

Emerald Green Newsletter

emeraldgreeninfo.org

April and May 2015

Recreation Board News

Meeting

Please join us at the next Rec Board Meeting to be held on Tuesday, May 19, 2015 at 7:00 p.m. in the Clubhouse.

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. We will provide pizza and pop for everyone. If you'd like to, bring a dish or a favorite game to share! See you then!

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 the weekend of May 15-16th. We will be placing a newspaper ad, so a \$5 fee per garage will be collected the day of the garage sale.



Pool Attendants Needed!!!

Pool Attendants must be 18 years or older and be able to spend long hours outside. If you would like more information, please contact a Rec Board member and we will be glad to help.



Pool Season

Opening day is Saturday, May 23, Memorial Day Weekend. Contact Nick or 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.

Emerald Green Ladies Club

Why not join? Please contact Elvira Connelly at 630-393-2403 with any questions.

Melted snow means. . . . keeping our neighborhoods lovely for all to enjoy. Please pick up after your pup and don't litter.

Condo News

Board Meeting

Join us for the Regular Board Meeting May 13, 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—Spring
2. Repair & paint 6 exterior buildings (29W380, 29W391, 29W390, 2S416, 2S407, 2S436)— Summer
3. Replace 17 entry doors—Spring
4. Bring declaration/by-laws into compliance with Illinois Condo Act—**Received draft from attorney**
5. Update reserve study—Spring
6. Concrete replacement—Summer
7. Obtain additional bids for retaining wall—In progress
8. Remove 4 ash trees and several crabapple trees—**Completed in January**
9. Plant 4 trees—Spring and Fall



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 3, 4, 5 and Wednesday, Thursday, and Friday June 10, 11, and 12. The inspection requires access to your unit and garage. A schedule will be mailed with the times. The time has changed to: 5:00 p.m.—9:00 p.m.

Heat & Water

The outside water will be turned on the week of March 30. At the same time the space heaters in the hallways will be turned off, weather permitting

Landscaping

Effective April 1, Acres Group will be our landscaper on the property. If you have bushes or a gardening bed that you don't want touched by the landscaper, contact board member, Bill Crabtree, to receive markers to add to your bed.

Carpet Cleaning

Cornelia Carpet will shampoo the common hallways and stairs June 15 -19 from 9 AM to 4 PM. A schedule will be mailed to you with the dates and times.

Condo Sales

As of February 28, 2015, one condo was sold:

29W431 Emerald Green Dr., Unit A

Bank Owned Properties

As of February 28, 2015, two bank owned properties were available for sale:

2S416 Emerald Green Dr. Unit E

2S405 Emerald Green Dr., Unit C



Villa News

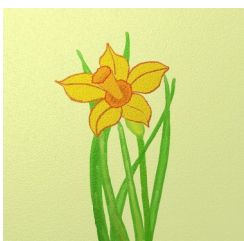
Board Meeting

The next Board meeting is Wednesday, April 29, 2015 at 7:00 p.m. at the Clubhouse.

Our condolences to Julie Gibson, Villa owner, and her brother, Robert Gibson, Villa resident, on the passing of their mother, Mary Ruth Gibson. Mary went to be with the Lord on January 9, 2015. In 2007, Mary moved to Warrentville to live with her daughter, Julie. Mary enjoyed living in Warrentville and attending ESSE Adult Day Care until her passing. Mary's Christian faith was an important part of her life. Mary will be missed by all those who knew her and loved her.

Our condolences to Michael Kuziemka, Villa owner, on the passing of his mother, Rita W. Kuziemka. Rita entered eternal life on January 18, 2015. Rita's strong faith in God and her deep sense of family governed her life and shone in everything she said and did. Rita will be missed by all those who knew her and loved her.

Spring has finally arrived and so too will the nice weather. There are several new owners and families so let's make our new neighbors feel welcomed. People (including kids, dogs, bikes, etc.) will be out and about so please pay close attention and drive safely.



Landscaping

Progressive Landscaping will begin spring cleanup in April and will be performing landscaping services until November. The usual day for lawn mowing is Friday (weather permitting). There is no usual day for trimming and fertilizing. 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. 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.

Owners and/or dog walkers are to pick up dog waste immediately and discard same with household garbage.

The Board is in the process of obtaining Proposals from Inside-Out Painting Co. for the repairs and painting of the next set of buildings. The 2015 budget allows for one building to be completed this year.

The Board is in the process of obtaining Proposals for sealcoating and repairs to the driveways and common area parking.

The Board is working with Keay & Costello to update the Association's Declaration and Rules to bring them into compliance with current laws.

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.

(Villa news is continued on page 5)

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

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.



(Villa News continued from page 3:)

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.

Reminder: Villa owners should contact Katie Ellis, property manager, at Baum Property Management 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

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.

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Member of the Chamber of Commerce & Better Business Bureau

PLEASE CHECK OUR FACEBOOK PAGE AT D-S EXTERIORS, INC. AND GIVE US A LIKE!  Like



Hello Spring!

Think GREEN!

29W440 Emerald Green Dr. Unit 25-H



Beautifully maintained 2nd 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 both sides of the gas fireplace.



All homes located in Warrenville, IL.



**For a FREE
Market Analysis, "Call Us Today!"**

630.393.1700

What's Happening in Emerald Green!

29W460	Emerald Green Dr.	Unit F	\$94,000
2S610	Marie Curie Ln.		\$124,500
2s655	Emerald Green Dr.		\$129,999
29W431	Emerald Green Dr.	Unit 24-A	\$150,000

SOLD!

**Daniel
And
Associates
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www.daare.com

Text "HOME" to 630.206.3337
to view more properties.

