



SBCA Jottings

FALL 2012

2012 Annual Meeting

This year's Annual Meeting was held on September 26, 2012. President Jim Duffy gave an overview of the major projects the Association accomplished this past year. He also mentioned projects the Association is considering for next year. The full minutes of this meeting were recently sent to all residents via email. For further questions, please contact the SBCA hotline (630-415-1174) or the SBCA website at www.sbcaresidents.com.

2012-2013 SBCA Board

At the Annual Meeting, the following residents were elected to this year's Board. At the end of the Annual Meeting the new Board met and elected its officers for the coming year. Thank you to our New Board for volunteering and giving their time on behalf of the homeowners of the Seven Bridges Courts Association.

Jim Duffy	President
Ed Morris	Vice President
Donna Kayser	Secretary
Sheila Henschel	Treasurer
Terrie Smith	Director
Ed Czupryna	Director
John Mostowfi	Director

Thank You

The Board would like to thank Margaret Haiser for all of her years of service to the Seven Bridges Townhome Association as Director and Treasurer. Margaret has relocated out of state and will be missed. We wish Margaret the best and thank her for her years of service to our community.

Monthly Assessment Increase to \$265.00 on January 1, 2013

As approved at the regular September 18, 2012 Board Meeting and discussed at the September 26, 2012 Annual Meeting, the SBCA Board approved a monthly assessment increase to \$265.00 effective for the assessment due on January 1, 2013.

The Board considered many factors before deciding to increase the assessment. Some factors include, but were not limited to, the increase in costs for basic services, the aging infrastructure of our neighborhood, the need to maintain our reserve at \$150,000, and the loss of revenue (monthly assessments) from the two townhomes currently going through or that may have gone through foreclosure.

In addition, the Board felt that the homeowners want to maintain the community at the level it is currently being maintained. To cut back in service and maintenance at this time would just result in having to spend more money later to restore the community to its current level.

2013 Budget

The Board is currently working on the 2013 SBCA budget. At the Annual Meeting some homeowners suggested items that they would like the Board to consider in the next budget. The Board will review those items and would welcome any other thoughts or ideas from other homeowners. Just email them to us and we will discuss them at the regular monthly board meeting. Our goal is to approve the 2013 budget in December.



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Holiday Wreath/Decorations

The hanging of decorations and holiday wreaths on the outside light fixtures is prohibited. As you may recall this action was taken after we installed the new outside light fixtures to protect the lights and glass from damage.

Holiday Decorations

While holiday lights and other holiday decorations can be beautiful, beauty is in the eye of the beholder, so as a reminder the following are the SBCA Rules and Regulations with respect to holiday decorations.

Christmas Lights and Other Holiday Decorations —

Temporary decorations may be put out no earlier than Thanksgiving and must be removed by January 15th. Lights and decorations cannot be nailed or screwed to any part of the building. Non-defacing fasteners specifically designed for outdoor holiday decoration should be used for temporary attachment to existing structures. However, use of fasteners that may rust or otherwise create a stain on the siding is prohibited. No blinking or chasing lights will be permitted.

A maximum of two, freestanding statues are permitted and must be appropriate for the area. They should not be of blow-molded plastic or inflatable, but of durable materials such as wood, concrete or metal. Statuary should be placed in the limited Common Area between walkway and the garage (not on the roof). Please use care not to damage dormant plant life. Illumination of any element should not negatively impact your neighbors.

Lights on trees and bushes within four feet of the unit exterior in the Common Area are permitted, again being careful not to damage the trees or bushes. Due to electrical safety concerns, Common Area trees and bushes more than four feet from the units' exterior cannot be affixed with lights using temporary electrical extensions. Wreaths are limited to one on the garage using white all weather hardware. Front door wreaths are acceptable using only over the door hangers or door magnets. **Hanging any decorations, including wreaths, on exterior light fixtures is prohibited.**

Declaration Article 10.5

Snow Removal

The SBCA Board has once again contracted with K. M. Enterprises, Inc. to be our snow removal contractor for this coming winter. When it snows or is predicted to snow please remove your vehicles off the streets and driveways, especially when our contractor is plowing. This will help insure that they can clear all parking areas and driveways. Also, remove items from your front porch and walkways so the snow contractor can remove the snow.

Book Club

The SBCA Book Club is still active. New participants are always welcome. If you are interested in learning more about the book club or if you would like to participate call Carol Redell at 630-515-1651. If Carol is not home just leave a message and she will return your call.



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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. Sunday evening to place your garbage cans on the curb.

Telephone Number/Emergency Contact/Email Address

In an attempt to keep the SBCA contact information current the Board requests that if your telephone number, emergency contact information or email address has changed, please let the Association know by calling the Hotline.

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.

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.

Website

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

We 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.

Our thanks to our light bulb changer's Tom Primozić and John Mostowfi for their help in keeping our exterior light fixture bulbs replaced when needed. They both have volunteered for this project for several years and we appreciate their efforts on the Association's behalf.

In Closing

The SBCA Board wishes you a Happy Holiday Season and a safe and joyful New Year.

Sincerely,
Jim Duffy
SBCA President