

Emerald Green Newsletter

emeraldgreeninfo.org

December, 2012 / January, 2013

Recreation Board News

Board Meeting

Please join us:

February 14, 2013 for the Regular Board Meeting at **7:00 PM** in the clubhouse.

Annual Meeting Update

On November 5th, the 2012 annual meeting was held, with Marion Lake being reelected to the board by the condo's. There is a space open on the Recreation Board that needs to be filled by someone in the villas. We can use a new face on the board to help bring fresh ideas, if you are interested please contact Nick by phone.

The new rec board set up will be Nick Battaglia as President, Marina will be the Secretary, Marion Lake will be treasurer, and Jeff Forth will be the member at large. We are all here to make the clubhouse, pool and lake a better place so please do not hesitate to give us your ideas and we will try to make everything work.

*This past meeting marked the last time **Nancy Carino** would be a member of the Board as well as our President. We would like to thank her for her years of service to the Emerald Green community. She always helped in the planning and setup for all activities the the rec board supported. She will be missed.*

Clubhouse Decorating

We will be decorating the clubhouse for the hoidays:

Friday Nov. 30th at 7pm.

There will be Pizza and pop provided, and please feel free to bring something to share with everyone.

The Board would like to wish all residents of Emerald Green a very Merry Christmas,

Nick, Marina, Marion, and Jeff

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.



Condo News

Board Meeting

Please join us:

Wednesday, January 9, 2013, for the
Regular Board Meeting at **7:00 PM** in the clubhouse.

Our Thanks

Thank you to Julie Shawback, who served seven years on the Condo Board in the positions of Treasurer, Secretary, and Member-at-Large. Julie gave freely of her time, energy, talent, and wisdom and always considered the future needs of Emerald Green.

Major Projects Completed for 2012

- Replaced 28 roofs with 40 year architectural shingles
- Replaced existing gutters and downspouts with oversized gutters and downspouts for 28 roofs
- Installed exhaust vents for 2nd floor bathroom fans on the 28 buildings that were roofed
- Completed rerouting the dryer vents from the courtyard to the roof
- Replaced 4 balconies on Enrico Fermi Ct
- Replaced all old mail hutches to mail stands, 31 total
- Repaired and painted 6 buildings
- Completed the conversion of main water valves from gate to ball valves
- Installed small stone retaining wall on the corner of building 28 (29W460)
- Installed cobblestone along curb of road on Emerald Green Dr. at the stop sign
- Seal coated all driveways and striped all guest parking
- Removed 5 trees (4 ash and 1 pine).
- Planted 4 trees

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.

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.

Winter Weather Reminders

- Space heaters in hallways are to be kept at "LOW".
- 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 to avoid heat escaping to the garages.
- Plastic window insulation to be installed on inside of window only.
- If ice damming and leaking occur, pop bubbles caused by accumulating water and call Northwest Property immediately.
- Be sure your flue is open all the way before lighting a fire in the fireplace.
- Do not leave lighted fires unattended.
- Do not remove ashes from fireplace until they are completely cold.
- Second floor owners must keep balcony clear of ice and snow.
- Sidewalk and driveway ice melt under the stairs should be used on all 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.

Past Due

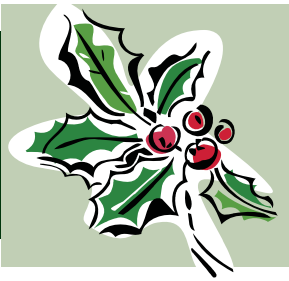
As of 1/1/2010, the rental of the clubhouse or the use of the pool will be denied to any condo homeowner who has an outstanding balance of \$5 or more on their account.

Condo Sales As of 11/30/12, seven condos were sold:

2S435 Emerald Green Dr, Unit E; 2S435 Emerald Green Dr, Unit A; 29W371 Emerald Green Dr, Unit C; 29W380 Emerald Green Dr, Unit G; S405 Emerald Green Dr, Unit D; 29W460 Emerald Green Dr, Unit H; 29W390 Emerald Green Dr, Unit B

Bank Owned Properties As of 11/30/12, three, bank owned properties are available for sale:

2S404 Emerald Green Dr, Unit C; 29W411 Emerald Green Dr, Unit F; 2S621 Enrico Fermi Ct, Unit A



Villa News

Board Meeting

Please join us:

December 5, 2012 at 7:00 p.m. at the Clubhouse.

Did You Know

CONTINUED FROM CONDO PAGE

Your 80% furnace will no longer be replaced as of May 1, 2013. The Department of Energy mandates all new furnaces installed after May 1, 2013 must be 90% or better. Existing flue lines can

*no longer be used and must be replaced with PVC. Prior to May 1, 2013, an 80% furnace can be installed. After May 1, 2013, you will be unable to use your current flue line and you must obtain a building permit from the City of Warrenville to install a 90% furnace with PVC. **For more information see: www.1eere.energy.gov/buildings/appliance_standards/residential/pdfs/cacurn_dfr_final-version.pdf.***

Mary Kay MontPas Longtime resident Mary Kay MontPas, a villa owner, passed away peacefully on November 13, 2012 with her children Jeff, Melody and Mike and her beloved dog "Tiny" by her side. Mary Kay was a real estate broker for 40 years in the DuPage County area. Mary Kay listed and sold many units here in Emerald Green and proudly represented the complex as a wonderful place to live! Her family thanks all her friends and fellow residents for their heartfelt condolences. Mary Kay will be dearly missed.

