



## SBCA Jottings

Summer 2009

### Need Volunteers for Board

We need volunteers for next years SBCA Board as we are losing 3 of the 7 Board members this year. This is your opportunity to actively participate in the Board's decisions. Call the hot line at (630-415-1174) ASAP so we can get your name on the ballot.

### CAM–Seven Bridges Development's Bankruptcy ("SBD")

Earlier this year the Seven Bridges Development Corp. filed for bankruptcy. Its impact on us has been the lack of maintenance of many of the common areas including the entrance to Double Eagle from Hobson and the entries to each of our streets. SBD's receiver has appointed a company named Waveland Property Group to oversee the properties as it case moves through the bankruptcy court system. It took a few months but our Board was able to establish contact with Waveland and have managed to get a few things done.

Your first thought might have been that we, the Seven Bridges Courts Association ("Association"), should just go ahead and have the landscaping done ourselves. We considered this but didn't as it could saddle the Association with this expense in future after SBD emerges from bankruptcy. So we pushed back then waited and then worked with Waveland. Waveland eventually hired ILT to do basic landscape maintenance. We will continue to push Waveland and ILT to improve the level of maintenance.

### Maintenance & other projects

The following is the status of our various repair projects as of August 15, 2009:

1. **Plant replacements** – Completed and we need your ongoing help by watering the plants (new or old) along the entry to your unit.
2. **Paver replacements** – Almost completed. Most driveway pavers have reworked with only minor areas remaining to be completed.
3. **Roof repairs** – The roofers are currently finishing up the building for units 5-8 Brassie then will begin the building for units 1-4 Brassie during the week of August 17<sup>th</sup>.
4. **Sprinkler Repairs** – This was completed in June with the replacement of 50 sprinkler heads and the Brassie control box.
5. **Exterior Lights** – Terrie Smith, Donna Kayser and Kim Thanasouras will research our options and make recommendations for repairs and/or replacement in 2010.
6. **Washing exterior stained surfaces** – This is complete.

Compared to budget we:

- Saved \$1,700 on plant replacements;
- Saved \$500 on tree care;
- Saved \$13,200 on exterior painting;
- Saved \$7,000 on exterior washing; and
- Saved \$4,000 on exterior lights

These savings were used to repair an additional roof (1-4 Brassie) and pavers which was \$4,300 over budget.



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### Parking

It seems some residents feel the need to ignore our parking restrictions during the day by either parking on our streets and/or partially blocking resident driveways.

If this happens to you or you see a car parked in the street and/or that is blocking yours or someone else's drive, don't get into an argument or leave a note on the vehicle. Just **call Midnight Towing at 630-543-2367**, identify yourself, the problem, the vehicle and ask they immediately tow the offending vehicle. No ifs, ands or buts.

Residents, if you don't want your friends, family or guests cars towed, make sure they are aware of our parking restrictions. Should their cars get towed, there is no one to blame but yourself.

### Owners responsible for Wasps & Bees

It seems we created some confusion last year and earlier this year when we hired an exterminator to spray for carpenter ants and bees. Now some residents expect the Association to also spray for Wasps. **Spraying for Wasps and bees is the responsibility of each homeowner and not the Association.** The only reason we hired and paid for the exterminator last year was because the carpenter ants and bees were damaging (eating) the deck wood. It was to prevent further damage the exterminator was hired and had nothing to do with any honey bee or wasps that may have been around any of the decks.

### Annual Meeting

This year's annual meeting will be at Edward's Health Club on September 22, 2009 at 7:30 pm. All home owners should plan on attending.

### 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), Donna Kayser, or any Board Member.

Sincerely,  
Ed Morris  
SBCA President