

Emerald Green Newsletter

emeraldgreeninfo.org

August 2011

Recreation Board News

Pool Parties!

Save the date for another pool party on **Labor Day, September 5** from **Noon until 4:00 p.m.!** *The Recreation Board will once again supply the dogs and burgers and residents bring a dish to pass.* A piñata will be supplied for the children. Plan to join us for a fun day!

The Annual Pool Party was a great success! We enjoyed the great treats provided by the residents (including brownies, iced cookies, cake, cheesecake and more)! The children had fun breaking open the Piñata. Thank you **Nick Battaglia** for grilling the burgers and hot dogs in the heat of the day! Thanks, also, to **Ken** for his help setting everything up!

Pool Policy re Alcohol.

Just a reminder to all residents: **no alcohol is permitted within the fenced in area of the pool and upper pool deck at any time.** This is not a new policy and it has been brought to the attention of the Recreation Board that some residents are not abiding by this policy during this pool season. Violators of this policy will be asked to leave the pool area immediately. Thank you for your cooperation!



Clubhouse & Pool Updates.

Thank you for your patience during the ongoing construction at the pool. **The carpet has been replaced on the upper pool deck and the steps to the pool area are being replaced and painted.** The clubhouse will be getting a facelift, as well, with a new paint color and the blinds being professionally cleaned! **The clubhouse will be closed August 12, 13, and 14th** for the painting and cleaning. Be sure and visit after those dates to see the changes!

Fall Garage Sale!

Due to popular demand, Emerald Green will be having another garage sale this year. Mark your calendars now for **Friday September 23rd** and, **Saturday September 24th**. Rain date is Sunday, September 25th. Cost will once again be \$5 per home.



Chili Cook Off!

Our second annual Chili Cook Off will be held on **Sunday October 23rd**! Last year we had five residents participate in the contest by cooking up a crock pot of their own chili recipe. The winner receives a \$25.00 gift card. Last year's winner has moved out of the association, so now is your chance to step up and enter the contest to win!

CLUBHOUSE & NEWSLETTER AD INFORMATION!

Newsletter Ads!

Contact Nancy at 630-207-0875 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 the clubhouse at (630) 393-9101 and leave a message.

Clubhouse Keys:

Contact Linda at 630-393-9078. Cost is \$25.

Condo News

Join us for our next **Board Meeting** on **September 14, 2011 at 7:00 p.m.** at the clubhouse!

Building Repairs

In August exterior building repairs are to begin on building **2S661** and then proceed to either **2S641** or **2S621**. After the three buildings are repaired, they will be painted. The mailbox hutches are scheduled for replacement at the same time.



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.

Unit Repairs

If you are remodeling or doing other type of construction work in your unit, cover the smoke and heat detector with plastic bags to prevent dust from setting off the fire alarm. Once you are finished with the work remove the bags.

Past Due.

As of 1/1/2010, the rental of the Emerald Green 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.

Grilling.

All charcoal from grills must be emptied into a metal container. No charcoal shall be dumped into the common areas; i.e. the grass, courtyards, etc.

To Contact the Board by Email:

The condo board has a new email address:

egca-bd@live.com

Homeowner Parking.



We have been experiencing some problems with homeowners parking in the driveways of condos that are not their own. The Rules and Regulations state the

following: **Owner/resident's vehicle should be parked in garage. All other owner/resident's vehicles should be parked directly in front of owner/resident's garage.** [Page 17, VI. Vehicle Regulations, A. (3).] If you are parking in the driveway of a condo that is not your own, **your car can and may be towed at your expense** if your vehicle is parked in someone else's driveway.

Join us for our next **Board Meeting on August 24, 2011 at 7:00 p.m.** at the clubhouse!

Important Association Updates!

1. **The Association's PO Box has been closed!** All communications should be sent directly to Jones & Jones.
2. At the May 28, 2008 Board meeting, the Board passed a Motion which **prohibits the use of outdoor fire places of any kind.** Although the Rules have not been updated to include same, any owner using an outdoor fire place will be sent a violation letter.
3. **Any owner using a pool of any type will be sent a violation letter.**

Masonry Repairs.

