

Emerald Green Newsletter

emeraldgreeninfo.org

October / November 2014

Recreation Board News



Meeting and Elections

Please join us at the next Rec Board Meeting to be held on Tuesday, November 18 at 7:00 p.m. in the Clubhouse. Elections are coming up and we now have one Villa and two Condo Rec Board positions open. If you are interested in running, please let me know and I will give the information to you. The time commitment is not huge, and your ideas will be what shape our recreation area. Please get involved!

Scrapbooking!

Emerald Green Scrapbooking Weekend - Friday and Saturday - October 3 (starting at 6:00 p.m.) and Saturday October 4th until 8 p.m. Lunch on Saturday will be a potluck. Everyone attending should bring a dish to pass.

Game Night & Bonfire!

On Saturday, October 18, the Rec Board is hosting a game/ bonfire night in (and behind) the Clubhouse. The event begins at 3 pm and will go until late; pizza and pop will be provided. Please bring a snack or a dish to share. If you have a favorite game, please bring it. When it gets dark out, we will start the bonfire. We had a great time last year – let's make it even better this year!



Dog Walker

Attention all dog owners – if you will be going out of town or coming home late from work, Emerald Green resident, Ray Schmidt, is here to walk your four-legged friend for you. If you need his services please call 630-742-7468.

Contractors

Nick Battaglia has compiled a list of contractors that have been recommended by residents. A new name for a painter has been added recently. If interested please send him an email at nickbattaglia@hotmail.com

Pond Construction

In the next month or so, construction will begin on our pond. It will be messy for a little while but the end product will be worth it. Nick has the plans available if you are interested in seeing them.

Neighborhood Safety

It is getting darker sooner now and with Halloween coming up; please watch out while driving for the little ones running around. I watch every day as most cars do not stop at the signs. It is so dangerous! It will only take four seconds out of your day to make it safer for everyone. Also remember that the speed limit is 20 MPH in our neighborhood.

Free Fitness Classes in the Clubhouse!!!!

Lita Petersons is a Certified Therapeutic Recreation Specialist and condo owner for seven years. She would like to teach some fun classes for the Emerald Green Patrons to promote health and wellness to areas of life!

Lita would like the classes to begin the first full week of October. Please call her for additional information at 630-639-9647.

Move It and Lose It Exercise Class 9-10 MWF

Sit and Be Fit Chair Exercises 9-10 T/TH

Make and Take Craft Class for children five and older class size limit 10 Saturdays at 10am-11am

Jump and Jam Interactive Exercise/Dance Class Wednesdays 10:30-11:15 for little ones 5 and younger. Parents may stay for duration of class but not required (class limit 10 also)

****Please wear comfy workout clothes, non-skid athletic shoes, and bring towel and water bottle. Also a yoga mat if you have one for stretching would be great! Please check with your doctor beforehand if you have any health restrictions. (for fitness classes)





Condo News

Annual Board Meeting

Join us for the Annual Board Meeting November 12, 2014, 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 12, 2014 at 7 PM in the Clubhouse. In October, Northwest Property will send the Annual Meeting notice along with the 2015 budget to all owners.

Major Projects for 2014

The Board is undertaking the following projects during the year:

1. Removal of the remaining dead ash trees – **In progress, majority were removed**
2. Replacement of new trees - **Scheduled for planting in early October**
3. Replacement of entry doors – **In progress, forty doors completed/finishing touches required**
4. Repair/replacement of designated balconies – **In progress two balconies; two balconies completed**
5. Replacement of concrete in selected locations
6. Drainage improvements - **Completed in September**
7. Engineering study for retaining wall – **Completed in May**

For Your Information

The Emerald Green Rules and Regulations (revised February 2013), Page 8, Section E. Common Property; item 4 states:

“Smoking in lobbies and hallways is prohibited”

Effective January 1, 2008, smoking is prohibited within a minimum distance of 15 feet from common entrances to the condo buildings per Illinois Department of Public Health; therefore, no smoking is allowed in the courtyards. If you are smoking anywhere else on the property, please be respectful and dispose of your cigarette butts at home.

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 Monday through Thursday, pickup is on Friday.

Landscaping

Final cleanup of the grounds by Alan Landscaping is November 14.

