

Emerald Green Newsletter

emeraldgreeninfo.org

April 2014 / May 2014

Recreation Board News

BOARD MEETING

Please join us at the next Rec Board meeting to be held on Tuesday, May 20, 2014 at 7:00 p.m. in the Clubhouse.

GARAGE SALE

It's time to do some spring cleaning and find items to sell in the garage sale that will be held on May 16th and 17th! The Rec Board will put ads in the paper again, so a five dollar fee per garage will be collected -- feel free to share garages. We will also have another garage sale in September, date to be announced.

POOL SEASON

Get your swimsuits ready because the pool opening will happen on May 23rd. Let's make this another great pool season! Pool hours will remain the same and, of course, on certain Saturdays we will have a late swim. Please note that smoking on the upper deck is no longer permitted, as it has been ruining the carpet. No alcohol is permitted in any pool/deck/upper deck area.



BBQ

Say goodbye to winter with a BBQ to be held by the Rec Board. It has been a long and difficult winter, so let's have some fun on May 31st at 1-4 p.m. Please bring a dish to share. Pop, burgers and hotdogs will be provided.

REMINDERS

With spring and summer upon us, remember that more people will be out walking and playing, so let's keep our speed to the limit (or lower) and obey all stop signs.

We all need to do our part to keep Emerald Green clean, so please pick up after your dog. Putting it in a bag and leaving the bag on the ground does not count. Take the bag with you and dispose of it properly. I know I keep saying this, and the message on stop signs a lot, but it keeps on happening.



Let's try to keep me quiet next newsletter and keep us clean and safe!! Thanks! Nick

Condo News

BOARD MEETING

Join us for the Regular Board Meeting May 14, 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.

MAJOR PROJECTS FOR 2014

The Board is undertaking the following projects during the year:

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



ANNUAL FIRE ALARM & GARAGE INSPECTION

Alarm Detection Systems (ADS) will conduct the annual inspection of the smoke and heat detectors on Wednesday, Thursday, and Friday, June 4, 5, and 6. The inspection requires access to your unit and garage. A schedule will be mailed with the times.

CARPET CLEANING

Cornelia Carpet will shampoo the common hallways and stair carpet June 9 -13 from 9 AM to 4 PM. A schedule will be mailed to you with the times.

HEAT & WATER

The outside water will be turned on the week of April 15. At the same time the space heaters in the hallways will be turned off weather permitting

CHRISTMAS DECORATIONS

Per the Rules & Regulations, all Christmas decorations including lights must be removed 30 days after the holiday. If your decorations or lights are still up, please remove.

SECOND FLOOR ATTIC INSULATION

After the extremely cold winter and the high heating bills, it was pointed out that to reduce your heating bills and save up to 20% on heating and air conditioning costs, the attic should have more insulation. Many attics for the second floor units only have the original insulation that was installed by the builder in the 1970's. Insulation guidelines (higher R values) have changed over the years. If you are interested in adding insulation to your attic contact Megan Paulsen at 393-6630. If 10 or more people are interested, we may receive a volume discount.

Condo Sales

As of February 28, 2013, two condos were sold:
29W380 Emerald Green Dr, Unit F
2S416 Emerald Green Dr, Unit F

Bank Owned Properties

As of February 28, 2013, two bank owned properties were available for sale:
2S404 Emerald Green Dr, Unit B
2S435 Emerald Green Dr, Unit C



RECYCLE HERE

Attached to the newsletter is a sheet stating what can and cannot be recycled in the green containers.

Villa News

BOARD MEETING

The next Board meeting is Wednesday, April 23, 2014 at 7:00 p.m. at the Clubhouse.

MESSAGE FROM CONCERNED OWNER:

"Until now the Board has simply requested that you pick up after your dogs. This is ridiculous since you never do. We do have many dog owners that do and many more that don't. If you are not careful, it may start costing all of us in our pocket book. We may have to hire people to be your mother and pick up after you and that will have to raise HOA's which already goes up every year. I love my dog and do pick up even though with my cancer I should not be near feces. I personally will go around the Villas and be your mother this year. When my 13 year old dog dies, I can't replace her because it is too difficult to be a responsible pet owner and care for my ongoing cancer. Please take your duties seriously as no one here is responsible for your messes like Mom was."

Sincerely, Linda Christman



SPRING CLEANUP / LANDSCAPING

Progressive Landscaping will begin Spring cleanup in April and will be performing landscaping services until November. In accordance with the Association's Rules, Owners and/or dog walkers are to pick up dog waste immediately.

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.

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.

REMINDER: The Villa Board regular meetings in 2014 are: 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.



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

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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You got it Rita!
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Recycle Here.®

What's recyclable in our single-stream recycling program:

RECYCLE THESE!

Glass & plastic bottles
(must be in the shape of a bottle)

Aluminum & Tin Cans
(must be free of food residue)

Cardboard boxes
(must be broken down)

White & Colored Paper
newspapers (and their inserts)

Books (hard or soft cover)

Magazines and Junk-mail

Envelopes (windows ok)

Brochures & Pamphlets

Coated Paper (shiny)

Computer Printouts

Carbonless Receipts

Post-It Notes

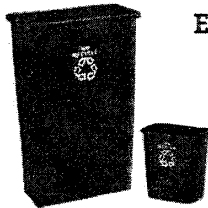
Manuals with Glue Bindings

File Folders (with metal hangers)

File Folders (with plastic tabs)

Wire & Plastic Spirals

Staples, Paper Clips and Clamps



TRASH THESE!

Candy Wrappers

Carbon Paper

Carpet or Cloth

Glass (if not a bottle or jar)

Food soiled cardboard

Food or any Organic Waste

Liquids

Plastic Bags and Saran Wrap

Plastics (if they're not a bottle)

Plates or Dishes

Styrofoam

Used Paper Cups and Paper Plates

Used Paper Towels

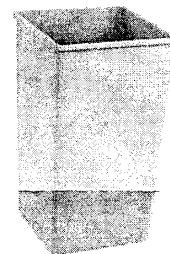
Used Tissues

Waxed Cardboard (milk)

Waxed Paper

Wet or Soiled Paper

Window Glass



Call us at 800-796-9696

Think Green and recycle as much as you can.

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WM/Recycle America is the nation-wide recycling subsidiary of Waste Management, Inc. 1411 Opus Drive, #400, Downers Grove, IL 60515.