



SBCA Jottings

Winter 2015

Snow Removal Reminder

K & M Enterprises, Inc. is the snow removal contractor for the association. **When it snows, or is predicted to snow, please move 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 contractor can remove the snow. Our contractor is only onsite 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.

SBCA Is Going Green

Over the next few weeks, all exterior front garage and all soffit light bulbs will be replaced with energy efficient LED bulbs. The test LED bulbs we have been using for a few months now have outperformed the incandescent bulbs we have been using. The LED bulbs come with a five year replacement warrantee.

We will continue to use the 60 watt incandescent bulbs for the front porch and rear deck lights until the bulbs that are recycled from the garage and soffit light fixtures are gone.

Please continue to call the Association Hotline if your exterior bulbs burn out. We need to return any LED bulbs that might burn out and we don’t want to risk damaging the light fixtures.

Hello

We would like to take this opportunity to welcome our newest homeowners to our community. Michael and Carol Lorenzen recently purchased 8 Mashie. Please welcome them to the neighborhood if you get the opportunity.

2014 Year End Financial Statements and 2015 Budget

The 2014 End of Year Financial Statements and the 2015 SBCA Budget were recently emailed to each homeowner. If you did not receive these emails please contact us.

Homeowner’s Insurance Policy

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 give 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 Board Member Carol Redell at 1 Brassie Court.

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



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Rodent Problem

Recently some of our residents reported a problem with mice making their way into their basement. One resident said it is the first time they had mice since moving in the 1990's. An exterminator inspected the area and traced the problem back to a number of bird feeders near the affected property. The birdfeeders are also bringing ducks and geese up to the home to feed on the fallen seed. Your assistance in keeping the geese off our common areas is requested. Please don't feed them. It only encourages them to remain here as well as attract mice.

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 did last year. Your assistance would be greatly appreciated.

Help Wanted!

The Board is looking for a homeowner who may have experience in writing "RFP's" (Request for Proposals.) From time to time the Board must request proposals from vendors to do special projects for the Association, e.g., carpentry, staining, etc.

Some of us have, by default, a little experience in this area but we could really use some help. If you think or know you have this special skill set and would volunteer some of your time, please call the Hotline at 630-415-1174 or email us at sbcaresdients@comcast.net. If you have no experience but would like to try, call or email us also.

Parking in the T's

If we have a huge amount of snow this winter it may begin to pile up at 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 in and out of their garages when snow piles up. It is almost impossible to get out when cars are parked there also.

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.

It was recently reported to the Association that the island on Mashie Court was not being cleaned up by pet owners after their dog had used it. Please make sure to clean up after your pet.

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.



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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.

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

Holiday Decorations

The SBCA deadline to remove all holiday decoration was January 15th. Several residents still have their holiday lights and/or decorations up. Please remove them as soon as possible.

Slow Down!

The speed limit on our courts is **10mph**. 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.

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 at:

www.woodridgee-news@vil.woodridge.il.us.

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

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

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.

SBCA Rules and Guidelines 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 the Seven Bridges Courts Association. Although you may have a printed copy of the SBCA Rules and Guidelines 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.



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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.

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.

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.

Editor’s Note:

The Board knows that the Jottings often contain 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.

Important Phone Number & Email Address to Remember

Just a reminder, the SBCA Hotline phone number is 630-415-1174. You may also email the Association at sbcaresidents@comcast.net.

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.

Think Spring!

Sincerely,
Jim Duffy
SBCA President