

Emerald Green Newsletter

emeraldgreeninfo.org

April / May 2013

Recreation Board News

Pool Opening Get your swimsuits and sunscreen ready—the pool is opening for the season Memorial Day weekend on Saturday, May 25, 2013 at 10:00 a.m. (as always, weather permitting!).

Pool Attendants Needed! We are still in need of pool attendants. If you are interested, please contact Nick (773-820-1752) or Ken (630-747-3673). We are willing to work with your schedule.

Pool Passes All new residents and anyone who has lost their pool pass may pick up a new one on May 11 from 11:00 AM—3:00 PM or on May 21 from 6:30 PM—9:00 PM during the Rec Board meeting.

Garage Sale The garage sale will be held on May 18th from 8:00 AM—3:00 PM. There will be a \$5 registration fee which will be used for advertising, which will be collected by a Rec Board member during the garage sale hours. However, if no ad is placed, there will be no fee.



Tree Removal You may have noticed that some of the trees around the river and some condos have been removed. The City of Warrenville is trying to get rid of the Emerald Ash Borer, a beetle that destroys ash trees. The City has informed us to remove all ash trees by a certain date. In an effort to help keep what we love about Emerald Green, we will be replacing what was removed — just not all at once, due to the expense. Some trees will be replaced this spring and some next spring. If you have any suggestions regarding the type of replacement trees, please feel free to share your ideas with a Board member prior to the May 21 meeting.

Pond and Clubhouse Lift In an effort to keep you informed of major changes, an update to the metal wall in the pond is being discussed. We hope to have the section by the bridge removed and landscaped (we are still shopping for bids). Also, the lift to the clubhouse is being replaced most likely in May. You will be informed when we have an installation date.

Calling all Scrappers! On Saturday, May 11 from 9:00 AM—6:00 PM, the clubhouse will be open for scrapbooking. Please call Marion at 630-393-7486 to reserve a spot, because space is limited! A Creative Memories consultant will help with ideas and techniques, plus there will be tools to use.

Board Meeting The next meeting is on Tuesday, May 21 at 7:00 PM in the clubhouse—hope to see you there!

Newsletter The board members would like to give a big thank you to Lee Ann for taking over the newsletter.

Lost & Found

Found: Bright blue grill cover with a red Cubs logo. Call Carole at 630-393-3491

Condo News

Board Meeting Our next Board of Directors meeting is May 8, at 7 PM in the clubhouse. Please join us.

Our Thanks Thank you to Kaye Biesenthal, who served four years on the Condo Board as Member-at-Large and Secretary. Kaye gave freely of her time, energy, talent, and wisdom and always considered future needs of Emerald Green. In her spare time she assisted the Recreation Board in formatting the newsletter.

Rules & Regulations At the March 13, 2013 Regular Board of Directors Meeting, the Board members unanimously adopted the Rules & Regulations that were revised February 2013. The Rules & Regulations which were mailed to all homeowners in February are now effective.

Projects for 2013

The Board will undertake the following projects during the year:

1. Repair common hall interiors from roofing project
2. Remove and install LED exit/emergency lighting in the hallways
3. Remove and install soffit vents on all buildings
4. Repair and replace wood on 6 buildings (29W451, 29W470, 29W440, 29W411, 2S435, 29W381)
5. Paint above 6 buildings and the 48 garage doors
6. Replace approximately 20 entry doors
7. Assess and prioritize balconies that require repair or replacement

Annual Fire Alarm & Garage Inspection

Alarm Detection Systems (ADS) will conduct the annual inspection of the smoke and heat detectors on Wednesday, Thursday, and Friday, June 5, 6, and 7. The inspection requires access to your unit and garage. A schedule will be mailed with the times.

Carpet Cleaning Cornelia Carpet will clean the common hallways and stairs June 10-14 from 9 AM to 4 PM. A schedule will be mailed to you with the times.

Heat & Water The outside water will be turned on the week of April 15. At the same time the space heaters in the hallways will be turned off weather permitting.

