

Emerald Green Newsletter

emeraldgreeninfo.org

February / March 2016

Recreation Board News

Meeting

Please join us at the next Rec Board Meeting to be held on Tuesday, February 16 at 7:00 p.m. in the Clubhouse.

Pond Update

The pond renovation is on the schedule to begin March 16. Please attend the February 16 meeting to find out more! The project manager from the contractor's office will be at this meeting to answer questions and provide additional details about what to expect.

Clubhouse

There are three new sofas in the clubhouse and the coffee table has been refurbished! Step one done in updating the Clubhouse facilities.

The ping pong table bit the dust. If you have any suggestions regarding what type of table game(s) that you would like to see in the Clubhouse, please email or contact a Rec Board member.

Facebook

We realize that information only comes every other month via this newsletter and there are not a lot of meetings for you to attend. To address this concern we have started a Emerald Green Recreation Association Facebook page. This page will be used to keep you up to date on the pond progress, any last minute events and reminders for anything happening in our community. All comments and concerns will be welcome but please comment in a respectful manner or you will be deleted from the group. Search for "Emerald Green Recreation Association" on Facebook.

Dog owners please be respectful and pick up after your best friend, if you don't, no one will.



Happy
Valentine's
Day



Condo News

Board Meeting

Join us for the Regular Board Meeting March 9, 2016, at 7 PM in the Clubhouse. This is your opportunity to ask questions, meet your neighbors, and learn more about Emerald Green Condo Association.

Major Projects for 2016

The Board is undertaking the following projects during the year:

1. Replace hallway carpeting
2. Crack repair and patch asphalt pavement
3. Repair exterior plywood siding and trim on 5 buildings
4. Replace timber retaining wall on north end of property with masonry
5. Drainage remediation

Tree Maintenance

In the first quarter of 2016, Creekside Tree Service will prune three trees and remove several trees that are either crowding the buildings or are in a state of decline.

Contract Renewal

The contract for trash removal and recycling was renewed with Waste Management for three years. Please see Page 5 for the list of items that may be recycled.

Documents on Web Site

The 2015 amended declaration and by-laws and the 2015 reserve study may be found on the Emerald Green Condo web site at

www.nwpropertymanagement.net/emeraldgreen

If you would like a hard copy of the amended declaration and by-laws, please contact Pam at Northwest Property.

Garbage Reminder

Per the Rules & Regulations, garbage and recycling must not be placed outside for collection any earlier than 6:00 AM on the day of pickup. If a holiday falls on Thursday, pickup is on Friday.

Winter Weather Reminders

1. Keep your overhead garage door closed at all times to help reduce the electricity cost of the hallway heaters and to prevent animals from entering the garage and building.
2. Keep entry door closed. If your entry door does not close completely and tightly, please report to Northwest Property.
3. Keep garage hallway door closed to avoid cold entering into the hallway thus causing the hallway heater to run more frequently.
4. Plastic window insulation to be installed on inside of window only.
5. If ice damming and leaking occur, pop bubbles caused by accumulating water and call Northwest Property *immediately*.
6. Be sure your flue is open *all the way* before lighting a fire in the fireplace.
7. Do not leave lighted fires unattended.
8. Do not remove ashes from fireplace until they are completely *cold*.
9. Second floor owners must keep balcony clear of ice and snow.
10. Sidewalk and driveway ice melt under the stairs should be used on all icy areas.
11. Run water at a trickle on extremely cold nights to maintain water movement through your water pipes to prevent freezing.
12. As always, if there is a problem with the building or common area, please contact Northwest Property.

Seasonal Decorations...FYI

Just a reminder as the holiday season has passed...

Seasonal decorations must be removed no later than one month after the date of the holiday. This includes your lights.

(The Emerald Green Rules and Regulations (revised February 2013), Page 11, Section J. Seasonal Decorations, items a & b)

(Condo News continued on Page 5)

Condo Sales

As of December 31 2015, one condo was sold:

29W440 Emerald Green Dr. Unit A

Bank Owned Properties

As of December 31, 2015, there were no bank owned properties available for sale.

Nineteen condos were sold during 2015. The turnover rate for sale of condos this past year was 7% which is the average for Emerald Green.

If you are planning to sell your condo this year, please check out our web site at www.nwpropertymanagement.net/emeraldgreen to see how you can advertise your condo for free.