Condo Sales

As of August 31, 2014 four condos were sold:

- 2S424 Emerald Green Dr. Unit G
- 2S427 Emerald Green Dr. Unit E
- 2S436 Emerald Green Dr. Unit H
- 2S409 Emerald Green Dr. Unit G

Bank Owned Properties

As of August 31, 2014, one bank owned property was available for sale:

- 2S416 Emerald Green Dr. Unit E



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.

Seasonal Decorations...FYI

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



Seasonal decorations shall not be installed any earlier than one month before and must be removed no later than one month after the date of the holiday. (1)

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

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.

Northwest Property Web Site Northwest Property now has a web site (www.nwpropertymanagement.net). From this web site you can now pay your assessment on line, request accounting information, request maintenance services for your property and much more.

Villa News



Board Meeting / Election

The next Board meeting is the Annual Meeting on Tuesday, October 7, 2014 at 7:30 p.m. at the Clubhouse. There will be three positions up for election at that time. Linda Christman will be seeking re-election. The Association would like to thank Maury Weiser for his time and commitment while serving on the Board. Maury's service to his community has been greatly appreciated. Best wishes to Maury and his family in their new endeavors.

Owners should have received a Notice of Annual Meeting together with a Candidates Come Forward Form, Revocable Proxy and Census Form from Baum Property Management. Ballots will be distributed at the Annual Meeting. If you are interested in running for the Board, kindly complete the Candidates Come Forward Form and return same to Baum Property Management to be listed on the 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. 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. Also, please complete the Census Form and return same to Baum Property Management. Owner's information will be kept confidential.



Painting / Repairs

Inside-Out Painting Co. will begin repairing and painting buildings 6 and 12 on October 6, 2014. Norton Roofing will be installing new roofs on 3 of the units and 2 additional roofs.

Landscaping

Progressive Landscaping will be cleaning the gutters sometime in November after the leaves have fallen and performing their final fall clean up around November 15, 2014.

Reminders

At the May 28, 2008 Board meeting, the Board voted and passed a Motion which prohibits the use of outdoor fire places of any kind. Although the Rules have not been updated to include same, any owner using an outdoor fire place will be sent a violation letter. Since storage of any kind is not allowed outside of a unit, including all patios, the storage of outdoor fire places outside of the units, whether in use or not, is not permitted. Therefore, please remove all outdoor fire places from the outside of the Villa premises immediately or risk being fined. For the safety and protection of all owners, we ask for your cooperation.

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.

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 Katie immediately.

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 Katie Ellis 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 Katie and obtaining prior authorization from Katie.

As of June 1, 2012, Baum Property Management is the new property management company. Villa owners should contact Katie Ellis, property manager, to report maintenance issues, obtain architectural change request forms and with general questions or concerns. Katie may be reached by emailing her at Katie@baumprop.com (preferred) or calling her at (630) 897-0500 ext. 1835. In case of an emergency after hours, please call Baum Property Management's emergency phone number at (630) 566-2900.

Meetings

The remaining Villa Board regular meeting in 2014 will be: Wednesday, December 3, 2014. The regular meeting will be held at 7:00 p.m. at the clubhouse. The Annual Meeting will be held Tuesday, October 7, 2014 at 7:30 p.m. at the clubhouse.

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
Linda Christman, Vice Pres.
Jennifer Cooley, Treasurer

Villa Property Management:

Baum Property Management
Mailing address: P.O. Box 46,
Aurora, IL 60507-0046
Katie Ellis, Property Manager
Katie@baumprop.com (preferred)
Katie's phone no.: 630-897-0500 ext
1835

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.



"Family Owned & Operated Since 1972"

D-S Exteriors, Inc.



D-S Exteriors Inc

WINDOWS • DOORS
PATIO & ENTRY DOORS
SIDING • GUTTERS
SOFFITS • FASCIA • TRIM



**INSURANCE WORK • HAIL AND
WIND DAMAGE**



MARVIN



40TH
Year
In Business

WHEATON-----

630-665-1849

-----**NAPERVILLE**

Member of the Chamber of Commerce & Better Business Bureau

PLEASE CHECK OUR FACEBOOK PAGE AT D-S EXTERIORS, INC. AND GIVE US A LIKE!  Like



Don't Be Spooked by The Real Estate Market!



It's

FANG-Tastic!

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

630.393.1700 * 630.231.8090

465 E. Roosevelt Rd.
West Chicago, IL. 60185

Find Your next spook-tacular home at:

www.daare.com

**Daniel
And
Associates
Real
Estate**

