

Emerald Green Newsletter

emeraldgreeninfo.org

December 2013 / January 2014

Recreation Board News

Clubhouse Decorating

It's time for the holidays and our clubhouse needs to look its best and we need your help! On December 4th at 6:30 p.m., we will put up the decorations for the holidays and have some pizza and pop. If you feel like bringing a snack or dessert to share, please do (but don't feel obligated to do so!!!).

Seamstress Needed!

Can you sew? The Rec Board is looking for someone to sew covers for the bench pads in the clubhouse. If interested in helping, please contact Nick or Marion. Just let us know when you are available and your rates.

Election

The Rec Board election was supposed to be last month, but due to ballots not getting out in time, the election will now be held on Tuesday, Dec 17th at 7:00 p.m. Please either bring your ballot to the meeting, give the proxy to your neighbor, or simply drop your ballot in the Rec Board mailbox by the tennis court.



Scrapbook Weekend!

There will be a scrapbooking workshop at the clubhouse from January 24th-26th. You can get tips and help on making your scrapbooks look their best. Call Marion for more information.

Stop Sign

As we all know, it's getting darker sooner and that means all people with dogs will be walking more in the dark. Please make complete stops at the stop sign! Many of us have almost been hit by impatient drivers. Please know that you only save four seconds by not stopping and the police department has asked us to start taking the license plate numbers of cars that don't stop. I, for one, will be doing that. We are all neighbors, so let's be considerate and help keep each other safe.



Condo News

Board Meeting

Join us for the Regular Board Meeting on January 8, 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

Thank you to everyone who submitted a proxy or came to the Annual election in November. The following homeowners were elected to the Board for a 2 year term: Megan Paulsen, Jerry Bucko, and Anne Bussman. For the full listing of Board members and positions, see the Board Meetings and Information page. The Board gives a big thank you to Patrick Albrecht for stepping up and completing Kaye Biesenthal's term.

Major Projects Completed for 2013

1. Replaced 124 exit lights with LED lighting
2. Replaced and added additional soffit vents on 31 buildings
3. Replaced 59 entry door lights
4. Repaired and painted 6 buildings
5. Installed drainage behind building 29W471 Emerald Green Dr
6. Removed 11 trees (ash, box elder, and birch)
7. Planted 7 trees

Major Projects for 2014

1. Removal of the remaining dead ash trees
2. Replacement with new trees
3. Replacement of selected entry doors
4. Repair/replacement of designated balconies
5. Replacement of concrete in selected locations
6. Drainage improvements
7. Engineering study for retaining wall

Tree Pruning

The second week of December the trees surrounding the buildings will be pruned by Creekside Tree Service. The goal is to raise all of the limbs hanging over the roofs by six feet.

Mailings

The second week of December, Northwest Property will mail to the homeowners the coupon books, the adopted budget, and the 2012 audit report from Michael Cochrane and Associates.

Fireplace Request

If you have returned your fireplace inspection questionnaire to Northwest Property thank you. If you have not, please do so now. When using your fireplace remember to open the damper. It takes two pulls for the damper to open.



Winter Weather Reminders

Space heaters in hallways are to be kept at "**LOW**".
 Keep entry doors tightly closed. If your entry door does not close completely and tightly, please report to Northwest Property.
 Keep garage hallway doors closed to avoid heat escaping to the garages.
 Plastic window insulation to be installed on inside of window only.
 If ice damming and leaking occur, pop bubbles caused by accumulating water and call Northwest Property *immediately*.
 Be sure your flue is open *all the way* before lighting a fire in the fireplace.
 Do not leave lighted fires unattended.
 Do not remove ashes from fireplace until they are completely *cold*.
 Second floor owners must keep balcony clear of ice and snow.
 Sidewalk and driveway ice melt under the stairs should be used on all icy areas.
 Run water at a trickle on extremely cold nights to maintain water movement through your water pipes to prevent freezing.
 As always, if there is a problem with the building or common area, please contact Northwest Property.

Condo Sales

As of October 31, 2013 two condos were sold:
 2S661 Enrico Fermi Court, Unit F
 29W390 Emerald Green Dr, Unit G

Bank Owned Properties

As of October 31, 2013, two bank owned properties are available for sale:
 29W380 Emerald Green Dr, Unit F
 2S404 Emerald Green Dr, Unit B

Villa News

Please be advised that Shawn Sandling is no longer an employee of Baum Property Management. Therefore, the new property manager is Katie Ellis (see contact information below).

Board Meeting

The next Board meeting is December 4, 2013 at 7:00 p.m. at the Clubhouse.



October Elections

At the Annual Meeting held October 2, 2013, Jennifer Cooley and Maury Weiser were re-elected to the Board and Linda Christman was nominated from the floor. The Association would like to welcome Linda to the Board. The Board positions are as follows: Kathi Newell, President, Linda Christman, Vice President, Maury Weiser, Vice President, Desiree King, Secretary and Jennifer Cooley, Treasurer. The Association would like to thank Barb Lipps for her time and commitment while serving this community during her tenure on the Board. The Board would also like to thank the owners who attended the Annual Meeting and/or submitted a Proxy so that a quorum was called and the Annual Meeting was conducted.

Mailings

Villa Owners should have received a packet of information including a letter from Baum Property Management regarding the Budget for 2014, the 2014 Budget and a Chart indicating a breakdown of line item expenses for the 2014 monthly assessments. Villa Owners will receive the Annual Letter from the Board shortly.

Villa Owners will be receiving a coupon book for the payment of the 2014 monthly assessments. Please note that effective January 1, 2014, the monthly assessment is \$276.00 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 Katie at Baum Property Management for information regarding Direct Debit.

Progressive Landscaping has completed landscaping responsibilities and gutter cleaning for 2013. A Snow Removal Contract has been entered into with Progressive Landscaping for snow removal for the 2013-2014 winter season. Poles may be placed next to the driveways. Please do not remove or damage said poles.

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 Katie 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 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.

The Villa Board regular meetings in 2014 will be: Wednesday, February 26, 2014, Wednesday, April 23, 2014, Wednesday, June 25, 2014, Wednesday, August 27, 2014 and Wednesday, December 3, 2014. The regular meetings 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.

Reminder: 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.

HAPPY HOLIDAYS AND BEST WISHES FOR 2014!

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.
Maurice Weiser, Vice Pres. 630-393-1224
Desiree King, Secretary 630-836-1953
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.



29W431 Emerald Green Dr.
Unit 24-A



2s612 Enrico Fermi Ct.



29w460
Emerald Green Dr.
Unit F



2s644 Enrico Fermi Ct.

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Way to go!

Thanks DAN!



You got it Rita!
Best Wishes in Florida!



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