The Board has been completing ongoing projects and getting costs for upcoming contract renewals and projects to be completed in 2020. We have also been working on the 2020 budget. We will have more information for you in our Winter Jottings.

Staining Project 2019

The homes from 1-10 Mashie and 19-26 Mashie have been stained. This included the garage doors and deck railings.

Prior to staining, the Association replaced siding and trim boards that needed to be replaced.

As many of you are aware we had nothing but problems with the painting contractor this year. There were unnecessary delays caused by American Painting which made the project go way longer than it was supposed to. It has been mutually decided that American Painting will no longer be doing work for the SBCA.

Snow Removal

K & M Enterprises, Inc. is the snow removal contractor for the Association. **When it snows or is predicted to snow please remove your vehicles off the streets, especially when our contractor is plowing.** This will help ensure that they can clear all parking areas and driveways. Also, remove items from your front

porch and walkways so the contractor can remove the snow. **Our contractor is only on site after two (2) or more inches of snow has fallen.**

Finally, please do not park in the "T's" on both courts when it snows. Those are the main areas where the plowed snow is piled up.

Use of Chemicals on Pavers During Winter

As you know, the Association does not "salt" the driveways and walkways during the winter. It is the homeowner's responsibility. If you are going to "salt" your walks/driveways, please purchase **calcium chloride** only. Other types of salt treatments may have a negative effect on the pavers.

2019 Year End Financial Statements and 2020 Budget

The 2019 end of year financial statements and the 2020 budget will be sent to each Homeowner in early 2020. If you have changed your email, please be sure the board has your new email address.

Board Meeting Schedule and Approved Minutes

The Seven Bridges Courts Association Board Meetings are held on the third Tuesday each month. Once the minutes of the previous meeting are approved, they are emailed to each resident.

Notice of each Board meeting is posted on the court mailboxes.

Welcome to the Neighborhood

The Association would like to welcome the newest residents to our community Andrew and Martha Wharton are now the owners of 7 Brassie Court. If you have the opportunity, please help us welcome Andrew and Martha to the neighborhood.



SBCA Jottings

Fall 2019

Thinking About Selling Your Home?

In the event that you place your unit for sale, you must notify the Board of Directors in writing of the impending sale. Real estate signs and any other commercial signs cannot be posted in the common areas or on any exterior portion of any building or structure within the complex. If any type of sign is displayed, it must be placed within the unit visible through a window of the unit. **A “Homeowners Notice to Sell Real Estate Form” MUST be completed and returned to the Association to allow the Board to complete the required documentation for closing and/or refinancing.** The form and Additional information about the “Sale of a Unit” can be found on the SBCA website.

Variance Request Reminder

If you are considering installing a deck awning, relocating a dryer vent, or installing a gas generator, etc., please remember that you must submit a variance request for the approval to the SBCA Board before beginning the work. Additional information about variances and a variance request form can be found on the SBCA website.

Homeowner’s Insurance Policy Reminder

As the date nears for your homeowner’s policy (HO3 or better) to expire you will be notified by mail that the renewal (Declaration Page) must be submitted to the Seven Bridges Courts Association prior to the expiration date.

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 \$100.00 on the day after the current policy’s expiration date.

You may wish to request your individual agents to automatically update this information by naming the Seven Bridges Courts Association as

an “Interested Party.” That way the insurance agency should automatically send the Declaration Page to the Association. Your agent or agency can mail the Certificate of Insurance (Declaration Page) to Seven Bridges Courts Association, 27 Mashie Court, Woodridge, IL 60517. You may also drop it off at the home of the Board Member Carol Redell, 1 Brassie Court.

If you have your homeowners’ proof of insurance automatically sent to the Association, please remember that it is still your responsibility to make sure the Association receives it by the due date. If we do not receive it in time for any reason you will be fined according to the rules of the Association. To prevent the possibility of this happening you can always call the Association Voicemail at 630-415-1174 to check.

SBCA Rules and Regulations Manual

Have you checked out our website lately? There is a great deal of information on the website that you should be familiar with as an owner or resident of Seven Bridges Courts Association. Although you may have a printed copy of the SBCA Rules and Regulations Manual in your home, it is probably an old version. The version on the website is the most up-to-date. Please take some time to review this important document.

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 Voicemail at 630-415-1174 and give us your new information. You may also email us at sbcaresidents@comcast.net.

Has your telephone number changed? Did you get rid of your landline? If so, please update your telephone numbers by emailing sbcaresidents@comcast.net or calling the Hotline.



SBCA Jottings

Fall 2019

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.

Speed Limit on Brassie and Mashie Courts

The speed limit on our courts is **10 MPH**. It has been reported that some residents and guests have been exceeding the speed limit. We have several young children residing in our community. Observing the required speed limit will ensure their safety. Please slow down and drive safely!

Garbage Reminder

It is important with the strong winter winds to secure your garbage can lid. 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.

Important Phone Number & Email Address to Remember

Just a reminder, the SBCA Voicemail phone number is 630-415-1174.

You may email the Association at sbcaresidents@comcast.net.

We Always Need Volunteers

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.

Suggestions for Future Jottings

If you have any suggested topics for the next Jottings, please call the Voicemail or any other Board Member.

The SBCA board would like to wish everyone a safe and happy holiday season!

Sincerely,

Bill Wisneski
SBCA President



SBCA Jottings

Fall 2019
