



SBCA Jottings

Spring 2016

Street Replacement Moving Forward

At its March meeting the SBCA Board approved a contract with Schroeder's Asphalt Services, Inc. for the street replacement project. Our engineering firm conducted the bidding and checked all references. Schroeder's low bid of \$71,698.25 was accepted.

The Board is very pleased with the bid results. The low bid was about \$33,000 lower than the engineers estimate which included a built in contingency.

A tentative start date of May 9th has been forwarded to us by the contractor. The project should take about two weeks to complete. Of course bad weather could always delay the starting/ending dates. The contractor will not be onsite if the Association garage sale is held on May 20th and 21st. We will let you know more details as soon as they are available.

Welcome to the Neighborhood

The Association would like to welcome our newest owners to our community. Susan Piak and Jason Kwak have purchased 14 Brassie and will be moving in soon. In addition, Jeffrey & Julie Heichel have leased 25 Mashie and are settling in.

If you have the opportunity, please help us welcome all our neighbors to Seven Bridges Courts.

Spring Walkaround Coming Soon

In order to do a quick visual inspection of our community an annual spring walkaround will be held soon. Homeowners who may be interested in joining members of the Board on the walkaround should contact the Association.

After the walkaround is held, the Association 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 panels.

Upcoming Spring and Summer Projects

The Board is looking forward to the warmer weather in order to start some of the proejects that are included in this year's budget. Although starting dates are still to be determined, the projects listed below should begin sometime this spring or summer 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.

Please note that timing is everything. We can't start some projects until others have been completed, i.e., staining, mulch, powerwashing, etc. Of course the first major project we will need to work around is the replacement of the streets.

The following projects have been included in this year's SBCA Budget (in no particular order):

Plant Replacements:

The landscape committee will be reviewing our plant and shrub needs this spring and we will be prioritizing our replacement work. Anyone interested in joining the landscaping committee may contact the Board. Planting will probably be done in the fall.

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.

Exterior Window Washing:

Exterior windows will be washed two times again this year. Emails will be sent to homeowners and residents.



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Pavers:

Areas in need of repair will be identified and will be repaired.

New Building Staining Cycle Will Begin:

It has been seven (7) years since we started the last staining cycle. Those buildings that were done first seven years ago will be stained this spring. More information to follow.

Mulch:

New mulch will be applied to all areas this year.

Deck Staining:

All decks will be powerwashed and restained this year.

Other Powerwashing:

Some buildings that appear to have some discoloration due to mold will be powerwashed this year.

Tree Replacements:

The Board hopes to replace some of the trees that were removed in 2015.

Other Projects:

The Board will continue to repair other items as they surface, i.e., downspouts, etc.

Plantings by Residents:

It is permissible for residents to add plantings (no bushes or trees) along their sidewalks in the front of their units and three feet from the back of their units. The Association takes no responsibility for owner's plantings and/or decorations. Although the landscape service tries to be mindful and careful of resident's decorations and plantings accidents do happen. Please review the Rules & Regulations of the Association, Declaration Article 9.1.

New Towing Service Begins

Naperville Towing has been contracted to provide towing services for the SBCA. Don't forget to place your parking placard on the dashboard if you or your guest is parking on the street overnight.

Garage Door Panels – Reminder

If your garage door panel(s) is in need of replacement, please remember to replace it with the same textured panel that is currently on the door. Painting the door is the Association's responsibility, but volunteers are welcome. We'll supply the paint!

What To Do If Your Cable Is Cut On Landscaping Day

Cables for services run above ground in many places throughout our property. If you experience a disruption in service at your residence while you are home and when the landscape crew is here, please stop a crew member and politely notify them of the disruption. That person will notify the project manager and he will come as quickly as possible that same day to make the repair. Please notify the Board so confirmation of the repair can be confirmed.

If you return to your home on landscaping day and find that your service is disrupted, please email or call the Hotline so a Board Member can contact the project manager to arrange for repair. The project manager carries the equipment for repairs on his truck and is usually close by so repairs can be completed fairly quickly. Disruptions in service not caused by the landscapers should be reported to your carrier.

If your cable wires are above ground, call your provider and have them come out and bury it. Lose wires can also be a trip hazard.



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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 and receive approval before beginning the work.

Additional information about variances and a variance request form can be found on the SBCA website.

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 overabundance of plant materials will be the homeowners responsibility.

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.

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 totes.

(Reprinted from Village of Woodridge Water Bill Brief)



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Burned Out Light Bulbs

Please continue to call the Voicemail to report any burned out light bulbs. Your message will be forwarded to either John Mostowfi or Tom Primozić and your bulbs will be replaced as soon as possible.

We are now using LED bulbs that are under warranty. Please do not change the light bulbs yourself. In order to take advantage of the bulb warranty we must return the bulbs.

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.

Annual Woodridge Rotary Club Recycling Extravaganza

The annual Recycling Extravaganza will take place on Saturday, May 14, from 8:00 a.m. until noon at Cypress Cove Family Aquatic Park – located at 8301 Janes Avenue in Woodridge. Brought to you by the Woodridge Rotary Club, in partnership with many community organizations and Goodwill Industries, the event will collect bicycles (in any condition), household batteries, large batteries with lead in them (car, sump pump, motorcycle), eyeglasses, keys, scrap metal (including swing sets, fencing), household and kitchen items (dishes, silverware, glasses, linens), jewelry, clothing, games, toys, musical instruments, sports equipment, worn American Flags, buttons from clothes, documents to shred (3 boxes or bags per car), ink jet cartridges, and cell phones. No paint, fire extinguishers or CFL bulbs will be accepted. Televisions can be recycled for \$20 each (cash only, no projection TVs). Other electronics, including VCRs, DVD players, computers keyboards, monitors, radios and more can be recycled free of charge. Visit www.woodridgerotary.org for more information. (Reprinted from the Village of Woodridge **Focus** Newsletter.)

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.



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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.

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.

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.

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

Questions are also welcomed.

Think Spring!

Sincerely,
Jim Duffy
SBCA President

REMINDER – DATES:

**Woodridge Rotary Recycling Extravaganza –
Cypress Cove Aquatic Center – May 14, 2016
8:00 a.m. to Noon.**

A FUN COMMUNITY EVENT FOR EVERYONE!

**The thirty-third Annual Woodridge Jubilee –
June 15, 2016 – June 19, 2016 at the corner of
Woodridge and Center Drive**