- Villa Owners should have received a packet of information including the Annual Letter from the Board dated November 1, 2012, a letter from Baum Property Management also dated November 1, 2012, Budget for 2013 and a Chart indicating a breakdown of line item expenses for the 2013 monthly assessments.
- Villa Owners will be receiving a coupon book for the payment of the 2013 monthly assessments. Please note that effective January 1, 2013, the monthly assessment is \$265.00 per month per unit. Monthly assessments should be sent to Old Second Bank c/o Emerald Green Villa Owners, P.O. Box 2164, Aurora, Illinois 60507-2164. Please contact Shawn at Baum Property Management for information regarding Direct Debit.

Please be reminded: 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.

Please be reminded: 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.

Please be reminded: 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.

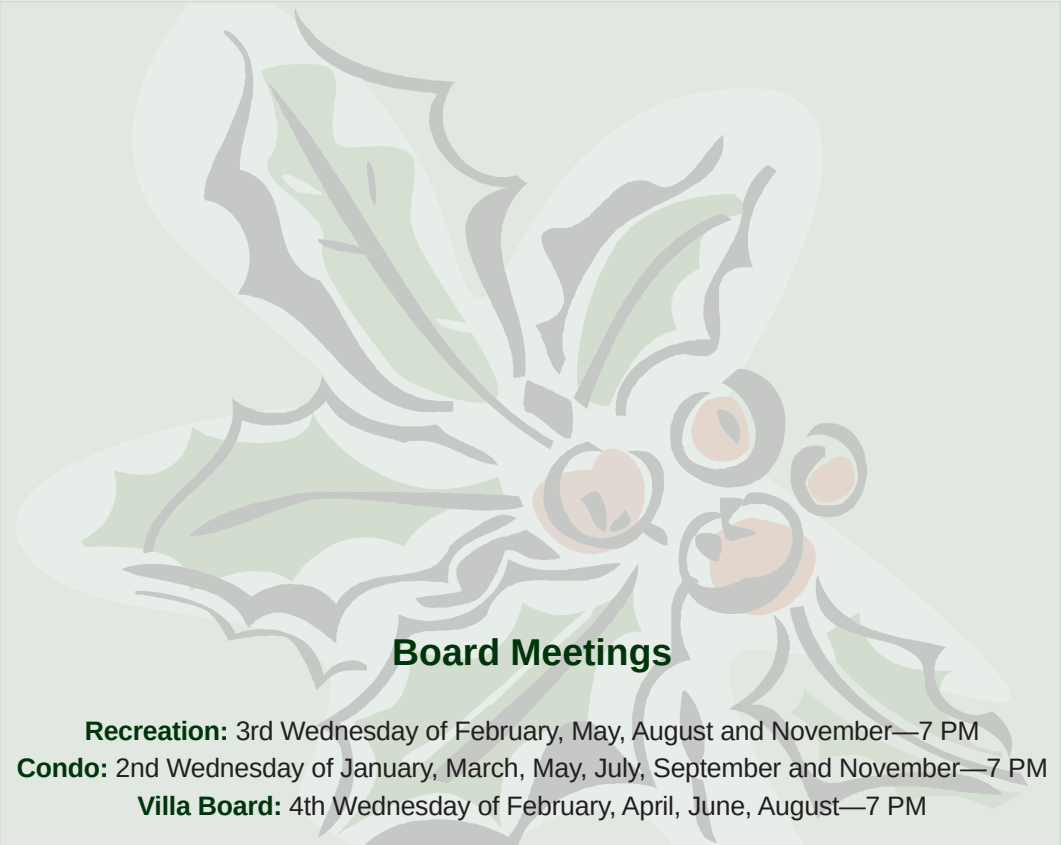
Garbage Removal

Groot will continue to be the garbage removal company for the Villas.

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.

HAPPY HOLIDAYS AND BEST WISHES FOR 2013!



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

Recreation Board:

Nick Battaglia, President 773-820-752
Jeff Forth, Vice President
Marina Neuman, Secretary 630-393-0803
Marion Lake, Treasurer 630-393-7486
—, Mbr.-at-Large
Clubhouse Reservations 630-393-7486

Newsletter

Information due by the 25th of the month
Editor: Kaye Biesenthal

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
After hours Emergency..... (630) 566-2900

Condo Board:

Megan Paulsen, President 630-393-6630
Bill Crabtree, Vice President 630-836-9798
Kaye Biesenthal, Secretary 630-836-0517
Jerry Bucko, Treasurer 630-465-3259
Mike Plichta, Mbr.-at-Large 847-409-0094

Condo Property Management:

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

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 or Christmas
falls on Monday, Tuesday, Wednesday or
Thursday, pickup is on Friday.*

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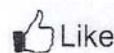
WHEATON-----

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- 5. **RAKE YOUR CARPETS**