



SBCA Jottings

Summer 2017

SBCA Annual Meeting

The SBCA Annual Meeting has been scheduled for Thursday, **September 21, 2017** at the Woodridge Park District Community Center, 2600 Center Drive, beginning at 7:00 p.m. The meeting will be held in the first floor meeting room. The building is fully handicapped accessible.

Owners interested in running for the Board should contact the SBCA Board via the Association Voicemail or email address to get your name on the ballot. Proxy ballots will be mailed to each homeowner. Please complete and return your Proxy ballot to the Association if you are unable to attend the meeting on the 21st of September.

Welcome to the Neighborhood

The Association would like to welcome our newest owners to our community. Jim & Mary Doyle are the new owners of 15 Brassie, Bob Driscoll at 21 Mashie, and Lem & Carol Parik purchased 12 Brassie and will be moving in soon.

If you have the opportunity, please help us welcome all our neighbors to Seven Bridges Courts.

Editor's Note:

The Board knows that the Jottings often contains reminders of things you shouldn't do. We want you to understand that we feel we must inform you of all the things that are going on in our community, both negative and positive. We are trying to respond to the concerns raised by our residents and also inform you of all the positive things that are happening within our community.

Spring and Summer Projects – Status Report

The Board is pleased to report that some of the work planned for this spring/summer has been completed. As of this writing, the following projects have been completed.

- First exterior window washing has been completed.
- Miscellaneous siding boards will be replaced on the remaining three (3) sides of the buildings along the path prior to staining.
- A list of trees and shrubs for possible replacement this fall is being formulated.
- All buildings were powerwashed this spring.
- Other miscellaneous wood repairs will also be done this summer.

Is Your Front Door Peeling?

The Association will be repainting several doors this summer where the paint is peeling off or severely bubbling. It has been brought to our attention that some of this peeling etc., may be caused due to the storm door glass insert being in place year around. Although we can't be sure that this is the only reason for the peeling, it is very likely one reason, especially on those doors that have direct sun exposure for most of the day.

What is the Board Working on Now?

The Board is currently working on the following items:

- Beginning to gather information for the 2018 SBCA budget.
- Preparing for the SBCA Annual Meeting on Thursday, September 21, 2017.
- The coordination and completion of a few fall projects.



SBCA Jottings

Summer 2017

Parking of Certain Vehicles in Common Areas

Recently it became necessary for the SBCA Board to review the topic of parking RV's, boats, motor homes, etc. in the common areas of our community. After researching the topic, we confirmed the following:

- That paragraph 3.9 of the SBCA Declaration of Covenants states:

“No motor vehicles of any type shall be stored or parked (either short-term or long-term) in any common areas except those common areas which may be designated from time to time by the Board as being reserved for use as parking areas and, in any event, such parking within the common areas shall be for transient purposes only. The use of any such designated parking area shall be governed by such rules and regulations as may be prescribed by the Board. The parking or storage of recreational vehicles, commercial vehicles, boats or motor homes within any portion of the Common Areas shall be expressly prohibited,,”

- That the Village of Woodridge has an ordinance that prohibits the parking of certain vehicles on residential driveways.
- And finally after review of the Declarations by an SBCA attorney, it has been confirmed that the Declarations do not give the Board any discretion to provide limited exceptions to this rule i.e., short term parking approvals for these vehicles.

This article is being provided for informational purposes only. If you have any questions, please feel free to contact the Board via voicemail or email.

Pet Owners

Residents continue to request that we remind pet owners, their guests and visitors to take their pets off our property to take care of their business. Of course, everyone is expected to pick up after their pets no matter where they do their business.

The Village Ordinance 4-2-5: Prohibited Acts and Conditions, Unsanitary Deposits D. states: For any person to place, deposit or permit to be deposited in an unsanitary manner upon any public or private property within the Village, the carcass of any animal or any offal filth or noisome substance. (1976 code 8-16)

In the past the islands on both of our courts as well as other common areas have shown damage caused by frequent pet visits. Although, the islands currently don't show too much damage, frequent visits will cause grass clumps and dead spots. Your assistance in helping prevent damage to our common areas will prevent us from having to repair the damaged areas.

