

Emerald Green Newsletter

emeraldgreeninfo.org

October / November 2013

Recreation Board News

Elections / Board Meeting

The next Rec Board meeting will be held on Tuesday, November 19, at 7:00 p.m. in the clubhouse and elections will take place. If you would like a chance to serve on the Rec Board, please contact a current board member. Nick Battaglia and Jeffrey Forth are up for re-election this year.

Pool

Thank you to everyone for making this one of the best pool seasons ever! Please make sure you give Ken an extra big thank you for all his work. Also, if you still have a lawn chair at the pool, it must be removed on or before October 5.

Scrapfest!

The next scrapbooking workshop is set for Saturday, October 5 in the Clubhouse from 9:00 a.m. to 5:00 p.m. This event is free! Please call board member Marion Lake (630) 393-7486 to make a reservation and/or for any questions. If you'd like to bring a dish to pass, that would be welcome!



Games!!! Pizza!!! Bonfire!!!

The best part of Emerald Green is the people who live here! So mark your calendars for Saturday, October 19 and we can spend time hanging out with old and new neighbors, playing card games, Farkle, and fun for the kids. We will provide pizza and pop, but if you would like to bring dish to pass, please do. And after all that fun and food, we'll relax at a bonfire by our pond. The games start at 3:00 p.m. and the bonfire starts at 8:00 p.m.

Attention Condo Owners

Beginning in March, 2014, the City of Warrenville will be extending the water and sewer lines to the river. This will impact some of the roads in Emerald Green. More details will be provided by the City as we get closer March.

Also, please note that garage sales are **ONLY** to be held on designed dates approved by the Board. One is held at the beginning of summer and sometimes in the fall, if there is interest.

Pet Owners

Attention dog walkers!!! Please clean up after your friend does his/her business. We would all prefer to walk around clean lawns. Also, picking up, but then leaving the bag on the ground is **not** acceptable.

Condo News

Annual Meeting

Join us for the Annual Homeowners Meeting November 13, at 7 PM in the Clubhouse. This is your opportunity to ask questions, meet your neighbors, and learn more about Emerald Green Condo Association.

November Elections

The election of board members will take place at The Annual Homeowners Meeting on Wednesday, November 13 at 7 PM in the Clubhouse. In October, Northwest Property will send the Annual Meeting notice along with the 2014 budget to all owners.

Projects for 2013

The Board is undertaking the following projects during the year:

- 1 Repair common hall interiors from roofing project – **Completed**
- 2 Install new LED exit/emergency lighting in the hallways – **Completed**
- 3 Install new soffit vents on all buildings – **Completed**
- 4 Repair siding on 6 buildings (29W451, 29W470, 29W440, 29W411, 2S435, 29W381) – **Completed**
- 5 Paint above 6 buildings and their 48 garage doors – **Completed**
- 6 Replace approximately 20 entry doors – Fall/Winter project
- 7 Determine balconies requiring repair or replacement – Fall /Winter project

Seasonal Decorations...FYI

Just a reminder as the holiday season is approaching soon...

Seasonal decorations shall not be installed any earlier than one (1) month before and must be removed no later than one (1) month after the date of the holiday. No outdoor decorations are permitted except for decorations which can be placed on a Unit door, patio or balcony.



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

Snow Plowing



Stonehill Landscaping (formerly Novak Paving) 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.

Space Heaters and Water

The space heaters in the common hallways will be turned on mid-November. At the same time the outside water will be turned off and the hoses disconnected from the water spigots.

Condo Sales

As of August 31, 2013 five condos were sold:
2S531 Emerald Green Dr. Unit D
29W410 Emerald Green Dr. Unit D
29W381 Emerald Green Dr. Unit F
29W411 Emerald Green Dr. Unit H
29W431 Emerald Green Dr. Unit B

Bank Owned Properties

As of August 31, 2013, one bank owned property is available for sale:
29W380 Emerald Green Dr, Unit F

Villa News

Annual Meeting: PLEASE NOTE the Annual Meeting has been changed from Tuesday, October 1, 2013 to **Wednesday, October 2, 2013 at 7:30 p.m.** at the Clubhouse. There will be 2 positions up for re-election at that time. Jennifer Cooley and Maury Weiser will be seeking re-election. Owners will be receiving a letter from Baum Property Management regarding the Annual Meeting. Ballots will be distributed at the Annual Meeting. The Board urges all Owners to attend the Annual Meeting as a quorum is required to conduct the annual election and other official business. If an Owner is not able to attend the Annual Meeting, kindly mark, date, sign and promptly deliver your Proxy to Baum Property Management, any Board Member or Villa Owner who will attend the Annual Meeting to vote on your behalf. The Proxy is revocable and will not affect your right to vote in person in the event you attend the Annual Meeting.

The Association would like to thank Barb Lipps for her time and commitment while serving as Secretary of the Board. Barb's service to her community has been greatly appreciated. Due to Barb's resignation, there is an open position on the Board which needs to be filled at the Annual Meeting. If you have ever considered or are interested in serving on the Board, now is your time. Nominations will be accepted from the floor during the Annual Meeting.

Meetings: 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 has been changed from Tuesday, October 1, 2013 to Wednesday, October 2, 2013 at 7:30 p.m. at the clubhouse.

Repairs / Painting: Inside-Out Painting Co. completed the repairs and painting of buildings 5 and 11. Norton Roofing installed new roofs on 3 of the units.

Landscaping: Progressive Landscaping will be cleaning the gutters some time in November after the leaves have fallen and performing their final fall clean up around November 15, 2012.

Snow Plowing: Progressive Landscaping is contracted to plow after 2 inches of snow has fallen beginning in November and ending in April.



Reminder: Although we all greatly appreciate owner's participation in making Emerald Green a beautifully landscaped neighborhood, all plantings require prior Board approval. 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 move or 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 by the landscapers under the Board's direction. The Board would like to thank the owners who have taken the proper actions to comply with this request.

Reminder: 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.

Reminder: 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.

Reminder: 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.

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 2—7:30 p.m.

Recreation Board:

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

Newsletter:

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

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



Condo Board:

Megan Paulsen, President 630-393-6630
Bill Crabtree, Vice President 630-836-9798
Jerry Bucko, Treasurer 630-465-3259
Mike Plichta, Member-at-Large 847-409-0094
Patrick Albrecht 630-688-9579

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.

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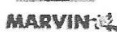
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