



## SBCA Jottings

Spring 2007

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Dear Fellow Residents,

I'd like to update everyone on some of the things we hope to get accomplished in the next few months:

1. **Landscape maintenance** – our new landscaping service has gotten off to a shaky start. Trimming and spring clean-up work we expected to be completed in April was just completed during the past couple of weeks. The Board is just as unhappy as you are about this and we will continue to pressure them to improve the level of service we receive.
2. **Plant replacements** – it is our intent to replace dead plants and begin replacing the plants around the air conditioning units. Our goal is that over the next few years we will replace all the current plants around everyone's air conditioning units to give all units a uniform appearance and insure adequate airflow to the air conditioning units.
3. **Paver replacements** – we have inspected everyone's pavers and divided them into categories as those needing immediate repair, those that should be repaired and those that are acceptable as is. Paver repairs are expensive, so this year we will focus on those needing immediate repair. If your pavers are to be repaired we will provide you with advance notice so that you can move your vehicles out of the garage until the repairs are completed.
4. **Tree trimming** – we have hired a company to prune all our large shade trees. The plan is to provide 3-4 feet of clearance between the trees and our buildings and raise the clearance underneath the trees to 8-9 feet above the ground. This work should be completed in the next few weeks.
5. **Shrub pruning** – this fall (October-November) we will do a major pruning of all our bushes and shrubs. A number of our bushes and shrubs have grown to large and need to be brought back under control. This means that many of our bushes and shrubs will not look good next year but should look much better in the following years. We also intend to replace the bushes and shrubs that can't be saved or brought under control.
6. **Unit inspections** – during the next couple of weeks, Board members will be inspecting the exterior of all units to identify windows needing repair, issues with paint and other visual deficiencies. We will make arrangements to fix those items that are the Association's responsibility and will notify owners of the items they must fix.
7. **Number plates** – we have noticed that several of the number plates on the front of our buildings have faded or don't look good. We are evaluating alternative solutions to improve their appearance and hope to get every unit's number plate done this summer.



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8. **Mailbox cleanup** – we intend to power wash the central mailboxes and repaint the legs sometime this summer.
9. **Window washing** – window-washing began the week of May 29<sup>th</sup>. However, due to inclement weather and some other issues it has yet to be completed.

Please remember we are a volunteer Board and do our best to respond to issues in a timely manner. We live here too and have a vested interest just like you in maintaining the appearance of our community. We appreciate your patience and share your frustrations that some things seem to take much longer to get done than you or we would like.

### **SBCA Looking for Board Members**

If you are concerned with the future of our community and have an interest in guiding its development, the SCBA has two Board vacancies open. Interested residents should submit their name to the hotline (630-415-1174) or to a current Board Member.

### **New Parking Spaces**

Recently, six new parking spaces (3 on each court) in the “T” areas were created. These spaces are for guest and visitor parking and are NOT to be used as a permanent parking space for residents.

### **Skateboarding**

Several residents recently brought to the Board’s attention that children are skateboarding in the courts.

This activity is a potential hazard both for the children and drivers entering and exiting the courts. **The Board of Directors is asking parents to be sure their children cease skateboarding in the courts immediately.**

Our Rules and Regulations (*Declaration Article 6.6*) states “No activities that are noxious, offensive, annoying or a nuisance will be allowed in the Common Area. Residents are to be mindful of their neighbors with whom they share the Common Area. The Common Area and grounds are no Owners’ private yard and should not be treated as such.”

### **Annual Neighborhood Garage Sale**

This year’s annual garage sale for our townhouse community will be held Friday, June 22<sup>nd</sup> and Saturday, June 23<sup>rd</sup> from 9 a.m. to 2:00 p.m. Kim Thanasouras (7 Mashie) has again agreed to organize this year’s sale.

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 indicating that you want to participate and Kim will get in touch with you.

### **Garage Doors**

For security reasons and uniform appearance all garage doors **must be closed**. The only exception is when the resident is entering or exiting the garage or when the resident is using the garage area. *Declaration Article 9.2*



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### **Pet Owners**

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

### **Website**

Please check our website regularly at [www.sevenbridgescourts.com](http://www.sevenbridgescourts.com) for news, forms, board meeting dates, and a host of other information about our community including pictures.

### **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.

### **Wrap Up**

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

If you would like to receive a copy of the Minutes of the Board 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.

### **Suggestions for Future Jottings**

If you have any suggested topics for the next Jottings, please call the hotline (630-415-1174), Ed Morris, Donna Kayser or any other Board Member.

Sincerely,

Ed Morris  
SBCA President