We also have a number of young children who play in our common areas. They should have a clean area to play.

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



SBCA Jottings

Summer 2017

We Could Use Your Help

Please help us water the plants and shrubs that don't get watered by our sprinkler system or by rainfall. Specifically, the plants and bushes that are under the eaves of our garages and homes often do not get enough water. If you could water those plants and shrubs once in a while it would prevent them from dying and will save the Association, the cost of replanting.

It's all of our responsibility to try to keep these plants/shrubs alive. This also pertains to the new trees we recently replaced. If they are close to your house, please give them a drink.

Fall Dryer Vent and Chimney Cleaning

The Association will coordinate another dryer vent/chimney cleaning day this fall. A survey asking if you wish to participate will be emailed to you soon. The price we secure will depend upon how many positive responses we receive.

Pest Control Opportunity

The Association will coordinate another pest control opportunity for homeowners this fall. Monitor your email for more information

Homeowner's Insurance Policy Reminder - Important Information

As the date nears for your homeowner's insurance policy (HO3 or better) to expire you will be notified by mail that the renewal (Declaration Page) must be submitted to the Seven Bridges Courts Association prior to the expiration date.

If no proof of insurance is received after the owner has been given one (1) written notice to comply, the owner will be assessed an initial fine of \$100.00 on the day after the current policy's expiration date.

It is recommended that individual agents be requested to automatically update this

information by naming Seven Bridges Courts Association as an "Interested Party." That way the insurance agency should automatically send the Declaration Page to the Association. Your agent or agency can mail the Certificate of Insurance (Declaration Page) to Seven Bridges Courts, 27 Mashie Court, Woodridge, IL 60517.

Please remember, if you do have your insurance carrier send the Declaration Page directly to the Association it is your responsibility to make sure it arrives on time. To make sure your Declaration Page has been received feel free to contact Carol Redell at 630-415-1174 (SBCA Voicemail) or www.sbcaresidents@comcast.net.

How the SBCA Voice Mail Works

The SBCA Voice Mail is answered by volunteers from the SBCA Board. Each month a Board member answers the voice mails and either directs the inquiry to the appropriate Board member or personally answers the inquiry. Depending on their own schedule each Board member establishes his/her own routine for checking the voice mails. Therefore, if you leave a message at 1:00 p.m., and the voice mail was checked at 9:00 a.m., you may not receive a call back until the next day. Sometimes the voice mails are checked every two days.

If you have an emergency or concern that may be Association related and you haven't had a call back, knock on one of our doors. Just remember that we will try our best to promptly return your calls regarding Association business.

Also, don't forget that you can reach us via email.



SBCA Jottings

Summer 2017

Website/Vendor List

Get acquainted with the SBCA Residents website. There is lots of good information like the Vendor List which was formed over time by residents who provided recommendations for vendors they have used. Also, if you have a vendor you have used and would like to have their information added to the list you can email the name, address and phone number and the type of work they provide. We will be happy to add the information.

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

Burned Out Light Bulbs

Please continue to call the SBCA Voicemail (630-415-1174) or email the SBCA website 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. Please do not replace your light bulbs. They are under warranty and we need to return them.

Speed Limit on Brassie and Mashie Courts

The speed limit on our courts is **10 MPH**. We have several small children residing on both Brassie and Mashie Courts. Observing the required speed limit will insure their safety.

Also, please be extra careful when entering or exiting the courts. There have been a few near misses with vehicles and bicycle riders crossing the court entrances/exits on Double Eagle Drive without slowing down.

Please drive safely.

Subscribe to Village E-New

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.

SBCA Emails

Have you been getting our emails? If not, maybe we don't have your new email address. If you have recently changed your address, please call the Voicemail 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 submit their address to us.

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

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 SBCA Voicemail or email us 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 Voicemail at 630-415-1174, or contact Jim Duffy, Donna Kayser, or any other Board Member at the Association email address. Questions are also welcomed. Enjoy the rest of your summer.

Sincerely,
Jim Duffy, SBCA President