Emerald Green News

www.emeraldgreeninfo.org

Rec. Board News

April 2010

A Letter from the President

When I moved here two and a half years ago, I didn't quite fit into the neighborhood. I noticed how my neighbors would congregate in the middle of the street with dog leashes in hand. I remember telling my son "I'm going to have to get a dog to fit in with this neighborhood". Well two and a half years have gone by without fulfilling my desire of becoming a dog owner. And then last Saturday I receive a call from my son, "Mom, do you mind if I buy a dog, black lab and terrier mix?" he asked. So to make a long story short, we have a new addition to our family, three month old, Reilly. So if you see us walking, please stop to chat because I now fit into the neighborhood!

Now on to some Emerald Green Rec. Board news….. Pilat Roofing Contractors has replaced the clubhouse roof. Unfortunately, while tearing off the old shingles the contractor found they were nailed to the tar paper with no plywood under them, so the new plywoood became an added expense for the project. Thus, the new roof project cost went from $10,862 to $17,112! On a positive note, we can already feel the difference in the temperature of the clubhouse, it should keep it warmer in the winter and cooler in the summer, and the heating costs should decrease.

A project that has been completed from the survey results was the new lighting in the pool bathrooms and workout room with a total price $1080.00. Our electrician George, from We Conduit Electric, said this should save us a substantial amount on our electric bill since the fixtures we replaced were 35 years old!

Pat Sheehan has been busy doing projects in the clubhouse. The books and videos have been rearranged and organized and she has started the clean up in the kitchen! Watch for a ***Save the Date*** to complete the project.

It has come to our attention that the last two billiard cue's are broken. The Rec. Board will be purchasing replacement cues, but we ask that you please take care of them.
Have a great April! Happy Easter!
Sincerely,

Nancy Carino, President

Emerald Green Recreation Board

Save the Date/Please join us!

Mark your calendars for these upcoming events!

April 9th : Social at 7:00 pm at the clubhouse

April 10th: Pool Attendant information meeting at 1:00pm

April 17th: River Workday meet at the clubhouse 10:00am!

Pool Attendant Applications!

Interested in earning a little extra money this summer? Apply to become a Pool Attendant! Applications will be available April 10th at 1:00 pm in the Clubhouse.

Join us for our next **Board Meeting** on **April 28, 2010 at 7:00 p.m.** at the clubhouse!

WELCOME The Association would like to welcome **Daniel Schlaiss**, our newest Villa owner, to Emerald Green.

EGR Update!

On March 26, 2010, EGR Construction performed an in-depth inspection of the 13 Villa buildings, including, but not limited to, roofs, masonry, flashing and capping on the common area walls. EGR Construction will submit a report including photographs to the Association outlining their findings and prioritizing their maintenance recommendations. EGR Construction will attempt to have the Report prepared prior to the next Villa Board meeting which is Wednesday, April 28, 2010, at 7:00 p.m. at the clubhouse.

Landscaping

Although we all greatly appreciate owner's participation in making Emerald Green a beautifully landscaped neighborhood, all plantings require prior Board approval. Landscaping materials (soil, mulch, rocks, etc.) cannot be placed against the siding outside of a unit as it deteriorates the siding. If siding deteriorated by landscaping materials must be replaced, the cost will be assessed to the owner. We ask all owners to please inspect the outside of their units and move or remove any landscaping materials placed against the siding of their units. Any landscaping materials that continue to cause deterioration of the siding will be removed by the landscapers under the Board's direction.

Reminder… Any 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 contact Jim Bouse to obtain an **Architectural Change Request Form**. 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 Jim Bouse 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 and obtaining prior authorization from Jim Bouse.

Insurance Reminder… Pursuant to the EGVOA's Declaration and Rules and Regulations, each Owner is required to obtain building insurance to cover both the exterior and the interior of their unit. Each Owner is also required to submit a declaration of insurance for each policy term to the Board. The old management company did not provide Jones and Jones with copies of declarations that they had on file, thus we are starting from scratch in obtaining the declaration pages from Owners. The Board is advising each Owner to request their insurance agent to provide a current copy of their declaration page which includes the dwelling information and the effective dates to Jones & Jones. The Board would like to thank Owners in advance for their cooperation and assistance in this matter!

