



SBCA Jottings

Spring 2006

Dear Fellow Residents,

Spring is here and this abbreviated version of **SBCA Jottings** is being issued to bring everyone up to date on things that will be happening over the next few months.

2005 Financial Statements

Attached to this newsletter you will find a copy of the Association's December 31, 2005 financial statements. As you'll see, as of December 31, 2005 we had \$194,804 in cash and securities to fund our Master Reserve of \$167,360. The Master Reserve is for large projects such as new roofs (current roofs are about 12 years old) and street repairs which can chew up big chunks of cash very quickly. We also had an operating deficit of \$3,749 in 2005, primarily due to expenditures for tree care and additional water used to irrigate our grass and plants during the drought last year. All-in-all we are in good shape financially and I don't foresee a need for an assessment increase in the near future.

2006 Budget

I have also attached the budget for 2006. The significant projects for this year include the expansion of the sprinkler system for areas between the buildings, the end units and certain plant beds (scheduled to begin and be completed the week of May 22nd). The sprinklers will then be turned on once the expansion is completed.

Other significant expenditures (projects) include; additional tree care costs to reduce damage due to insects, mold and disease; and repair work on a number of stoops and pavers. Outside window washing will occur in May and October like previous years and we will also be adding a new tree on the southwest corner of our property to replace the tree removed last year and re-landscaping the areas between the Mashie units and the apartments where last year we removed two diseased trees.

What can you do to help?

We are a volunteer Board and we do need additional volunteers to be a part of our **landscaping subcommittee** which makes recommendations for plant replacement and other landscaping decisions plus we would like to get additional **assistance for a variety of maintenance issues**. Ideally we would get at least one volunteer from each street (Mashie & Brassie) who could help change light bulbs, replace drain pipes and be available to assist on other miscellaneous projects. If you have an interest please call the SBCA hot line at 630-415-1174 and the appropriate board member will contact you.

Parking

There has been a noticeable increase in residents not following our parking guidelines. When in doubt ask, with a call to the hotline. If you need additional extended parking, submit a variance request rather than running the risk of being fined.



Website

Please check our website regularly at www.sevenbridgescourts.com for news, forms, board meeting dates and a host of other information about our community including pictures.

If you would like to receive a copy of the Minutes of the Boards meeting, just go to our Website page listing the Board of directors, click on Judy Mikula's name and send her an e-mail requesting to be added to her e-mail list.

Pet owners

I've 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 has ordinances regarding picking up after your pets but liquid which can't be picked up damages the grass creating clumps and dead spots. So please take responsibility for your pet and don't let them soil the grass and plants on our property.

Annual Neighborhood Garage Sale

Last year the Board approved conducting one Garage Sale per year for the entire community on the **fourth Saturday of June which is June 24th** this year. Kim Thanasouras (7 Mashie) organized last year's Garage Sale on short notice and has agreed to do it again this year (actually her husband Ted volunteered her at our annual meeting so hopefully she knows about it!)

Kim did a great job last year arranging for advertising, signs, etc. and all those who participated seemed pleased with the results. If you would like to participate in this year's

Garage Sale, please leave a message on our hotline that you want to participate and Kim will get in touch with you.

Water your plants!!

We need everyone's help to regularly water the plants and shrubs on the entry walks to their front doors. There are no sprinklers for these areas. To keep the plants healthy we need you to water your plants at least 3 times a week. This is important so thanks in advance for your assistance.

Changes to Regulations and Guidelines Manual

The Board recently approved a change to the Regulations and Guidelines effective May 1, 2006, establishing a fixed charge of \$25 for returned and NSF checks. The reason for this change was to simply and speed up collection of fees related to returned and NSF checks, recover bank charges to the Association and to compensate for the administrative hassle associated with accounting for them.

Wrap up

Don't forget to regularly check you SBCA white mailbox for other announcements and news.

If you have any other questions or suggestions regarding this newsletter, or would like to become its editor and prepare future additions just let me know via the hotline at 630-415-1174.

Sincerely,

Ed Morris
SBCA President