



SBCA Jottings

FALL 2014

2014 Annual Meeting

This year's Annual Meeting was held on September 24, 2014. 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.

Summary of the 2014 Annual Meeting

Topics discussed and/or reported on by the Board included:

- Successfully obtaining a loan for \$125,000 so that the remaining four building roofs could be replaced during 2014.
- A recap of the completed 2014 Summer projects which included:
 - Roof replacements for the final four buildings (11-14, 15-18, 19-22, 23-26 Mashie.) All building roofs have now been replaced.
 - Street repairs on Brassie & Mashie Courts
 - Window Cleaning (second cleaning completed the week of October 6, 2014)
 - Miscellaneous paver repairs
 - Numerous repairs of irrigation system
 - Replacement, extension, and relocation of a number of downspouts
 - Replaced three (3) garage light sensors
 - Furnace caps on two homes reinstalled
 - Replaced Brassie island light bulb
 - Replacement of miscellaneous plants & shrubs completed October 13, 2014
 - Touch-up on a number of deck railings & a few outside surfaces
 - Ongoing light bulb replacements by volunteers Tom Primozić & John Mostowfi
 - 4 cedar entry signs on Brassie and Mashie Courts repaired and stained
 - Misc. soffit and window trim repair
 - No parking signs on "T's" reinstalled
 - Numerous vent flaps on exhaust/dryer vents replaced
 - Completed another 1st floor gutter cleaning October 11, 2014.
 - Coordinated pest control opportunity for homeowners
 - Coordinated two (2) dryer vent/chimney cleaning opportunities for homeowners
 - Organized storm door & SBCA mailbox replacement offer
- Financial presentation and projection of a December 31, 2014 master reserve balance of approximately \$173,000.
- The sale of two units on Mashie Court since the 2013 annual meeting.
- The Board's approval of a new three year contract with the current snow removal firm, K & M Enterprises.
- A general discussion of known future long-term expenditures
- A \$10 per month increase in the monthly assessment.

An open forum was also held to solicit comments and feedback from the attending homeowners. A number of topics were discussed including additional discussions regarding long-term spending needs and opportunities to reduce expenses to be considered when the Board prepares the 2015 annual budget.



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2014-2015 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
Carol Redell	Director

Monthly Assessment Increase to \$275.00 as of January 1, 2015

At its September 2014 meeting the Board raised the monthly assessment by \$10.00. The new assessment will be \$275.00 per month beginning January 1, 2015. While an increase in the monthly assessment is unpopular, the Board believes it is the wise course of action as our monthly assessments continue to be lower than comparable units in our area. Further, we believe the January 1, 2015 increase is necessary to fund expected 2015 expenses and at the same time increase the master reserve for future major repairs such as repainting our buildings, repaving our streets and making repairs to our curbs. Lastly, this increase is consistent with the long-term plan discussed in the Winter 2008 Jottings. (See the Winter 2008 Jottings on our SBCA website.) It discusses the Board's plan to increase the monthly assessments for anticipated future expenditures and explains that our goal is to complete projects without the need for special assessments.

Hello & Welcome

We would like to take this opportunity to welcome our newest homeowner to our community. Patricia Zylstra at 3 Mashie Ct.

2015 Budget

The Board is currently working on the 2015 SBCA budget. Our goal is to approve the 2015 budget in December.

SBCA Telephone (Cell) Numbers

It came to our attention when attempting to contact residents, who had expressed an interest in having the dryer vent/chimney cleaning offered this fall, that some of the telephone numbers we have on file are no longer in service. We are requesting that everyone take a moment to provide us with your current phone number(s) by emailing us at sbcareidents@comcast.net or by calling the Hotline at 630-415-1174. The Association does not share this information with anyone.

How the SBCA Hotline Works

The SBCA Hotline 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. Each board member establishes his/her own routine for checking the voice mails depending upon their own schedule. 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.

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



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Holiday Decorations (continued)

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

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

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.

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.

SBCA Homeowners Insurance

Effective November 1, 2014 Board Member Carol Redell assumed the responsibilities related to securing proof of homeowner's insurance (HO3 or better) as required (see the ***Rules & Guidelines under Insurance.***) Carol will mail letters to all homeowners approximately thirty days before the policy expiration date. You may drop off the Declaration Page at Carol's home at 1 Brassie Court or mail it to Seven Bridges Courts Association at 27 Mashie Court, Woodridge, IL 60517.

Another option is to have your insurance agent list Seven Bridges Courts Association as an "Interested Party" on your insurance policy. They will automatically forward the Declaration Page to the Association via email at sbcaresidents@comcast.net or by U.S. mail. If you have additional questions about this procedure you may contact the Hotline at 630-415-1174.

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.

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.

In Closing

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

Sincerely,
Jim Duffy
SBCA President