Dog Etiquette

This reminder is like beating a dead horse; however, here it is again: **PLEASE PICK UP DOG WASTE IMMEDIATELY.** Pursuant to the Association's Rules and Regulations Section "Use and Occupancy Restrictions" item no. 8, "When walked, it is the animal owner's responsibility to make certain that the waste is immediately removed and disposed of in a sanitary manner." At the Annual Meeting held on 10/6/09, several owners voiced complaints regarding the overwhelming amount of dog feces present in the common area near the corner of Pierre Curie and Arthur Compton.

Also, pursuant to the Association's Rules Section "Use and Occupancy Restrictions" item no. 12, "The Common Area shall be kept free and clear of rubbish, debris and other unsightly materials." Therefore, driveways, sidewalks, patios, flower beds and the common area cannot be used as storage areas for items including, but not limited to, garbage, including dog feces. All garbage including dog feces must remain in the owner's unit or garage.

The Association is trying to work together with the residents to keep Emerald Green a clean and safe community for everyone including pets. And remember, the appearance of Emerald Green greatly affects our property values whether good or bad.

Reminder: Please contact Jim Bouse, property manager, at Jones & Jones, Inc. to report any non-emergency, as well as emergency, issues, questions and/or concerns. Also, contact Jim to report maintenance issues and to obtain architectural change request forms.

Join us for our next **Board Meeting** on **May 12, 2010 at 7:00 p.m.** at the clubhouse!

Annual Fire Alarm Inspections coming soon!

The annual inspection of the smoke and heat detectors will occur on Wednesday, Thursday, and Friday, June 2, 3, and 4. ***The inspection requires entry to your unit and garage for testing***. A schedule will be mailed with the times.

Landscaping

Alan Landscaping will clear the property of trash, debris, sticks, etc. on April 2 weather permitting.

Application of a pre-emergent for crabgrass along with a fertilizer is scheduled for the 1st or 2nd week of April, depending upon the weather.

Past Due

As a reminder, effective 1/1/2010, access to the Emerald Green swimming pool and the rental of the clubhouse will be denied to any condo homeowner who has an outstanding balance of $5 or more on their account.

Water Leaks

Any water leaks into your home from an adjacent unit should be immediately reported to your insurance company. Contact the homeowner to inform them of the water damage. If the homeowner is not home, turn off the water to their unit under the stairs in the common hallway. Each meter is marked with the unit letter.

Proof of Liability Insurance

Proof of liability insurance must be submitted to Northwest Property Management every year as your property insurance policy renews. Be sure your insurance company has that information and complies. The address for Northwest Property is: 780 Tek Dr., Crystal Lake, IL 60014. Contact Northwest Property if you have any questions.

Recycling

If you place recycling items out for the garbage without using a recycling bin, please do not put the items in a paper bag. Rain and the summer dew makes the bag fall apart. Pick up a recycling bin at the time of the pool pass distribution to make recycling easier for you and the garbage handlers.

Garage Doors

Please remember to keep your garage doors closed. If you are leaving for a short time, your garage door is still to be closed upon your departure. Leaving the doors open allow for critters to get into the buildings and can cause damage. In the winter time it also allows the cold air to come into the common areas, which greatly increase our electric costs. Thank you!

Smoking In and Around Buildings

The Emerald Green Rules and Regulations (revised October 2006), Page 11, Section I. Common Property; item 8 states: "Smoking in lobbies and hallways is prohibited"

Effective January 1, 2008, smoking is prohibited within a minimum distance of 15 feet from common entrances to the condo buildings per Illinois Department of Public Health; therefore, no smoking is allowed in the courtyards. If you are smoking anywhere else on the property, please be respectful and dispose of your cigarette butts at home.

Dog Care

The Rules and Regulations require dog owners to keep their dogs on a leash at all times when outside of your unit (they should remain on leash in the common areas out of courtesy to your neighbors), as well as to pick up after their dogs immediately. Please help us to keep Emerald Green looking nice as the outdoor season has begun. Thank you!

Senior News

Come on in—the door is always open for our Senior Meeting the 3rd Wednesday of the month at the Clubhouse at 11:30! Bring your own lunch and dessert is furnished by one of our ladies.

We visit, have a good time and we decide where and when we will go out for lunch a couple of times a year. Afterwards some of us play cards.

Our next meeting will be **April 21** with Doris Brinkman baking.

Happy Birthday in April to **Lois Booth**.

Happy Easter to all!!!!

