



SBCA Jottings

Spring 2015

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 this spring or summer, 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:

Plant Replacements:

The landscape committee will be reviewing our plant and shrub needs this spring. We will be prioritizing our replacement work this spring. Anyone interested in joining the landscaping committee please contact the Board. Planting will probably be done in the fall.

Street Repairs:

Our annual spring walk around determined the extent of our street repairs for this year. The Board has placed a "hold" on the repairs until the engineering report is received. (see article: Board Takes First Step of Street Replacement Project.)

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 will be early June (weather permitting.) Emails will be sent out to homeowners and residents.

Building Staining Touch-Up:

The Board has decided to repaint all deck railings this summer. Although some are still under warranty, we believe they should all be done again. Other areas have also been identified.

Other Maintenance Projects:

- The Board approved a light power washing of all decks. A few boards on some decks will be restained.
- Prior to painting a few deck railings will be repaired. We hope to sand some of the railings also.

Pavers:

Areas in need of repair have been identified and will be repaired soon.

Stoop Repairs:

Two front stoops were identified as needing repair. They will be repaired soon.

Spring Walk Around:

In order to do a quick visual inspection of the community members of the Board and one volunteer homeowner conducted the walk around of the buildings and grounds again this spring. 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.

Welcome to the Neighborhood

The Association would like to welcome the newest resident to our community. Julie Noesen is residing at 5 Mashie. If you have the opportunity, please help us welcome Julie to the neighborhood.



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Good News!

As a result of discussions Jim Duffy has had with the Village of Woodridge concerning the Association streets and sewers and the Seven Bridges Special Service Area (SSA), the Village has determined that the water mains, sanitary sewers, storm sewers and fire hydrants fall under the responsibility of the Village. It was previously thought, by the Village and the SBCA, that the cost of repairing these items was ours. The Village found some old documents stating that these items are their responsibility.

The Village has reimbursed SBCA for the fire hydrant we replaced in 2012. Good News!

What To Do If Your Cable Is Cut On Landscaping Day

Cables for services run above ground in many places throughout our property. If you experience a disruption in service at your residence while you are home and when the landscape crew is here, please stop a crew member and politely notify them of the disruption. That person will notify the project manager and he will come as quickly as possible that same day to make the repair. Please notify the Board so confirmation of the repair can be confirmed.

If you return to your home on landscaping day and find that your service is disrupted, please email or call the Hotline so a Board Member can contact the project manager to arrange for repair. The project manager carries the equipment for repairs on his truck and is usually close by so repairs can be completed fairly quickly.

Disruptions in service not caused by the landscapers should be reported to your carrier.

If your cable wires are above ground, call your provider and have them come out and bury it. Lose wires can also be a trip hazard.

Plantings by Residents

It is permissible for residents to add plantings (no bushes or trees) along their sidewalks in the front of their units and three feet from the back of their units. The Association takes no responsibility for owner's plantings and/or decorations. Although the landscape service tries to be mindful and careful of residents decorations and plantings accidents do happen. Please review the Rules & Regulations of the Association, *Declaration Article 9.1*.

Board Takes First Step of Street Replacement Project

At its last meeting the Board signed a contract with Hancock Engineering to perform a detailed site inspection of our courts, a detailed site analysis of our courts, and prepare contract documents for the proposed improvements to our courts. Included will be an estimated cost for all improvements.

After the report is received, the Board will determine how to proceed. Any recommendation the Board may make will be discussed at our Annual Meeting in September.



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Police Patrols

Earlier this spring one of our Board Members contacted the Village Police Department to inquire if they were passing through our two courts. Chief Grady responded that she would remind her patrol officers to pass through our neighborhood.

As always, if you notice anything suspicious call 911.

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.
- 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.

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 and receive approval before beginning the work.

Additional information about variances and a variance request form can be found on the SBCA website.

Thinking About Selling Your Home?

In the event that you place your unit up 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 area or on any exterior portion of any building or structure in the complex. If any type of sign must be displayed, it must be placed within the unit visible through a window of the unit. **“For Sale” form will be furnished and MUST be completed and returned to the Association to allow the Board to furnish required documentation for closing and/or refinancing.**

Additional information about the “Sale of a Unit” can be found on the SBCA website.

Garage Door Panels – Reminder

If your garage door panel(s) is in need of replacement, please remember to replace it with the same textured panel that is currently on the door. Painting the door is the Association's responsibility, but volunteers are welcome. We'll supply the paint!



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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.

Keep Our Village Beautiful – A Few Tips on Properly Disposing Debris

With spring here, many welcome the sight of newly blooming plants, green grass, and the leaves growing on trees. However, what can also be spotted around town is all the debris left behind from the winter. If you see debris on your regular walk through the neighborhood, in your favorite park, or anywhere else in town, please consider pitching it! Disposing of debris in garbage cans rather than on the ground will help keep our Village beautiful. Another step is to prevent recyclables from blowing during windy spring weather. This includes putting lighter items such as paper and plastic items on the bottom of the bin with the heavier items on top, or placing them in paper bags to contain them. If you have multiple bins, they can be stacked on top of one another, with the lighter items in the bottom bins. Recycle bins are available for sale at Ace Hardware, 8625 Woodward Avenue for \$8.00 each. Waste Management (WM) also offers recycling totes with lids for rental or purchase in a variety of sizes. Contact them at 800-796-9696 to order a tote.

(Reprinted from Village of Woodridge Water Bill Brief)

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.

We are now using LED bulbs that are under warranty. Please do not change the light bulbs yourself. In order to take advantage of the bulb warranty we must return the bulbs.

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.

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.



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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.

Garbage Reminder

It is important with the strong spring 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.

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

REMINDER – DATES:

A FUN EVENT COMMUNITY FOR EVERYONE!

The thirty-second Annual Woodridge Jubilee – June 17-June 21, 2015 – at the corner of Woodridge and Center Drive