Villa News

The next Board meeting is Wednesday, February 24, 2016 at 7:00 p.m. at the Clubhouse.

Villa Owners should have received a coupon book for the payment of the 2016 monthly assessments. Please note that effective January 1, 2016, the monthly assessment is \$292.00 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 David at Baum Property Management for information regarding Direct Debit.

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 David at Baum Property Management, immediately.



A Snow Removal Contract has been entered into with Progressive Landscaping for snow removal. Please keep in mind that the Association pays per removal. Therefore, during a snow storm, the snow removal process will not start until the snow starts to taper off.

Prior to March 31, 2016, Kramer Tree Service will prune several trees that are either crowding the buildings or are in a state of decline and remove a few dead trees that have been marked for removal.

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, installation of new windows or doors, 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 David, property manager, 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 David and obtaining prior authorization from David.

The Board's regular meetings in 2016 are: Wednesday, February 24, 2016, Wednesday, April 27, 2016, Wednesday, June 22, 2016, Wednesday, August 24, 2016 and Wednesday, November 30, 2016. The regular meetings will be held at 7:00 p.m. at the clubhouse. The Annual Meeting will be held Tuesday, October 4, 2016 at 7:30 p.m. at the clubhouse.

Reminder: Villa owners should contact David Worley, property manager, at Baum Property Management to report maintenance issues, obtain architectural change request forms and with general questions or concerns. David may be reached by emailing him at david@baumprop.com (preferred) or calling him at (630) 270-1827. In case of an emergency after hours, please call Baum Property Management's emergency phone number at (630) 566-2900.



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 4—7:30 p.m.

Recreation Board:

Nick Battaglia, President 773-820-1752
Marina Neuman, Vice President 630-605-0832
Marion Lake, Treasurer 630-393-7486
“Limo” Mike Mont Pas Member-at-Large
630-244-6075
Lee Ann Meiborg, Secretary 630-393-2803
Clubhouse Reservations 630-393-7486

Newsletter:

Information due by the 25th of the month
Editor: Lee Ann Meiborg

Villa Board:

Kathi Newell, President
Linda Christman, Vice President
Ray Eifert, Vice President
Jennifer Cooley, Treasurer
Michael Teti, Secretary

Villa Property Management:

Baum Property Management
Mailing address: P.O. Box 46,
Aurora, IL 60507-0046
David Worley, Property Manager
David@baumprop.com (preferred)
David's phone no.: 630-270-1827

Condo Board:

Megan Paulsen, President 630-393-6630
Bill Crabtree, Vice President 630-836-9798
Jerry Bucko, Treasurer 630-465-3259
Mike Plichta, Secretary 847-409-0094
Jeanine Riley, Member-at-Large

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.



(CONDO news continued)

Snow Plowing

Stonehill Landscaping is contracted to plow after 2 inches of snow has fallen beginning in November and ending in April. They are not 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 at 815-459-9187.

**Recycling**

The list of items below represents the current materials currently being accepted by WM as Recyclables. This list may expand or contract due to market conditions.

Acceptable Recyclables ("Recyclables")	Unacceptable Materials
Aluminum food and beverage containers	Microwave trays
Glass food and beverage containers – brown, clear, or green	Mirrors Window or auto glass
Ferrous (Iron) cans PET plastic containers with the symbol #1 – with screw tops only, without caps	Light Bulbs
HDPE natural plastic containers with the symbol #2 – (milk and water bottles)	Ceramics
HDPE pigmented plastic containers with the symbol #2, without caps (detergent, shampoo bottles, etc.)	Porcelain
Plastics with symbols #3, #4, #5, #6, #7-narrow and screw top containers—without caps	Plastics unnumbered
Newsprint	Plastic bags
Old corrugated cardboard	Coat hangers
Magazines and Mail	Glass cookware/bakeware
Catalogs and Telephone books	Household items such as cooking pots, toasters, etc.
Cereal boxes	
Printer paper and copier paper	
All other office paper without wax liners	

