

Emerald Green Newsletter

emeraldgreeninfo.org

August and September 2015

Recreation Board News

Meeting

Please join us at the next Rec Board Meeting to be held on Tuesday, August 18 at 7:00 p.m. in the Clubhouse.

Election Reminder

The Rec Board election will be held at the annual meeting on November 17 at 7:00 p.m. in the Clubhouse. There are three positions up for election, currently being held by Nick Battaglia (President), Marina Neuman (Vice President) and Lee Ann Meiborg (Secretary). If you would like to run for a position on the Board, please contact Nick Battaglia for more information.

Garage Sale

Our garage sale went over great this year ,so we will have another this fall. Mark your calendar for September 11 and 12. We will put out more signs directing people to all the garage sales.

Projects Completed in 2015:

- concrete pool wall professionally cleaned and looks great
- two new benches at clubhouse entrance
- treadmill replaced for free
- elevator frame replaced for free
- two new pumps had to be purchased and pump room valve replaced for the pool
- concrete repairs on the west end of pool
- pond plans have been finalized

Dog Owner Reminder

Please keep your dog on a leash to keep both your dog and other residents safe. Also don't forget to pick up after your dog!

Warrenville in Bloom posted a sign noting the pretty curb appeal of the flowerbed by the tennis court. Thank you Bonnie Basset for the photo!

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Condo News

Board Meeting

Join us for the Regular Board Meeting September 9, 2015, 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 2015

The Board is undertaking the following projects during the year:

1. Repair balcony railings—**In progress**
2. Repair & paint 6 exterior buildings (29W380, 29W391, 29W390, 2S416, 2S407, 2S436)—**Summer**
3. Replace 17 entry doors—**Completed in May**
4. Bring declaration/by-laws into compliance with Illinois Condo Act—**Board approved draft**
5. Update reserve study—**In progress**
6. Concrete replacement—**Completed in April**
7. Obtain additional bids for retaining wall—**In progress**
8. Remove 4 ash trees and several crab apple trees—**Completed in January**
9. Plant 4 trees—**Completed in April**



Unit Owner Insurance Coverage

All homeowners must have insurance coverage on their unit. The type of condo insurance is an H06 policy. This policy covers the dwelling, personal property, and general liability of the condominium unit. Be aware that the coverage amount for the dwelling is different than the coverage amount for personal property. They are two separate entities within the same policy. Any questions, contact your insurance agent.

Revised Declarations & By-Laws

Please read the updated revised copies of the Declarations & By-Laws which can be found at emeraldgreen-info.org web site under the condo tab or at nwpropertymanagement.net/emeraldgreen/. The Declarations & By-Laws were brought into compliance with the 2015 Illinois Condo Act by Keough & Moody law firm in Naperville. The last time they were updated was 1992. The documents will be on the web site until August 31, 2015.

Landscape Debris

On Fridays, place any landscaping debris at the curb for pickup by Acres Group. Do not place the debris in bags or boxes or in the street.

Condo Sales

As of June 30, 2015, seven condos were sold:

2S416 Emerald Green Dr. Unit D
29W431 Emerald Green Dr. Unit A
2S405 Emerald Green Dr. Unit E
29W390 Emerald Green Dr. Unit B
29W471 Emerald Green Dr. Unit C
2S414 Emerald Green Dr. Unit D
2S409 Emerald Green Dr. Unit G

Bank Owned Properties

As of June 30, 2015, two bank owned properties were available for sale:

2S416 Emerald Green Dr. Unit E
2S405 Emerald Green Dr., Unit C

Dumpster

The dumpster on the property is for wood repair on the buildings and balcony repair. **Do not dump your bagged garbage in the dumpster.** The Association has garbage pickup on Thursday. Thank you.

Hornet Nests

August and September is when the hornets start to make their nests in the trees, bushes, and under the balconies. If you see hornet activity, please call or email Northwest Property Management with the locations.

Emergency Form

For all new homeowners, please return the emergency form in your welcome package to Northwest Property. If you have access to a computer, the form may be emailed to Pam at: PamD@nwprop.com.

Villa News

Please be advised that the Villa driveways and common area parking are going to be **seal coated on Tuesday, August 4, 2015** with a rain date of Saturday, August 8, 2015 weather permitting. Therefore, all cars, motorcycles, etc. are to be removed from the driveways and common area parking prior to 7:00 a.m. on August 4th or if required on August 8, 2015. On-street parking will be permitted overnight on Tuesday, August 4, 2015 or if required on August 8, 2015. Do not park in front of driveways or common area parking until after the seal coating has been completed. Do not drive or park on driveways and/or common area parking until Wednesday, August 5, 2015 or if required on Sunday, August 9, 2015 at 6:00 p.m. Arrangements have been made with the Warrentonville Police Department for on-street parking. After seal coating, owners may park in front of driveways and/or common area parking. Do not park in front of fire hydrants or mailboxes at any time. Parking will be permitted on one side of the street only. The west side of Emerald Green Drive may also be used for overnight parking. Your cooperation is appreciated.



