



## SBCA Jottings

Fall 2020

### Your 2020/2021 Board Members

Here is a list of the current SBCA Board Members:

Bill Wisneski	President
Jim Doyle	Secretary
Sheila Henschel	Treasurer
Carol Redell	
Lem Parik	
Bob Driscoll	
Tim Reed	

### 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 2021. We have also been working on the 2021 budget. We have sent out the draft budget via email.

### 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 insure 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.

### 2020 Year End Financial Statements and 2021 Budget

The 2020 end of year financial statements and the 2021 approved budget will be sent to each Homeowner in early 2021. 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 Todd Kodo and Kerri Liu are now the owners of 15 Mashie Court and Chris Larson and Kimberly Stotsky are now the owners of 23 Mashie Court. If you have the opportunity, please help us welcome all of them to the neighborhood.

### 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.



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### 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 or email it to the association at [sbcaresidents@comcast.net](mailto:sbcaresidents@comcast.net) 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 Association Voicemail at 630-415-1174 to check.

### SBCA Rules and Regulations Manual

Have you checked out our website [sevenbridgescourts.com](http://sevenbridgescourts.com) 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 for all rules and regulations that homeowners should be following.

### 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](mailto: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](mailto:sbcaresidents@comcast.net) or calling the Hotline.

### 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



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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 insure their safety. Please slow down and drive safely!

### **Towing of Vehicles**

The Association has a contract with a towing service for vehicles that are parked in the guest parking spaces overnight that are not displaying an Association parking placard. The guest parking spaces are for short-term parking only of up to 7 days. All vehicles should be parked in the garage as primary parking or the driveway as secondary parking. Any owner which needs to park in the guest parking spaces for 8 days or more must request a parking variance and a special parking placard may be issued. Additional information is covered in the Rules and Regulations on the Association website.

### **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](mailto: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



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