



SBCA Jottings

Spring 2014

Short Term Loan Approved

The Board is pleased to announce that the Association was approved for a short term loan in order to replace the four (4) remaining roofs on Mashie Court this spring. The Board would like to thank Board Member Ed Morris for all the work he did to secure the loan. The project is expected to begin at the end of April. The Board has been in contact with those owners and residents in the buildings that will be re-roofed.

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 in April, 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:

Roof Replacement:

The four (4) remaining roofs on Mashie Court will be re-roofed this spring. Building residents/owners have been informed about the project and will be given updates on a regular basis.

Plant Replacements:

The landscape committee will be reviewing our plant and shrub needs this spring. The hard winter has caused some damage. We will be prioritizing our replacement work this spring. Anyone interested in joining the landscaping committee please contact the Board.

Street Repairs:

Our annual spring walk around will determine the extent of our street repairs this year.

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 mid-May (weather permitting.) Emails will be sent out as soon as the date has been confirmed.

Spring Walk Around:

Members of the Board will be walking around the buildings and grounds again this spring to do a quick visual inspection of the community. 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.

Building Staining Touch-up:

The Board will be determining which areas need touch-up work this spring.

Annual Garage Sale

The Board has established June 20th and 21st, 2014 as the dates for our annual garage sale. Although a separate email has been sent to all owners/residents regarding the garage sale, please consider this a reminder and help support the sale. Now is the time to gather your unwanted items for the sale. Also, there will be no SBCA garage sale in 2015.



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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.

Welcome to the Neighborhood

We would like to welcome the newest residents to our community. Doug and Trina Close and their daughter are residing at 10 Mashie Ct.

Also, welcome to David and Leslie Thonn. They purchased their home at 16 Mashie Court a few years ago and recently moved in.

If you have the opportunity, please help us welcome our new neighbors to the community.

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 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. **A “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.

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.



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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 Primozic and your bulbs will be replaced as soon as possible.

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.

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.



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Annual Woodridge Rotary Club Recycling Event

The Woodridge Rotary Club will hold its annual recycling event on Saturday, May 17th, from 8:00 a.m. to 12:00 p.m. The event will be held in the parking lot of the Cypress Cove Family Aquatic Park at 83rd & Janes Avenue in Woodridge.

Visit www.woodridgerotary.org for more information.

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