The next Board meeting is Wednesday, August 26, 2015 at 7:00 p.m. at the Clubhouse.

Inside-Out Painting Co. will begin the siding repairs and painting of bldg. 3 at the end of July 30, 2015.

REMINDER: Several years ago, Groot stopped picking up Emerald Green's yard waste. Arrangements were made with Progressive Landscaping to pick up our yard waste bags. Please be reminded that these services are not contained in the Progressive Landscaping Contract and such services are being performed as a courtesy. Progressive Landscaping did not increase their Contract rate to cover such services. Please



also be reminded that Progressive Landscaping has limitations as to the amount of excess yard waste due to their truck's capacity and landfill restrictions. Therefore, Owners' yard waste bags may not be picked up. Owners are required to notify the management company and obtain prior approval before undertaking a large landscape removal project (this includes any landscaping work in the common area including, but not limited to cutting of branches from trees and bushes). Without prior management company approval, the picking up of excessive yard waste cannot be guaranteed. Remember: All yard waste must be contained in proper brown paper yard waste bags.

SINCE THE NEXT NEWSLETTER DISTRIBUTION ISN'T UNTIL OCTOBER, PLEASE NOTE: The Annual Meeting is Tuesday, October 6, 2015 at 7:30 p.m. at the Clubhouse. There will be 2 positions up for election at that time. Kathi Newell and Linda Christman 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. If you have ever considered or are interested in being on the Board now is your time.

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, property manager, immediately.

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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 6—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
Anne Bussman, Member-at-Large 630-220-4291

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.



Rec Board News continued from page 1:

Pool Use / Delinquencies

Please remember that if you are delinquent paying your monthly condo or villa HOA dues, you are not allowed to use the pool, clubhouse or tennis courts. When you show your pool pass to the pool attendant, he or she will check the delinquent list. The delinquent list comes from the Condo and Villa management companies and does not show amounts. This list is **not** kept out for everyone to view at the pool. The pool attendant will ask you (and any of your guests) to leave if you are on the delinquent list. If you make a payment, you will either need a letter from the management company or an email sent by the management company to Marion, the Rec Board treasurer, so she can take you off the list. **Homeowners are absolutely not allowed to loan their pool pass to anyone who does not live in his/her Condo or Villa.** If you have any complaints about the above rules, please feel free to contact a Rec Board member or attend the next meeting in August.

Villa News continued from page 3:

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 manage, 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.

Please note the changes to the Board's regular meetings in 2015 for March and April: Wednesday, March 4, 2015, Wednesday, April 29, 2015, Wednesday, June 24, 2015, Wednesday, August 26, 2015 and Wednesday, December 2, 2015. The regular meetings will be held at 7:00 p.m. at the clubhouse. The annual meeting will be held Tuesday, October 6, 2015 at 7:30 p.m. at the clubhouse.

Reminder: Villa owners should contact David Worley, property manage, 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 (6730) 270-1827. In case of an emergency after hours, please call Baum Property Management's emergency phone number at (630) 566-2900.



This is the Time The Real Estate Market is Booming!

Find out why MORE people are calling DAARE to BUY and SELL their property!

What's happening in Emerald Green?!?

Call Us for a Free Market Analysis!



Daniel M. Czuba
MANAGING BROKER
OWNER

A/I	2s405	Emerald Green Dr.	C	\$95,000
A/I	2s407	Emerald Green Dr.	37-E	\$105,000
Active	2s610	Marie Curie Ln.		\$114,900
Active	29w440	Emerald Green Dr.	25-H	\$119,250
A/I	2s416	Emerald Green Dr.	E	\$119,900
Active	29w440	Emerald Green Dr.	25-A	\$123,000
CTGO	2s648	Pierre Curie Ln.	648	\$139,800
Active	2s641	Enrico Fermi Ct.	B	\$143,900
Active	2s415	Emerald Green Dr.	B	\$149,900

Your Home can be here!

Pamela Brown
Realtor®



Julie Hauk
Realtor®



Cora Coonich
Realtor®



Martha Navejas
Realtor®



Danielle Luchtenburg
Realtor®



Sue Rigsby
Realtor®



Idalia Rodriguez
Realtor®



Carrie Garstecki
Realtor®



Mike Hale
Realtor®



Carol Klein
Realtor®



Grace Langford
Realtor®



Teri Smith
Realtor®



For All of Your Real Estate needs... "Call Us Today!"

630.393.1700

Who are You Going to Call?



Information taken from the MLSIL, for current up-to-date information call your D.A.A.R.E. realtor. All homes are located in Warrenville, IL.