

Emerald Green Newsletter

emeraldgreeninfo.org

December 2014/ January 2015

Recreation Board News

Meeting

Please join us at the next Rec Board Meeting to be held on Tuesday, February 17, 2015 at 7:00 p.m. in the Clubhouse.

Election Results

Elections were held on November 18th and board members Marion Lake and Michael Mont Pass have been re-elected. Both have been valuable members in the past and will continue doing a great job for our community. We also appointed a new board member, Lee Ann Meiborg, who will act as Secretary. She will be taking over for Jeffery Forth, who had to leave due to work commitments. We would like to thank Jeff for all his help on the board. He is the reason why we have such a nice design for the pond, and wish him well in the future.



Clubhouse Decorating

Lets all get together and help make the clubhouse look great for the holidays! We will meet on Sunday November 30th at 2pm to put up Christmas decorations.

Game Night

Game night!!!! January is a long, cold and dark month so lets all get together and have some fun! On the 24th at 3pm we will meet in the clubhouse for games, pizza and community. If you would like to bring a snack or dessert to share, we won't mind at all! Also, if you have a fun game, bring that, too!

Pond Construction

Due to a few unavoidable delays, work on the pond will begin in the spring.

Neighborhood Safety

It is getting dark out much earlier now and therefore also getting harder to see while driving. There are many children playing and people walking their dogs, so lets all take the time to slow down while driving and stop at the signs. I cannot tell you how many people I see going through the stop signs. It only takes a few seconds to stop!



Condo News

Board Meeting

Join us for the Regular Board Meeting January 14, 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.

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: Bill Crabtree and Mike Plichta. For the full listing of Board members and positions, see the Board Meetings and Information page.

Mailings

During December, Northwest Property will mail to the homeowners the coupon books, the adopted budget, and the 2013 audit report from Michael Cochrane and Associates.

Major Projects Completed in 2014

1. Installation of chimney caps where needed
2. Removal of dead ash trees
3. Replacement of new trees
4. Replacement of entry doors; 40 doors completed with finishing touches required
5. Replacement of 5 balconies with 1 in progress
6. Replacement of concrete sidewalks for 2 buildings
7. Drainage improvements for 1 building
8. Engineering study for retaining wall

Major Projects for 2015

The Board is undertaking the following projects during the year:

1. Repair balcony railings
2. Repair & paint 6 exterior buildings
3. Replace entry doors for 9 buildings
4. Bring declaration/by-laws into compliance with Illinois Condo Act
5. Update reserve study
6. Concrete replacement
7. Obtain additional bids for retaining wall
8. Remove 4 ash trees and several crab trees
9. Plant 4 trees

Winter Shrub Pruning

In January, Alan Landscaping will prune all the shrubs around the perimeter of the 4 buildings on Enrico Fermi and buildings at 29W411, 29W431, 29W451, 29W471, 29W470, and 2S436 Emerald Green Dr. The shrubs are to be reduced to a height of 1 to 2 feet.

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 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.

Condo News continued on Page 5

Condo Sales

As of October 31, 2014 four condos were sold:

29W390 Emerald Green Dr. Unit F
2S427 Emerald Green Dr. Unit H
2S424 Emerald Green Dr. Unit F
29W460 Emerald Green Dr. Unit C

Bank Owned Properties

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

2S416 Emerald Green Dr. Unit E



Villa News



Board Meeting / Election

The next Board meeting is Wednesday, December 3, 2014 at 7:00 p.m. at the Clubhouse.

At the Annual Meeting held October 7, 2014, Linda Christman was re-elected to the Board and Ray Eifert and Michael Teti were nominated from the floor. The Association would like to welcome Ray and Michael to the Board. The Board positions are as follows: Kathi Newell, President, Linda Christman, Vice President, Ray Eifert, Vice President, Michael Teti, Secretary and Jennifer Cooley, Treasurer. The Board would 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.

Villa Owners should have received a letter from Baum Property Management together with the proposed Budget for 2015. The Board will approve the 2015 Budget and increase in the monthly assessment for 2015 at the December 3, 2014 Board meeting. Villa Owners will receive the Annual Letter from the Board in early December with the approved 2015 Budget. Villa Owners will also be receiving a coupon book for the payment of the 2015 monthly assessments. 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.



Painting / Repairs

Inside-Out Painting Co. completed repairing and painting buildings 6 and 12. Norton Roofing installed several new roofs.

Landscaping

Progressive Landscaping completed landscaping responsibilities and gutter cleaning for 2014. A Snow Removal Contract has been entered into with Progressive Landscaping for snow removal. Please keep in mind that the Association pays per removal after 2 inches of snow. Therefore, during a snow storm, the snow removal process will not start until the snow starts to taper off.

Reminders

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.

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.

2015 Meetings

The Villa Board regular meetings in 2015 will be: Wednesday, February 25, 2015, Wednesday, April 22, 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.

HAPPY HOLIDAYS AND BEST WISHES FOR 2015!

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

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 630-393-4033

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

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.



Condo News (continued from page two)

Winter Weather Reminders

1. Keep your overhead garage door closed at all times to help reduce the electricity cost of the hallway heaters.
2. Keep entry door closed. If your entry door does not close completely and tightly, please report to Northwest Property.
3. Keep garage hallway door closed to avoid cold entering into the hallway thus causing the hallway heater to run more frequently.
4. Plastic window insulation to be installed on inside of window only.
5. If ice damming and leaking occur, pop bubbles caused by accumulating water and call Northwest Property *immediately*.
6. Be sure your flue is open *all the way* before lighting a fire in the fireplace.
7. Do not leave lighted fires unattended.
8. Do not remove ashes from fireplace until they are completely *cold*.
9. Second floor owners must keep balcony clear of ice and snow.
10. Sidewalk and driveway ice melt under the stairs should be used on all icy areas.
11. 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.

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.

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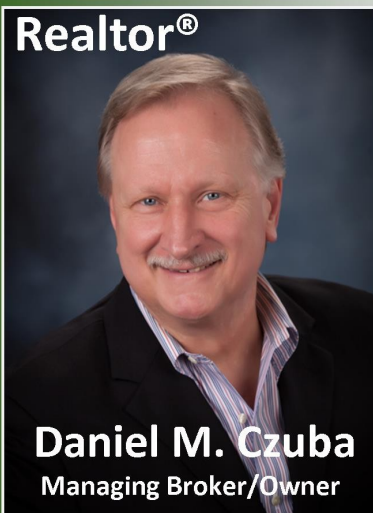


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