

# Emerald Green Newsletter

emeraldgreeninfo.org

February and March 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.

### **Pond Construction**

We were supposed to have work either started or completed by now but there are always things that come up with these projects. The plans for the pond have been sent to the city for approval, and when approved we can find a contractor and get a start date. The grant approved by the county for last year will be held over this year for us. I will keep everyone up to date and as always you may ask to see the plans whenever you like.

### **Game Night**

Due to the success of our game night in January, we will be having another one on April 11 at 5:00 p.m. Depending on the weather, we may be able to have a bonfire behind the clubhouse. Game night is a great way to meet new people, catch up with friends, play games (if you want to) and eat good food. Two brand new families joined us for game night and we hope they will be back! We will provide pizza and pop for everyone. Please bring a dish or dessert to share if possible.

### **Pool Season**

Did you know that there are only 111 days till the pool opens!!! This means that you should start to look for your pool pass so you may enjoy the pool this summer. If you need a replacement, there is a five dollar replacement fee. There is no fee for new residents or owners who have never received a pass. Contact Marion for all pool pass questions.

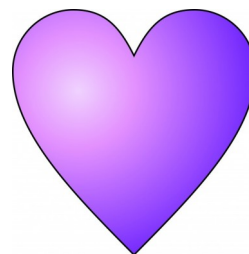
In order to use the pool, clubhouse and tennis courts all dues must be up to date. The reason is your dues help keep everything running.

### **Garage Sale Coming Up in May**

Time to start going through all your things and get ready for our annual garage sale which will take place in May. A date will be provided in the next newsletter, but it usually falls during the second or third weekend of the month.

### **Emerald Green Ladies Club**

The Emerald Green Ladies Club is looking for new members, no matter what your age! We meet on the third Wednesday of each month at noon in the Emerald Green Clubhouse and we would love for you to join us! We have a great time playing cards and games after our luncheon meetings (usually brown bag). We also go on outings for entertainment, weather permitting. Hope to see you there! For questions, please contact Elvira Connelly at 630-393-2403.





# Condo News

## Board Meeting

Join us for the Regular Board Meeting March 11, 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.

## 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 17 entry doors
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—**Completed in January**
9. Plant 4 trees

In January, Creekside Tree Service removed trees at the following locations:

Ash, 2S661 Enrico Fermi  
White Ash, 29W384 Emerald Green  
White Ash, 2S409 Emerald Green  
Green Ash, 29W471 Emerald Green  
Oak, 29W391 Emerald Green  
Crabapple and Fir, 2S435 Emerald Green  
Crabapple, 2S415 Emerald Green  
Crabapple (2), 29W440/29W411 Emerald Green

## Heat Reminder

If you are going out of town during the winter months, set your heat no lower than 60 degrees.

## 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.

## Winter Weather Reminders

1. Keep your overhead garage door closed at all times to help reduce the electricity cost of the hallway heaters. Do not warm cars in garage or half way in garage.
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 (both hot & cold faucets) on extremely cold nights to maintain water movement through your water pipes to prevent freezing.
12. As always, if there is a problem with the building or common area, please contact Northwest Property.

## Condo Sales

As of December 31, 2014, twenty-one condos were sold.

## Bank Owned Properties

As of December 31, 2014, two bank owned properties were available for sale:  
2S416 Emerald Green Dr. Unit E  
2S405 Emerald Green Dr., Unit C

## Christmas Decorations...FYI

Just a reminder: All Christmas decorations must be removed by January 25.  
 (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.





# Villa News

## Board Meeting / Election

The next Board meeting is Wednesday, March 4, 2015 at 7:00 p.m. at the Clubhouse.

Villa Owners should have received a coupon book for the payment of the 2015 monthly assessments. Please note that effective January 1, 2015, the monthly assessment is \$284.00 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.



## 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](mailto: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

Please note the **changes** to the Board's regular meetings in 2015 for March and April: Wednesday, March 4, 2015, Wednesday, April 29, 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.

**STAY WARM!!!!**

## 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  
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  
After hours emergency..... 630-566-2900

### 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,

### 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 emeraldgreen-  
info.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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## **D-S Exteriors, Inc.**

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# ***It may be COLD Outside*** **but the Real Estate Market is** ***Warming Up!*** **Let Us thaw out Your Future Plans!**



**29W440 Emerald Green Dr. Unit 25-H**

Beautifully maintained 2<sup>nd</sup> Floor, 2 Bedroom, 2 Bathroom unit with wonderful views of the courtyard. Most of the mechanicals are new or newer and VERY CLEAN! This unit has sliding glass doors on either side of the gas fireplace.



**2s622 Pierre Curie Ln.**

Move in condition Ranch Villa, 2 Bedrooms, 1 Bathroom, Wood Burning Fireplace to keep you warm this winter, large finished basement with new laminated floor.

All homes located in Warrenville, IL.

## **For a Free Market Analysis, "Call Us Today!"**

### **What's Happening in Emerald Green!**

|        |                          |                  |
|--------|--------------------------|------------------|
| 29W380 | Emerald Green Dr. Unit C | <b>\$87,900</b>  |
| 29W460 | Emerald Green Dr. Unit F | <b>\$94,000</b>  |
| 2S641  | Enrico Fermi Ct. Unit H  | <b>\$114,500</b> |
| 2S638  | Enrico Fermi Ct.         | <b>\$121,000</b> |
| 2S610  | Marie Curie Ln.          | <b>\$124,500</b> |
| 2S655  | Emerald Green Dr.        | <b>\$129,999</b> |

## **630.393.1700**

**Daniel  
And  
Associates  
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