

Emerald Green Newsletter

emeraldgreeninfo.org

October / November 2016

Recreation Board News

Meeting / Election

Please join us at the next Rec Board Meeting to be held on **Tuesday, November 15 at 7:00 p.m.** in the Clubhouse. Marion Lake (Condos) and “Limo” Mike Mont Pas (Villas) are up for re-election this year. **Please complete the attached ballot and drop it off in the mailbox located by the tennis court.**

Pool

The pool season is over for 2016. Huge thank you to **Ken** especially, and the pool attendants for taking great care of the pool and pool equipment.

Game Night/ Pizza Party / Bonfire

Join your neighbors for a pizza party and game night at 5:00 p.m. on **Saturday, October 22!** Pizza will be delivered at approximately 6:00 p.m. If the weather is cooperative, the bonfire will be lit between 7:30—8:00 p.m. The Rec Board will also provide pop, water and chips. If you would like to bring a salad, snack or dessert to share, please do — but **DO NOT** feel obligated to—we always have plenty! If you are new to Emerald Green, this is a great way to meet your neighbors.



Pond Update

As most of you know, after several hiccups, construction began on the pond. The work is expected to be completed by the end of October, weather permitting.



Holiday Decorating

Please join us on Sunday, November 27 at 3:00 p.m. to decorate the Clubhouse for the holidays. We will provide cookies and punch — children welcome!

Facebook

Watch our Facebook page for more pond updates as they happen! Search for “Emerald Green Recreation Association” on Facebook. A social page for “Emerald Green Residents in Warrenville IL” was started by one of our residents as a way to stay in touch with your neighbors.



Condo News

Annual Meeting

Join us for the Annual Homeowners Meeting November 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.

November Elections

The election of board members will take place at the Annual Homeowners Meeting on Wednesday, November 9, 2016 at 7 PM in the Clubhouse. In October, Northwest Property will send the Annual Meeting notice along with the 2017 budget to all owners.

Major Projects for 2016

The Board is undertaking the following capital improvements during the year:

1. Repair exterior plywood siding and trim on 5 buildings (2S405, 2S414, 2S531, 29W371, 29W410) – **completed in May**
2. Crack repair and patch asphalt pavement — **completed in June**
3. Replace hallway carpeting — **Summer/Fall**
4. Replace timber retaining wall on north end of property with masonry — **Fall/Winter**
5. Drainage remediation — **completed in July**

2015 Audit

The 2015 Emerald Green condo audit may be found on the Association's website at: www.nwpropertymanagement.net/emeraldgreen. If you would like a copy, please contact Pam at PamD@nwprop.com or call 815-459-9187 extension 216.

Window Replacement

If you are looking for Joe at D-S Exteriors, he can be reached at www.dsexteriors.com, (630) 665-1849-phone or (630) 675-5505-cell. To date, four homeowners windows and/or doors are replaced, 30 homeowners windows and/or doors are waiting for installation, and 38 homeowners have proposals.

As a friendly reminder, all original windows must be replaced by December 31, 2017. Unsure if your windows or doors are original, contact Joe.

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.

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.

Landscaping

Final cleanup of the grounds by Acres Group will take place in November.



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*)

Condo Sales

As of August 31, 2016, three condos were sold:

29W431 Emerald Green Dr. Unit G
29W384 Emerald Green Dr. Unit C
2S661 Enrico Fermi Ct. Unit G

Bank Owned Properties

As of August 31, 2016, there were no bank owned properties available for sale.

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.

(see page 7 for more Condo news)

Villa News

The next Board meeting is the Annual Meeting on Tuesday, October 4, 2016 at 7:30 p.m. at the Clubhouse. There will be two positions up for election at that time. Jennifer Cooley and Ray Eifert will be seeking re-election. Owners should have received a Notice of Annual Meeting together with a Candidates Come Forward Form and Revocable Proxy 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 prior to October 4, 2016 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.



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, 2016.

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.

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
Bill Crabtree, Vice President
Jerry Bucko, Treasurer
Anne Bussman, Secretary
Jeanine Ryan, 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.

Here's What's Happening
In Your
Neighborhood!



Knock, Knock

Who's there?

D.A.A.R.E.

D.A.A.R.E. who?

Warrenville IL. Real Estate - Emerald Green

Contract	2S590	Marie Curie Ln.	590	\$110,000
For Sale	29W390	Emerald Green Dr.	C	\$119,900
Contract	2S621	Enrico Fermi Ct.	16-D	\$134,900

MRED LLC—The accuracy of all information, regardless of source, seemed reliable but not guaranteed and should be personally verified through personal inspection by and/or with a DAARE professional.

Daniel And Associates Real Estate

We are #1 in Service

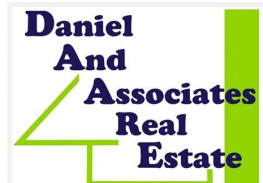
for Warrenville!!!

Ask Us about our Buy - Sell or Senior Discounts.

630.393.1700



Find Your Next Home at: **daare.com**



West Chicago, IL.



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

(Condo news continued from page 2)

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 x216.



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](http://www.nwpropertymanagement.net/emeraldgreen). If you would like a hard copy of the amended declaration and by-laws, please contact Pam at Northwest Property.

Space Heaters and Water

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

Past Due

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

Emerald Green Recreation Association

Annual Election

Date: November 15, 2016

Time: 7:00 p.m.

Place: Clubhouse

Villa Owners Only: Vote for one (1) only

_____ “Limo” Mike Mont Pas – 2 year term

_____ Write in candidate: _____ 2 year term

Condo Owners: Vote for one (1) only

_____ Marion Lake – 2 year term

_____ Write in candidate: _____ 2 year term

If you can't attend the Annual Meeting, please use this ballot to vote and then follow the instructions below.

1. Fold your ballot
2. Put your ballot in an envelope
3. Seal the envelope
4. Write your name and unit number on the envelope

You can give your sealed ballot to:

1. Anyone attending the Annual Rec Board Meeting
2. Any board member
3. Put your ballot in the Rec Mail box by the tennis court