Dakota Evans Restoration, Inc. inspected the buildings and submitted a Proposal for masonry repairs to the Board, and discussed concerns and questions with Dakota Evans. A revised proposal followed and is currently under review by the Board. A Contract for repairs should be signed shortly. **The contractor may require access to water and/or electrical outlets if the work is performed.** Owner's cooperation is greatly appreciated.

Painting.

The Board previously obtained a Proposal from Inside-Out Painting Co. to paint the gray buildings and more recently obtained a Proposal from Inside-Out to also make repairs to the buildings prior to painting. The Board will be reviewing the Proposals to make a determination of whether all 4 gray buildings (2, 5, 8 and 11) will be repaired and painted this year. Due to budget restraints, it is possible that only 3 of the 4 gray buildings will be painted this year (bldgs. 5, 8 and 11). ***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 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 under the Board's direction. **This is especially important for the owners of the gray bldgs. 2, 5, 8 and 11 to allow access for the painters. Thank you!**

Remaining Board Meetings.

The remaining Villa Board regular meetings in 2011 will be: Wednesday, **August 24, 2011** and Wednesday, **December 7, 2011**. The regular meetings will be held at 7:00 p.m. at the clubhouse. **The Annual Meeting will be held Tuesday, October 4, 2011 at 7:30 p.m. at the clubhouse.**

Villas for Sale.

There are 2 Villas for sale: 2S644 Enrico Fermi Court and 2S670 Enrico Fermi Court. The appearance of Emerald Green greatly affects our property values whether good or bad. Therefore, kindly assist with making a good appearance.

Building Insurance.

A reminder that per 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. **The Board is requesting that each Owner contact their insurance agent to request a current copy of their declaration page which includes the dwelling information as well as the effective dates to be mailed to Jones & Jones, Inc. At this time there are only 10 out of 52 owners in compliance.** Since the Association's P.O. Box has been closed, please contact your insurance carrier and request that your Declaration be sent to Jones & Jones.

Architectural Changes.

Please be reminded that 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 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 Jim Bouse and obtaining prior authorization from Jim Bouse.

Emergency Information.

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. If you are contacting Jones & Jones for an emergency issue, please listen to their telephone prompt closely as it will direct you as to how to contact Jones & Jones in case of an emergency.

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

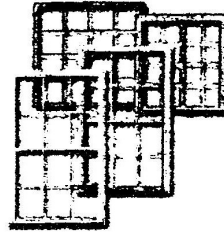
Villa Board: 4th Wednesday of February, April, June, August—7 PM / Annual October 6—7:30 pm

Recreation Board		Condo Board	
Nancy Carino, President	630-207-0875	Megan Paulsen, President	630-393-6630
Linda Christman, Vice Pres.	630-393-9078	Bill Crabtree, Vice President	630-836-9798
Nick Battaglia, Secretary		Julie Shawback, Secretary	630-836-0065
Marion Lake, Treasurer	630-393-7486	Jerry Bucko, Treasurer	630 465-3259
Jeff Forth, Mbr.-at-Large		Kaye Biesenthal, Mbr.-at-Large	630-836-0517
Clubhouse Reservations	630-393-9101	<u>Condo Property Management</u>	
		Northwest Property Mgmt. 780 Tek Dr, Crystal Lake, IL 60014	630-584-9001 x16
		PamD@nwprop.com	
		After hours Emergency.....	815-477-6887
		Garbage Removal & Appliance Pickup: Groot	877-775-1200
		<u>Regular pickup is Wednesday.</u> When New Year's Day, Memorial Day, July 4 th , Labor Day or Christmas falls on Mon, Tues or Wed, garbage pickup will be Thursday.	
Villa Board		Newsletter	
Kathi Newell, President	630-393-4033	Information due by the 25th of the month	
Jerry LeCompte, Vice Pres.	630-393-1306	Editors: Julie Shawback and Kaye Biesenthal	
Maurice Weiser, Vice Pres.	630-393-1224		
Barbara Lipps, Secretary	630-836-1953		
Jennifer Cooley, Treasurer			
<u>Villa Property Management</u>			
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			

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