Board Meetings

Recreation: 3rd Wednesday of February, May, August and November—7 PM

Condo: 2nd Wednesday of January, March, May, July, September and November—7 PM

Villa Board: 4th Wednesday of February, April, June, August—7 PM / Annual October 6—7:30 pm

Recreation Board	
Nancy Carino, President	630-207-0875
Linda Christman, Vice Pres.	630-393-9078
Donna Hathaway, Secretary	630-836-1617
Pat Sheehan, Treasurer	630-393-2713
Bonnie Bassett, Mbr.-at-Large	630-836-1838
Clubhouse Reservations	630-836-1838

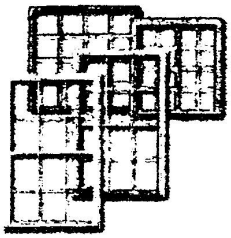
Villa Board	
Kathi Newell, President	630-393-4033
Jerry LeCompte, Vice Pres.	630-393-1306
Maurice Weiser, Vice Pres.	630-393-1224
Barbara Lipps, Secretary	630-836-1953
Nancy Carino, Treasurer	630-207-0875
Villa Property Management	
Jones & Jones, Inc.	630-963-9000
Jim Bouse, Mgr.: Emergency & non-emergency	Ext. 23
james@jonesjonesinc.com	
4513 Lincoln Ave, Suite 208 Lisle, IL 60532	

Condo Board	
Megan Paulsen, President	630-393-6630
Karen Maiorano, Vice Pres.	630-393-4143
Julie Shawback, Secretary	630-836-0065
Jerry Bucko, Treasurer	630-661-1823
Kaye Biesenthal, Mbr.-at-Large	630-836-0517
Condo Property Management	
Northwest Property Mgmt.	630-584-9001 x15
Roger Buttle, Mgr.	
RogerB@nwprop.com	
After hours Emergency……	815-477-6887
Garbage Removal & Appliance Pickup: Groot	877-775-1200
Regular pickup is Wednesday. When New Year's Day, Memorial Day, July 4th or Christmas falls on Mon, Tues or Wed, garbage pickup will be Thursday.	
Newsletter	
Information due by the 25th of the month	
Editors: Julie Shawback Kaye Biesenthal	

D-S Exteriors, Inc.

Family Owned and Operated
Servicing the Dupage Area Since 1972

- VINYL & WOOD REPLACEMENT WINDOWS
- ENTRY DOORS AND PATIO DOORS
- STORM WINDOWS AND DOORS
- SIDING
- SOFFIT, FASCIA, AND TRIM
- SEAMLESS HEAVY TEMPERED ALUMINUM GUTTERS



TRACO
Alside
MARVIN
Windows and Doors
Made for you
Pella

MOST MAJOR BRANDS
FULLY INSURED – FREE ESTIMATES

WHEATON
630-665-1849
NAPERVILLE

Member of the Chamber of Commerce & Better Business Bureau

- CLOSETS CLEANED FREE
- SPECIALIZE IN PET SPOTS/PROBLEM STAINS
- DIESEL POWERED TRUCK MOUNTED SYSTEM
- WE USE FRESH WATER NOT RECYCLED

STEAM IN
KLEENCO INC.
DIRT OUT

(630) 357-5777

- *GEORGE ZIELBAUER*
  A PREVIOUS EMERALD GREEN RESIDENT
- HAVE YOUR CARPETS AND UPHOLSTERY CLEANED PROFESSIONALLY.
- WE PROVIDE THE BEST CARPET CLEANING WITH OUR FIVE STEP PROCESS.

1. HEAVY DUTY VACUUMING
2. PRE-SPOTTING AND DEODORIZING
3. STEAM CLEANING (TRUCK MOUNTED)
4. MOVE MOST FURNITURE
5. RAKE YOUR CARPETS

FRANKLY...

I "DAARE" you to find
a harder working realtor!

Free Home Warranty

If you buy or sell through me!

FRANK NAGEL

630-699-9378

DANIEL AND ASSOCIATES
R E A L E S T A T E

Your Spouse Said Call…

Just Fix It!! Inc.
Direct: 630-435-4926
Cell: 630-205-1565

Thank you to all the Residents
that have used our services.

No job is too small, whether it is fixing a leaky faucet,
putting in a new light fixture
or a complete facelift to a kitchen or bathroom.
Just Fix It!! Inc. is here to help you
with your Repair and Remodeling needs.

Please feel free to call, and remember no job is too small.

www.calljustfixit.com
Anglieslist, Yelp and Facebook
Your Neighborhood Handymen, Doug and Rob

P.S. Licensed, Bonded and Insured.