Dogs That We Love For all dog owners that pick up after your pets, thank you. We realize that you appreciate and enjoy Emerald Green as much as the folks who have no pets. For all dog owners who seem not to care about Emerald Green's appearance, why don't you carry a bag and pick up after your dog? Did you forget or it is just too much trouble; maybe a pet is not for you. Don't give your dog a bad rap, pick up.

Important Date: May 1, 2013 The Department of Energy mandates all new furnaces replaced after May 1, 2013 must be 90% efficient or better. If you have an 80% efficient unit and find that you need to replace it after May 1, 2013, then it must be replaced with a minimum 90% efficient furnace. Old flue lines can't be used on the new furnaces and must be replaced with PVC which increases the cost by 50% or greater. Before installing the 90% efficient furnace you must obtain a building permit from the City of Warrenville and submit an architectural change form to the Board of Directors. In conclusion, if you have an 80% efficient furnace that is at or near the end of its useful life consider having it replaced with a similar furnace before May 1, 2013. Otherwise be prepared to replace your furnace with a 90% efficient unit and be aware in advance of the other modifications that may be necessary.

Electricity in Garages Any permanent workshop and appliances (refrigerators/freezers) are strictly prohibited in the garages unless electricity in the garage is on a separate meter installed and paid for by the Unit Owner.

Recycling Containers All recycling containers and garbage must be set out no earlier than 6 AM on the day of pickup. Recycling containers must be brought into the building no later than 6 AM the day following pickup.

Satellite Dishes Please instruct your installer that all satellite dishes should be placed on the 8 foot board located on the fire walls. The Association will no longer allow dishes on the roof decking.

Past Due As of 1/1/2010, the rental of the clubhouse or the use of the pool will be denied to any condo homeowner who has an outstanding balance of \$5 or more on their account.

Condo Sales

As of March 31, 2013, two condos were sold:
2S621 Enrico Fermi Court, Unit A
2S404 Emerald Green Dr., Unit C

Bank Owned Properties

As of March 31, 2013, five, bank owned properties are available for sale:
29W411 Emerald Green Dr., Unit F
29W380 Emerald Green Dr., Unit F
29W431 Emerald Green Dr, Unit B
29W470 Emerald Green Dr, Unit A
2S661 Enrico Fermi Ct, Unit A

Villa News

Board Meeting

The next Board meeting is Wednesday, April 24, 2013 at 7:00 p.m. at the clubhouse.

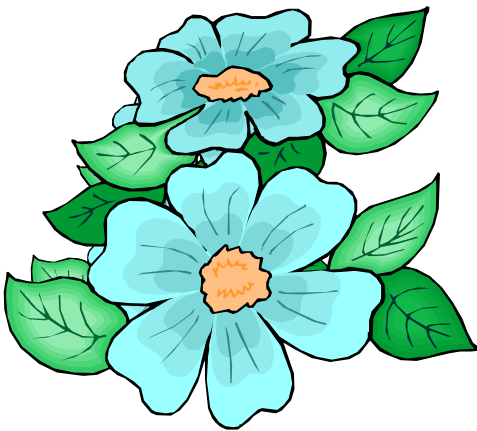
Neighbor News

Congratulations to John and Jenelle Maxwell on the birth of their beautiful baby girl, Sarah June Maxwell. Sarah was born on February 12, 2013 and weighed 7 lbs. 13 ounces. Best wishes for a lifetime of many wonderful celebrations to come.

Condolences to Otis and Barb Lipps on the passing of their beloved dog, Abbey, who passed away on February 9, 2013. Abbey was 12 ½ years old and well cared for and loved dearly.

Spring Cleanup

Progressive Landscaping will begin spring cleanup in April and will be performing landscaping services until November. In accordance with the Association's Rules, Owners and/or dog walkers are to pick up dog waste immediately.



Reminder: Pursuant to the EGVOA's Declaration and Rules and Regulations, each Villa Owner is required to obtain building insurance to cover both the exterior and the interior of their unit. Each Villa Owner is also required to submit a declaration of insurance for each policy term to the Board. Therefore, the Board is advising each Owner to request that their insurance agent provide a current copy of their declaration page which includes the dwelling information as well as the effective dates to Shawn Sandling immediately.

