

Emerald Green Newsletter

emeraldgreeninfo.org

August / September 2013

Recreation Board News

Pool Party

The pool party on July 27 had to be cancelled due to unseasonably cool weather and forecasted storms. The NEW date for the pool party is August 31 (rain date September 1) from noon to 4:00 p.m. Please bring a dish to pass.

Clubhouse Lift

A new lift has been installed. If you need a key to operate the lift, please contact a board member as your old key will no longer work.

Clubhouse Stairs

The concrete stairs will have work done some time this summer or early fall (no date has been set yet). During that time, if you need to access the clubhouse, please use the stairs in the pool area.

Games!!! Pizza!!! Bonfire!!!

The best part of Emerald Green is the people who live here! So mark your calendars for Saturday, October 19 and we can spend time hanging out with old and new neighbors, playing card games, Farkle, and fun for the kids. We will provide pizza and pop, but if you would like to bring dish to pass, please do. And after all that fun and food, we'll relax at a bonfire by our pond. The games start at 3:00 p.m. and the bonfire starts at 8:00 p.m.

Scrapfest!

The next scrapbooking workshop is set for Saturday, October 5 in the Clubhouse from 9:00 a.m. to 5:00 p.m. This event is free! Please call board member Marion Lake (630) 393-7486 to make a reservation and/or for any questions. If you'd like to bring a dish to pass, that would be welcome!



Of special note, beloved long time resident **Wilbur Christman** passed away on July 7. Wilbur could always be seen fishing at the pond or riding his bike—always with a smile on his face. He also had a playful side, so from now on when our pool towels are found hiding in a corner, we will assume that is Wilbur's way of saying hello!

Condo News

Board Meeting

Our next Board of Directors meeting is September 11, at 7 PM in the clubhouse. Please join us.

Projects for 2013

The Board is undertaking the following projects during the year:

Repair common hall interiors from roofing project – **Completed**

Install new LED exit/emergency lighting in the hallways – **Completed**

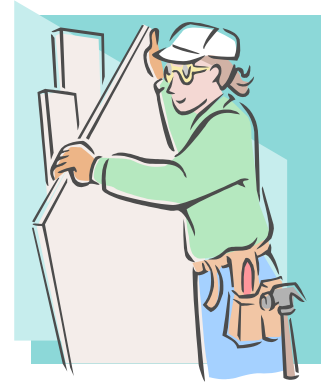
Install new soffit vents on all buildings – **Completed**

Repair siding on 6 buildings (29W451, 29W470, 29W440, 29W411, 2S435, 29W381) - **In Progress**

Paint above 6 buildings and their 48 garage doors – Scheduled after buildings are completed.

Replace approximately 20 entry doors – Fall/Winter project

Determine balconies requiring repair or replacement – Fall /Winter project



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.

Entry Door Light

The light above the entry door on each building has been replaced with a new fixture and photo eye. The photo eye on the old fixture required replacement. The Board received price quotes and found it was less expensive to change the whole light versus just the photo eye.

Condo Sales

As of June 30, 2013 eight condos were sold:

29W411 Emerald Green Dr, Unit F

2S407 Emerald Green Dr, Unit B

2S409 Emerald Green Dr. Unit H

2S661 Enrico Fermi Ct, Unit C

2S641 Enrico Fermi Ct, Unit H

2S661 Enrico Fermi Ct, Unit A

29W451 Emerald Green Dr, Unit E

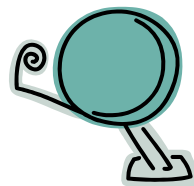
29W470 Emerald Green Dr, Unit A

Bank Owned Properties

As of June 30, 2013, two bank owned properties are available for sale:

29W380 Emerald Green Dr, Unit F

29W431 Emerald Green Dr, Unit B



Satellite Dishes

If your building (29W451, 29W470, 29W440, 29W411, 2S435, 29W381) is scheduled for repair and painting, then contact your satellite vendor and instruct them to remove your dish from the fascia. It must be placed on the 8 foot board located on the fire walls. Let them know that the cable must not run across the roof shingles. Place the cables along the gutter or fascia.

Villa News

Board Meeting

The next Board meeting is Wednesday, August 28, 2013 at 7:00 p.m. at the Clubhouse.



Wilbur R. "Wil" Christman,

Villa owner, passed away from heart failure on July 7, 2013 at his home surrounded by family. The many who knew and loved Wil will remember him as a man who was quiet, kind, unassuming, quick with a smile or a laugh and a great listener. Wil was an avid fisherman and enjoyed fishing in the Emerald Green pond. Throughout his life, Wil found great joy in spending time with family and friends and will be dearly missed.

Annual Meeting

PLEASE NOTE: The Annual Meeting has been changed from Tuesday, October 1, 2013 to Wednesday, October 2, 2013 at 7:30 p.m. at the Clubhouse. There will be 2 positions up for re-election at that time. Jennifer Cooley and Maury Weiser will be seeking re-election. Owners will be receiving a letter from Baum Property Management regarding the Annual Meeting. The letter will include a Candidates Come Forward Form. If you are interested in running for the Board, kindly complete the Form and return same to Baum Property Management to be listed on the official annual meeting notice and ballot. Nominations will also be accepted from the floor during the Annual Meeting.

Repairs / Painting

Inside-Out Painting Co. will be completing the repairs and painting of buildings 5 and 11. Norton Roofing will be installing new roofs on 3 of the units.

Reminder: Although we all greatly appreciate owner's participation in making Emerald Green a beautifully landscaped neighborhood, all plantings require prior Board approval. Remember that landscaping materials such as 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. The Board would like to thank the owners who have taken the proper actions to comply with this request.

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.

Reminder: 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 has been changed from Tuesday, October 1, 2013 to Wednesday, October 2, 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
Patrick Albrecht 630-688-9579

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:

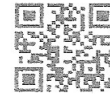
Cost to rent the clubhouse is \$50.00. The schedule is available on emeraldgreeninfo.org. To rent, call Marion at 630-393-7486 and leave a message.
Clubhouse Keys: Contact Nick Battaglia at 773-820-1752. Cost is \$25.

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YOUTH FALL SOCCER

LEAGUE FEATURES:

8 game Schedule with Referee
1-2 practices per week
Jersey and Socks included in fees
End of Season Awards
Saturday Games

DATE: Games will be played from September 7th-October 26th
Practices begin the week of August 26th

TIME: Based on Grade (Between 9:30am-12:30pm)

FEE: \$80 Resident/ \$85 Non Resident
****(Sign up by August 1st to receive \$10 off the Regular Fee) ****
Program Registration Deadline: August 22nd

Easy Ways to Register: www.warrenvilleparks.org ~Call 630-393-7279~In Person
~Volunteer Coaches are always Welcome and Needed ~

**FALL YOUTH SOCCER
GRADES K-8**

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