



SBCA Jottings

Spring 2013

Upcoming Spring and Summer Projects

The Board is looking forward to the warmer weather in order to start some of the projects that are included in this year's budget. Although starting dates are still to be determined, the projects listed below should begin sometime in May, weather permitting. When necessary residents and homeowners will be sent emails to inform them of the projects and to let them know when the work will begin.

The following projects have been included in this year's SBCA budget:

Roof Replacement:

One building will be re-roofed this year. Once again our roofing contractor will be surveying the roofs to determine which roof should be replaced. Building residents will be informed about the project as soon as we determine which building will be worked on this year.

Plant Replacements:

The Board will once again concentrate on areas that need attention throughout our neighborhood. The Board will also make a decision soon on how much of the property will receive replacement mulch this year.

Street Repairs:

Our annual spring walk around will determine the extent of our street repairs this year.

Irrigation System Repairs:

Annual repairs will be made this spring prior to turning on the system. The Association will also monitor the repairs that need to be made outside the wall by CAM.

Window Washing:

Once again, two exterior window washings will be done this year. The first date has not been set yet. Emails will be sent out as soon as the date has been confirmed.

Spring Walk Around:

Members of the Board will be walking around the buildings and grounds again this spring to do a quick visual inspection of the community. This is done on an annual basis. We will make arrangements to fix those items that are the Associations responsibility and send letters notifying owners of items they must fix, such as garage door panel replacements.

DECKS: Some helpful hints to avoid future problems

Here are a few helpful hints to prolong the life of your deck.

- Limit the outside storage on and around your decks. Excessive accumulation of stuff will become an eyesore that your neighbor does not need to look at.
- Store your firewood in your garage, not on your deck. The wood attracts moisture and bugs that may result in damage to your deck.
- Relocate (move around) any flower pots on your deck to avoid moisture buildup and make sure your pots don't drain directly on to the deck.
- Keep your deck clean and sweep it off once in a while.



SBCA Jottings

Spring 2013

Decks – continued

- Refrain from installing water features on your deck. Repairing the damage to the deck caused by these features or an over abundance of plant materials will be the homeowners responsibility.

Mailbox Replacements

Although the Association doesn't use the individual mailboxes by each front door as much as we used to we are aware that they are aging, fading, rusting, and look pretty bad. Some residents have asked for recommendations regarding replacement mailboxes. The Board recently approved a mailbox that will now become the recommended replacement mailbox for the Association.

Here is the information about the mailbox:
Solar® Large vertical wall mounted mailbox – white

Model DVKW0000 (12 ½" H x 9 ¼" W x 4" D)
You can purchase the mailboxes at the following locations:

- Ace Hardware \$34.99
- True Value \$34.99
- K-Mart (online) \$24.99 (13 ¼"x10 ¼" x 5")

CAI Meeting/Tax Appeals

Board Members Terrie Smith and Donna Kayser recently attended a meeting sponsored by the Community Associations Institute (Illinois Chapter). Terrie and Donna both left the meeting feeling that the topics presented were timely and relevant for our Association.

One topic in particular, group tax appeal, was one that they both felt the SBCA homeowners might want to pursue. The Board discussed the topic of tax appeals at its last regularly scheduled meeting in March and is willing to consider organizing the appeal for our homeowners with our attorney. We will send out a separate email concerning this topic soon, but if you think you might be interested, drop the Board an email so we can get an idea of how many homeowners may want to participate. You will have no obligation to follow through with the appeal at this time; we are just looking for homeowners who might be interested.

Dryer Vents

The contractor who cleaned some of our dryer vents in March stated that he found a number of vents that were heavily clogged with lint. In addition, SBCA Board Member John Mostowfi has researched the current venting system quite extensively and has expressed a concern that some of the pipes that carry the air through your attic to the roof vent may have come loose since they were installed in the early 1990's. If that is the case, the lint and dryer exhaust may be going directly into your attic and not being exhausted through the roof vent.

If you decide to investigate your dryer vent system more thoroughly please feel free to contact the Board if you have any questions. There are newer building codes that apply to vent systems now, so should you decide to change or alter your system, a SBCA variance would be necessary in addition to having any work comply with the Woodridge building codes.



SBCA Jottings

Spring 2013

Subscribe to Village E-News

The Village of Woodridge has a weekly email newsletter that it sends out to keep residents informed about what is going on in the Village. If you want to sign up for this free service go to the Village website, www.vil.woodridge.il.us and click "Subscribe to Electronic Newsletter" off to the left-hand side.

Burned Out Light Bulbs

Please continue to call the Hotline to report any burned out light bulbs. Your message will be forwarded to either John Mostowfi or Tom Primozić and your bulbs will be replaced as soon as possible.

Garbage Reminder

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

Please wait until after 6:00 p.m. on Sunday evening to place your garbage cans at the curb.

Pet Owners

We've once again 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 clumps and dead spots.

Pet Owners (continued)

The islands on both our courts as well as other common areas are showing the damage caused by the frequent pet visits. Due to the damage caused by frequent visits to areas, the Association may need to spend money to reseed/resod these areas to restore them to their original condition.

Also, pet waste must not be left outside in front of the units either in plastic bags or bags of any size laying on the ground or hanging on our landscape plants. It is unsightly, and is prohibited by the SBCA bylaws. So please take responsibility for your pet and don't let them soil the plants and grass on our property.

Lastly, please keep your pet on a leash. There is a Leash Law in Woodridge.

Please Don't Feed the Geese

Your assistance in keeping the geese off our common area property is requested. Please don't feed them. It only encourages them to remain here longer.

Annual Woodridge Rotary Club Recycling Event

The Woodridge Rotary Club will hold its annual recycling event on Saturday, May 18th, from 8:00 a.m. to 12:00 p.m. The event will be held in the parking lot of the Cypress Cove Family Aquatic Park at 83rd & Janes Avenue in Woodridge.



SBCA Jottings

Spring 2013

Hello/Goodbye

We would like to take this opportunity to welcome our newest homeowners to our community. Sharat and Ajita Chander recently purchased 25 Mashie. Their son Salil is living in the unit now. In addition, Dennis Jacobs recently purchased 20 Brassie Court.

Please help us welcome our new owners to the neighborhood if you get the opportunity.

We would also like to give Jodi and Andy Buns and their family, former owners of 25 Mashie, our best wishes as they settle into their new home.

Speed Limit on Brassie and Mashie Courts

The speed limit on our courts is 10 mph. **We have several small children residing in our community.** Observing the required speed limit will insure their safety. Please slow down and drive safely.

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 Hotline at 630-415-1174 and give us your new information. You can also email us at SBCARESIDENTS@comcast.net

If you would like us to send emails to other members of your household, please give their address to us.

Also, please let us know in the same manner if you have changed your home telephone number.

Website

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

We Always Need Volunteers

We are a volunteer Board and we do need additional volunteers willing to help out from time to time. If you have special interest, talent or you would just like to help, we could use you. Please call the Hotline 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 Hotline, Jim Duffy, Donna Kayser, or any other Board Member.

Questions are also welcomed.

Think Summer!

Sincerely,
Jim Duffy
SBCA President