Emerald Green News

emeraldgreeninfo.org

December 2010

Rec. Board News

A Letter from the President

I hope all Emerald Green residents had a great Thanksgiving!

Annual Meeting Update…

On November 17th we held the 2010 annual meeting. Thank you to all of the residents who came out to vote and support the Recreation Board! The officers on the board have stayed the same: Nancy Carino-President, Linda Christman-Vice President, Marion Lake-Treasurer, Nick Battaglia-Secretary, and Bonnie Basset-Member at Large.

Decorating Fun…

A big thank you to the residents who came to help decorate the clubhouse for Christmas on November 19th! The Christmas decorations get better every year and the pizza was delicious. ***Watch for the date in the January newsletter for the take down of the decorations***.

Increase in Recreation Board Dues…

The Executive board has decided to increase the rec. dues by $1.00, so the amount will go from $34.00 to $35.00, starting January 1st, 2011. ***This increase will help with updating the clubhouse and some much needed repairs.*** So far, we have installed new toilets and a urinal in the upstairs washrooms. The washrooms, hallway, and kitchen have been freshly painted. **Stop by the clubhouse and see our progress!** Let us know what else you would like to see updated by dropping a note in the mailbox by the tennis courts.

Email Newsletter to begin in January 2011!

Starting in January we will be emailing a link to the newsletter to those who have given us their email address. If you haven't given us your email address, please write your name and email address on a piece of paper and deposit in the rec. board mailbox or email it to **emeraldgreennl@gmail.com**. Also, for your information, all newsletters are published on the Emerald Green website (emeraldgreeninfo.org).

Happy Holidays!

Nancy Carino, President
Emerald Green Recreation Board

Clubhouse & Newsletter Ad Information!

Interested in renting the Clubhouse?

Clubhouse Rental $50.00:
Call Bonnie at 630-836-1838
You can also check the schedule on our website.

Need Keys to the Clubhouse?

Clubhouse Keys: $25
Call Linda at 630-393-9078

Want to Place an Ad in the Newsletter?

Call Nancy at:
630-207-0875

Condo News

Join us for our next **Board Meeting** on **January 12, 2011 at 7:00 p.m.** at the clubhouse!

Annual Meeting Update

At our annual meeting November 10, **Julie Shawback** and **Bill Crabtree** were elected to serve a two-year term on the condo board. The board member positions and telephone numbers are shown on the last page of the newsletter.

The proposed **2011 budget** which was mailed to all homeowners in November **was accepted** and Northwest Property will mail the final 2011 budget to homeowners.

The board thanks all of the homeowners who participated in the annual meeting either by their presence or proxy thus allowing us to reach a quorum. ***Thank you to all of the homeowners who volunteered to run for election.***

Our Thanks!

Thank you to **Karen Maiorano**, who served six years on the Condo Board as Vice President. Karen gave freely of her knowledge, time, and wisdom and always considered future needs of Emerald Green.

Factoid

In the 11/19/2010 issue of the ***Chicago Tribune***, the paper stated that condo dues nationwide rose 7.5 percent in 2009, increasing to a median monthly charge of $255.33, according to the latest benchmarking survey from the Institute of Real Estate Management. In 2009, Emerald Green's median monthly charge (including the Rec fee) was $229.80. As you can see we were 11% below the national median. For 2011, our median monthly charge (including the Rec. fee) is $254.98. Two years later we are still below the 2009 national median.

Past Due

As a reminder, effective 1/1/2010, rental of the Emerald Green clubhouse will be denied to any condo homeowner who has an outstanding balance of $5 or more on their account. If there is an issue with an outstanding amount, please contact Roger at 630 584-9001 extension 15.

Winter Weather Reminders…

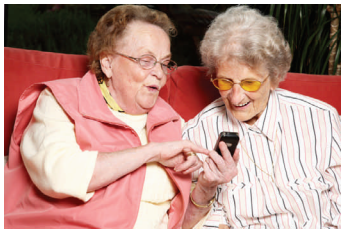
- Space heaters in hallways are to be kept at LOW (55 degrees).
- Keep entry doors tightly closed. If your entry door does not close completely and tightly, please report to Northwest Property.
- Keep garage hallway doors closed at all times because there is no heat in the garage hallways plus the door is a fire door (per the Warrenville fire department door must be kept closed).
- Overhead garage doors must be kept closed when you're not in the garage.
- Plastic window insulation shall be installed on inside of window only.
- If ice damming and leaking occur, pop bubbles caused by accumulating water and call Northwest Property *immediately*.
- Have fireplaces and chimney cleaned and inspected regularly.
- Be sure your flue is open *all the way* before lighting the fire.
- Do not leave lighted fires/candles unattended.
- Do not remove ashes from fireplace until they are completely *cold*.
- Second floor owners shall keep balcony clear of ice and snow.
- Sidewalk salt under the stairs can be used on icy areas.
- Run water at a trickle on extremely cold nights to maintain water movement through your water pipes to prevent freezing.

As always, if there is a problem with the building or common area, please contact Northwest Property..

Snow Plowing

Novak Paving is contracted to plow after 2 inches of snow has fallen beginning in November and ending in April. They have not been contracted to apply ice melt to the sidewalks or driveways. Emerald Green Condo Association has provided ice melt for your use on the sidewalks and driveways. The ice melt is located under the stairs in a bucket or in a bag. For refills of ice melt, call Northwest Property.

Senior News



On November 17th the Seniors had their 'brown bag lunch.' A good time was had by all! We njoyed a spice and apple dessert that Loretta Misialek baked. It was too chilly to play cards, so we spent our time talking.

Our Next Meeting...

Our next meeting will on **December 15th** at **Cracker Barrel.** Pickup by the drivers will be at 12:45 p.m.

We hope everyone had a Happy Thanksgiving and
Wish you a
Very Merry Christmas!

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
Nick Battaglia, Secretary	
Marion Lake, Treasurer	630-393-7486
Bonnie Bassett, Mbr.-at-Large	630-836-1838
Clubhouse Reservations	630-836-1838

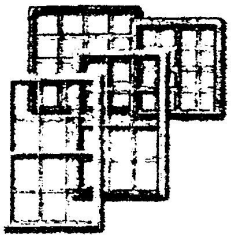
Villa Board	
Kathi Newell, President	630-393-4033
Jerry LeCompte, Vice Pres.	630-393-1306
Maurice Weiser, Vice Pres.	630-393-1224
Barbara Lipps, Secretary	630-836-1953
Jennifer Cooley, Treasurer	
Villa Property Management	
Jones & Jones, Inc.	630-963-9000
Jim Bouse, Mgr.: Emergency & non-emergency	Ext.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

Condo Board	
Megan Paulsen, President	630-393-6630
Bill Crabtree, Vice Pres.	630-836-9798
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. 780 Tek Dr, Crystal Lake, IL 60014	630-584-9001 x15
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, Labor Day 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 and 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