



SBCA Jottings

Spring 2009

Spring is almost here.

Well spring is here and the weather is getting better so it's time to think about spring cleaning and a few other reminders.

May 15th & 16th Annual Garage Sale

This year's annual garage sale will be on May 15th and 16th. As in prior years, contact Kim Thanasouras at 630-663-0818 if you wish to participate.

Pet Owners

Please take your 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.

Water your plants!!

Even though we have had a wet spring, 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 and we want to give the new replacement plants the best opportunity for survival by adequately watering them. To keep the plants healthy we need you to water your plants at least 3 times a week.

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.

One Liners

1. Please limit the number of plants on your decks as excess moisture can damage the wood and paint. *(if there is damage to your deck due to excess moisture, barbeque grills etc. the home owner is responsible for the cost of repairing the damage)*
2. If you want copies of the Board minutes give Bridget your email address. *(go to the website listing of board members, click on her name and send her a message)*
3. Keep your garage doors shut. *(not only an eyesore but security issue too)*
4. Don't speed. *(there are kids around and not everyone looks behind them when they back out of their garages)*
5. No loud music! *(we share walls with our neighbors so treat them as you would want to be treated)*
6. Don't leave your car parked on the driveway pavers. *(that is what your garage is for)*
7. Please advise us if you experience any problems with bees, wasps etc. around your decks. *(we are monitoring the situation and will look at each situation on a case by case basis)*

Suggested Homeowners Inspection

The SBCA Board is advising all townhome owners to inspect the area under their decks to ensure the seal around the air conditioning unit pipe into the house has not



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broken. If it has been broken, it is the responsibility of the homeowner to replace the seal to avoid water damage.

Maintenance & other projects

Here are the planned maintenance projects for the next few months:

1. **Landscape maintenance** – our landscaping service did a good job last year and we expect more of the same this year. Like last year Thursdays will be the scheduled day for mowing and other such maintenance work.
2. **Plant replacements** – we replaced a number of plants last year and have budgeted additional funds for plant replacements this year. Terrie Smith & Donna Kayser will conduct an inspection of our common areas in early May then working with our vendors to get the work done this spring.
3. **Paver replacements** – all driveway pavers not replaced last year will be replaced over the next couple of months. 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. **Unit inspections** – we be conducted unit inspections in the next couple of weeks. We will make arrangements to fix those items that are the Association's responsibility and send letters notifying owners of the items they must fix.
5. **Roof repairs** – The roofer inspected all of our roofs on Monday May 4th

to determine what repairs, if any, are necessary and which building roof(s) will be replaced this year. Timing of the roof repairs will be subject to weather and availability of the roofing contractor.

6. **Sprinkler Repairs** – repairs to the sprinkler system will be done in May and/or June. This will be the first major replacement of sprinkler heads and controls since the system was installed.
7. **Exterior Lights** – we will replace the rear light fixtures and use the old fixtures as replacements for those on the garages. These fixtures are no longer available and using the globes from the rear fixtures will give us a supply of replacements for years to come.
8. **Washing exterior stained surfaces** – we will continue with the program began last year to wash mold, dirt, etc. Timing for this hasn't been determined but will be done sometime between now and October.

Wrap Up

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

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 Board Member.

Sincerely,
Ed Morris
SBCA President