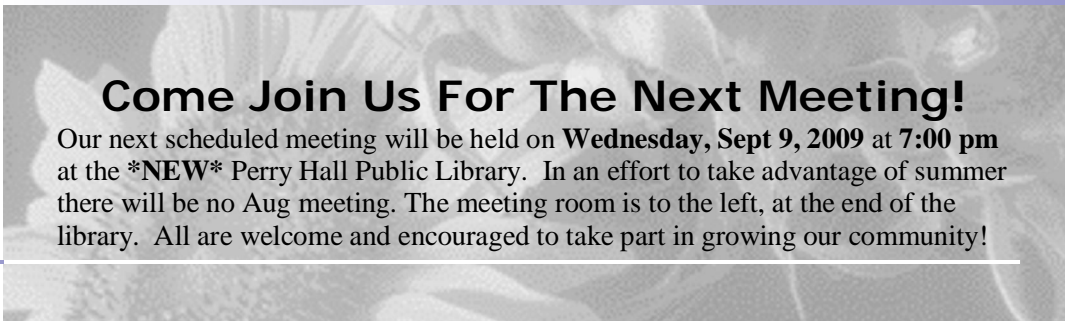


Seven Courts Community Association

July 10, 2009
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Come Join Us For The Next Meeting!

Our next scheduled meeting will be held on **Wednesday, Sept 9, 2009 at 7:00 pm** at the ***NEW*** Perry Hall Public Library. In an effort to take advantage of summer there will be no Aug meeting. The meeting room is to the left, at the end of the library. All are welcome and encouraged to take part in growing our community!



We are happy to keep your town home a place you can call home!

SCCA Officers *Keeping your neighborhood neighborly!*

Virginia Smith	President	410.529.6244
Cindy Hill	Vice President	410.529.1965
Denise Shanholtzer	Treasurer	410.529.3695
Tiffany Watts	Secretary	410.870.0871
Jackie Burrell	Member at Large	410.529.1186
Pat Fitzgibbons	ACC Committee	410.529.1938
Rani Merryman	Social Coordinator	410.256.5661

The Walk Through Begins

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I am sure all of you have seen us walking the property to try and note homes that are in disrepair or in need of a little TLC. We have to say that we are encouraged at the amount of positive response to the walk-through. It seems that many of our neighbors were looking for us to be in the area sooner and are hopeful we can straighten out some continuing issues.

As all of you know, living in a town home community can be a blessing and a curse. We all have received copies of the by-laws for our community at closing when we purchased our homes. The by-laws have not been altered much in the last 10 years, but we will be posting the updated copy on

the web-site within the two weeks. We have noted all of the homes with pools so that we may assess the \$50 fill charge if they haven't already sent it in.

We have received many calls from residents questioning the actions the association can take when homeowners don't comply as it directly adversely affects our neighbors home values.

After 3 failure to comply notices, the board turns them over to the attorney to institute legal action. Once the association wins the case, they can petition the court to enter the property and fix the problem. All costs would be covered initially by the association and legal action will



Take Part and Take Ownership!

be taken to recover costs including legal fees and court fees from the owner, not to exclude a lien on the property that must be satisfied before the property can be sold. We hope to see compliance with the by-laws in order to cut costs for the association and homeowners. Thanks to all of the residents who fought to make this happen.



Opportunity Is Knocking!

A resident recently brought to the Association's attention that all students must complete 75 hours of community service in order to graduate.

For students who are looking for

someplace to complete those hours, we are offering our community as the perfect place to start. For any student who wishes to participate, we are looking for trash clean up around the courts.

Please contact Rani Merryman at ranimerryman@gmail.com and let her know if your children would like to participate! Let's kill 2 birds with 1 stone and keep your property values high!

Interested In A Summer Party?

We are considering trying to have a summer party for all of Seven Courts Community in the large common area of Plantagenet Cr.

We need feed back on the level of interest that this would bring and if anyone is willing to donate time or materials.

We have also considered doing a movie night in the same area for residents by

putting up a blow-up movie screen, but again, we want to know that people are interested and the event would be attended.

Please send any comments to RaniMerryman@gmail.com and let us know if you are interested in either function for your family.

Please let us know if Saturday or Sunday works best for your family. What

kind of fare would you like to see? We can look at a pig roast, a good ol' fashioned BBQ, or perhaps a low country boil. Give us some ideas of what you would like your summer party to include!

Stay safe during the summer! Please slow down around the courts as children are running around more frequently with the nice weather!



Let's have a party!

How about a Movie?

Get your News letter by e-mail!

Regular Business

Late dues continue to be a problem. If you have a problem meeting this obligation, we will work with you! Contact any member of the Board, please don't allow it to go to the attorney! **Once it has been passed to the attorney for legal action it is out of the hands of the board.**

Please remind your guests to **park in designated areas** and avoid fire lanes. These areas are enforced by **Police** and ticketed accordingly. We have been contacted by what we can only assume is every homeowner who does not park in these areas. We should all consider this fair warning.

Please remember to **clean up after your pets**. Pet waste is increasing at an alarming rate. It is harmful to the environment, and your neighbors! Please be diligent in removing pet waste from common areas, and your own backyard. Should this continue to be a problem we may investigate the option to hire a pet waste removal company and **increase the Association Fees to cover the annual costs.**

The SCCA Community **walk-through** has taken place. Compliance letters should be out within the month.

As a reminder, **pools and canopies** may be permanent fixtures from Memorial Day through Labor Day. Water bills are included in our quarterly dues; If you choose to put up a pool, you must remit a one-time annual fee of **\$50 in each year you put up a pool** to offset the cost of filling the pool. Should you have any questions concerning what size pools are allowed by the Community bylaws, feel free to contact Pat Fitzgibbons who is in charge of the Architectural Committee. You can reach him at 410-529-1938. Thank you in advance for your compliance with these guidelines.

An updated copy of the **Community by-laws** will be placed on the web site. Look for it in the next 2 weeks. Should you have any questions, you are welcome to contact any board member. Many of these issues are handled by the board without much input from the residents. We would love to see higher attendance at the meetings. Please come and share your thoughts about the property, what could be done more effectively and what you would like to see in the future. Get involved and let your voice be heard!

With Summer comes lots of outside activities. More of our neighbors are communing outside and children are running around. Please pick up after yourself and

remind your children to do the same. We are seeing many more issues with juice boxes, soda cans and snack wrappers being left in common areas. Thanks in advance for your support in keeping our neighborhoods clean!

As per Baltimore County, trash must be placed in cans no larger than **34 Gallons** with tight fitting lids which are NOT attached to the can by any means (chains, tie wraps, cord) Cans may not weigh over **50 lbs.** when full or they do not have to take them. Cans may be placed out after 6 PM the night before pick-up and must be returned to your yard promptly the following day after pick-up.

It has been brought to our attention that **yard-salers** have become an issue at the Plantagenet Cr. on weekends. We understand that they are in many cases not residents of Seven Courts Community and they are making it difficult to pull out onto Seven Courts due to would-be buyers parking on the thoroughfare. The Board is looking into what we can do to alleviate the issue. If you have any suggestions on what we can do to fix the problem, please visit the web site at www.SevenCourts.com and let us know.