



SBCA Jottings

Winter 2016

What has the SBCA Board Been Working on over the Winter?

The Board has been preparing for the work that will be done this spring and early summer. We will have more information for you in our spring Jottings.

The main project will be the replacement of the streets on both courts. If all goes well and we keep on schedule our engineering consultant will be publishing our bid package in late February. Contract approval would be scheduled for March. Construction would start as soon as the weather improves and the asphalt plants open.

More information on this project will be sent out via email when we know more about the schedule etc.

Snow Removal

K & M Enterprises, Inc. is the snow removal contractor for the Association. **When it snows or is predicted to snow please remove your vehicles off the streets, 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 contractor can remove the snow. Our contractor is only on site after two (2) or more inches of snow has fallen.

Use of Chemicals on Pavers During Winter

As you know, the Association does not “salt” the driveways and walkways during the winter. It is the homeowner’s responsibility. If you are going to “salt” your walks/driveways, please purchase **calcium chloride** only. Other types of salt treatments may have a negative effect on the pavers.

Can You Help Us Keep Snow Away from Our Fire Hydrants?

If you live near one of our fire hydrants and have a shovel, could you please shovel out a path to the hydrant to make it easier for the fire department to access it? Of course this will only be necessary if the snow piles up as it did last year. Your assistance would be greatly appreciated.

SBCA Rules and Regulations Manual

Have you checked out our website lately? There is a great deal of information on the website that you should be familiar with as an owner or resident of Seven Bridges Courts Association. Although you may have a printed copy of the SBCA Rules and Regulations Manual in your home, it is probably an old version. The version on the website is the most up-to-date. Please take some time to review this important document.

An updated version of the SBCA Rules and Regulations should be available sometime this spring.



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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.

2015 Year End Financial Statements and 2016 Budget

The 2015 end of year financial statements and the 2016 budget were recently emailed to each homeowner. If you did not receive these emails, please contact us.

Homeowner's Insurance Policy Reminder

As the date nears for your homeowner's 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 the 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 Association, 27 Mashie Court, Woodridge, IL 60517. You may also drop it off at the home of the Board Member Carol Redell, 1 Brassie Court.

Please review **Insurance** in the SBCA Rules and Regulations.

Parking in the T's

The snow has piled up on the ends of Mashie and Brassie Courts. If you need to park on the street, please refrain from parking at the four dead ends of both courts (commonly referred as the "T's.") Our residents who live near those areas have a difficult time getting out of their garages when the snow piles up. It is almost impossible to get out when cars are parked there also.

SBCA Community Garage Sale

SBCA Board Member Carol Redell is currently contacting representatives of the Seven Bridges Estates subdivision to coordinate a date for our community garage sale. When dates have been finalized an email will be sent to all SBCA homeowners and residents.

As we prepare for this year's garage sale it would be helpful to know how many of you may wish to participate. If you think you may be participating in this year's sale, please let us know by emailing us at sbcaresdients@comcast.net.



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Annual Woodridge Rotary Club Recycling Event – Mark Your Calendars

The Woodridge Rotary Club will hold its annual recycling event on Saturday, May 14th 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. Free paper shredding will be available.

Pet Owners

The Board has 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.

In addition, children play on the islands and in the common areas. Pet droppings not picked up is unsanitary and unsightly.

The islands on both courts as well as other common areas are showing the damage caused by the frequent pet visits. Due to the damage caused by these pet visits the Association may need to spend money to reseed/resod the 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.

Thinking About Selling Your Home?

In the event that you place your unit 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 areas or on any exterior portion of any building or structure within the complex. If any type of sign is displayed, it must be placed within the unit visible through a window of the unit. **A “For Sale” form will be supplied and MUST be completed and returned to the Association to allow the Board to complete the required documentation for closing and/or refinancing.** Additional information about the “Sale of a Unit” can be found on the SBCA website.

How the SBCA Voicemail Works

The SBCA Voicemail 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., 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.



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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 within 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 around here.

Village of Woodridge E-News Website

The Village of Woodridge provides, via email, a weekly newsletter of current and upcoming events and important notices that pertain to our community.

If you would like to receive the weekly newsletter you may subscribe free of charge by going to the Village website: www.woodridgenews@vil.woodridge.il.us.

Speed Limit on Brassie and Mashie Courts

The speed limit on our courts is **10 MPH**. It has been reported that some residents and guests have been exceeding the speed limit. We have several young children residing in our community. Observing the required speed limit will insure their safety. Please slow down and drive safely!

Garbage Reminder

It is important with the strong winter winds to secure your garbage can lid. 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.

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 Voicemail at 630-415-1174 and give us your new information. You may also email us at sbcaresidents@comcast.net.

Website

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

Important Phone Number & Email Address to Remember

Just a reminder, the SBCA Voicemail phone number is 630-415-1174.

You may email the Association at sbcaresidents@comcast.net.



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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 Voicemail 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 Voicemail, Jim Duffy, Donna Kayser, or any other Board Member.

Think Spring!

Sincerely,
Jim Duffy
SBCA President