Reminder: An Owner who would like to make an architectural change to any unit or common area, including, but not limited to, landscaping changes, satellite dishes, etc., is required to obtain prior Board approval. Please be advised that contractors or any person is not permitted on the roofs of the Villa buildings without prior Board approval. Any contractor or person needing access to a roof is required to provide a Certificate of Insurance to Shawn Sandling prior to accessing a roof. For example, contractors or employees of satellite dish companies or cable companies are not permitted on a roof without providing a Certificate of Insurance to Shawn and obtaining prior authorization from Shawn.

Reminder: As of June 1, 2012, the new property manager is Shawn Sandling at Baum Property Management. Villa owners should contact Shawn to report maintenance issues, obtain architectural change request forms and with general questions or concerns. Shawn may be reached by emailing her at Shawn@baumprop.com (preferred) or calling her at (630) 270-1835. In case of an emergency after hours, please call Baum Property Management's emergency phone number at (630) 566-2900.

2013 Villa Board Meetings

The Villa Board regular meetings in 2013 will be: Wednesday, February 27, 2013, Wednesday, April 24, 2013, Wednesday, June 26, 2013, Wednesday, August 28, 2013 and Wednesday, December 4, 2013. The regular meetings will be held at 7:00 p.m. at the clubhouse. The Annual Meeting will be held Tuesday, October 1, 2013 at 7:30 p.m. at the clubhouse.

Board Meetings and Information

Recreation Board: 3rd Tuesday of February, May, August and November—7:00 p.m.

Condo Board: 2nd Wednesday of January, March, May, July, September and November—7:00 p.m.

Villa Board: 4th Wednesday of February, April, June, August—7:00 p.m. ; Annual Meeting: October 2—7:30 p.m.

Recreation Board:

Nick Battaglia, President 773-820-1752
Jeff Forth, Vice President
Marina Neuman, Secretary 630-605-0832
Marion Lake, Treasurer 630-393-7486
“Limo” Mike Mont Pas Member-at-Large
630-244-6075
Clubhouse Reservations 630-393-7486

Newsletter:

Information due by the 25th of the month
Editor: Lee Ann Meiborg

Villa Board:

Kathi Newell, President 630-393-4033
Desiree King, Vice Pres.
Maurice Weiser, Vice Pres. 630-393-1224
Barbara Lipps, Secretary 630-836-1953
Jennifer Cooley, Treasurer

Villa Property Management:

Baum Property Management
Mailing address: P.O. Box 46,
Aurora, IL 60507-0046
Shawn Sandling, Property Manager
Shawn@baumprop.com (preferred)
Shawn's phone no.: 630-270-1835



Condo Board:

Megan Paulsen, President 630-393-6630
Bill Crabtree, Vice President 630-836-9798
Jerry Bucko, Treasurer 630-465-3259
Mike Plichta, Member-at-Large 847-409-0094

Condo Property Management:

Northwest Property Mgmt.
780 Tek Dr, Crystal Lake, IL 60014
815-459-9187 ext 216 PamD@nwprop.com
After hours Emergency..... 815-477-6887

Garbage Removal & Appliance Removal:

Villas: Groot 877-775-1200
Condos: Waste Management 800-796-9696
Regular pickup is Thursday.
When New Year's Day, Memorial Day, July 4th,
Labor Day, Thanksgiving or Christmas falls on
Monday, Tuesday, Wednesday or Thursday,
pickup is on Friday.

CLUBHOUSE & NEWSLETTER AD INFORMATION

Newsletter Ads:

Contact Nick Battaglia at 773-820-1752 to place an ad
in the newsletter and to obtain pricing information!

Clubhouse Rental:

Cost to rent the clubhouse is \$50.00. The schedule is
available on emeraldgreeninfo.org. To rent, call Mari-
on at 630-393-7486 and leave a message.
Clubhouse Keys: Contact Nick Battaglia at 773-820-
1752. Cost is \$25.

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