- I. Additional Specifications
 - a. All glass containers must be empty and free of metal caps and rings and contain less than 5% food debris.
 - b. All tin cans, bi-metal cans, and aluminum cans must be empty and contain less than 5% food debris.
 - c. All aerosol cans must be empty with less than 5% content
 - d. All plastic containers must be empty, caps removed; less than 5% food debris.
 - e. All Fiber must be dry and free of food debris and other contaminating material.
 - f. Tissues, paper towels or other paper that has been in contact with food is not acceptable.
- II. Recyclables may contain up to 5% Unacceptable Materials, provided however, Recyclables may not:
 - a. Materially impair the strength or the durability of the WM's structures or equipment;
 - b. Create flammable or explosive conditions in WM's facilities;
 - c. Contain dry cell batteries or lead acid batteries;
 - d. Contain chemical or other properties which are deleterious or capable of causing material damage to any part of WM's property, its personnel or the public; or,
 - e. Contain Excluded Waste as defined in the Agreement.
- III. If loads of the mixed recyclables materials do not meet WM's specifications for acceptable recyclables or are otherwise not properly segregated from the waste, WM shall have the right to reject the load in whole or in part, or to handle the contaminated load and impose additional reasonable charges on the Association or Units.
- IV. Upon written notice to each Unit, WM may discontinue acceptance of any category of recyclable materials as a result of market conditions related to such materials

Now it's time to FALL IN



With a New HOME!



West Chicago, IL.



West Chicago, IL.

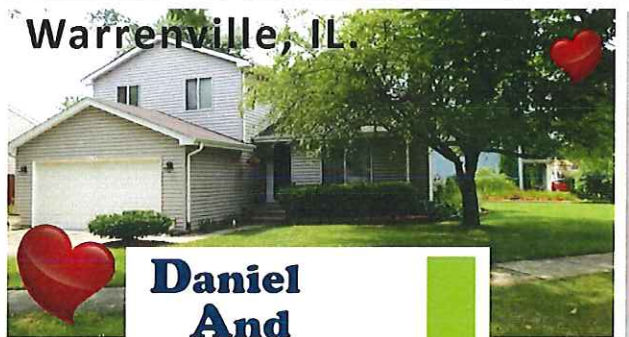


What's Happening in Emerald Green!				
Contract	2S590	Marie Curie Ln.	#590	\$100,000
Contract	2S404	Emerald Green	#44-A	\$117,900
ACTIVE	2S641	Enrico Fermi Ct.	#B	\$129,999
ACTIVE	29W391	Emerald Green	#H	\$135,000
Contract	2S670	Enrico Fermi Ct.		\$138,670
Contract	29W347	John Bardeen Dr.		\$169,900

MRED LLC - The accuracy of all information, regardless of source, is deemed reliable but not guaranteed and should be personally verified through personal inspection by and/or with a D.A.A.R.E. Broker.

For All of Your Real Estate Needs...
"Call Me Today!!!"

630.393.1700



Warrenville, IL.



**Daniel
And
Associates
Real
Estate**



West Chicago, IL.
www.daare.com



Mobile (847)347-4448

Chuck@yougotchuck.com

www.yougotchuck.com



Chuck Sadowski

Proud Veteran

You're in luck You got Chuck

Emerald Green Resident

My focus is to help you achieve your real estate goals and dreams by learning what's important to you. As a full-time agent I make you my priority by responding quickly to your communications.

 *CALL TODAY & SAVE UP TO \$1000 ON SELLING YOUR HOME!*

Savings based on final selling price.

Emerald Green Fun Facts...

Did you know.....

❖ The 4 Emerald Green Condominium Models:

- ◆ Aspen: 2 Br/1 Bath – 1024 sq. ft. (1st or 2nd floor)
- ◆ Chestnut: 2Br/2Bath -1125 sq. ft. (1st floor)
- ◆ Poplar: 2Br/2Bath -1024 sq. ft. (1st or 2nd floor)
- ◆ Hawthorne: 3 Br/2 Bath – 1489 sq. ft. (2nd floor)

Info from original builder promotional material – Units located in the circle.

- ❖ The Chestnut Model won a Gold Key Award for excellence in 1978 from the Home Builders Association of Greater Chicago.***

Sign up for my monthly real estate email newsletter and receive a copy of the original floor plans for your condo model

Just email the following to Chuck@yougotchuck.com

- | | |
|-----------|--------------|
| ◆ Name | ◆ Model name |
| ◆ Address | ◆ Phone # |
| ◆ Unit # | |

 *CALL TODAY: 847-347-4448*