

Emerald Green Newsletter

emeraldgreeninfo.org

April / May 2016

Recreation Board News

Meeting

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

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 on May 14 (rain date May 15). We will be placing a newspaper ad, so a \$5 fee per garage will be collected the day of the garage sale.

Pond Update

The pond renovation has been put on hold yet again because the construction company needs more information regarding the Kerr-McGee thorium removal. The renovation will begin as soon as possible.

Facebook

Watch our Facebook page for more pond updates as they happen! Search for "Emerald Green Recreation Association" on Facebook.

Clubhouse

Thank you to Rose Montes for donating a brand new ping pong table for use in the Clubhouse!

Pool Season

Opening day is Saturday, May 28, 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**.

Dog owners please be respectful and pick up after your best friend, if you don't, no one will.



Condo News

Board Meeting

Join us for the Regular Board Meeting May 11, 2016, at 7 PM in the Clubhouse. This is your opportunity to ask questions, meet your neighbors, and learn more about Emerald Green Condo Association.

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.

Seal Coating/Crack & Patch Repair

Seal coating/crack fill/patch repair will start May 10 and 11 with a rain date of May 12. A schedule will be mailed with the dates and times.

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 1, 2, 3 and Wednesday, Thursday, and Friday June 8, 9, and 10. 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 stairs June 13 – 17 from 9 AM to 4 PM. A schedule will be mailed with the dates and times.

Major Projects for 2016

The Board is undertaking the following capital improvements during the year:

1. Repair exterior plywood siding and trim on 5 buildings (2S405, 2S414, 2S531, 29W371, 29W410) – **April**
2. Crack repair and patch asphalt pavement – **May**
3. Replace hallway carpeting – **Summer/Fall**
4. Replace timber retaining wall on north end of property with masonry – **Fall/Winter**
5. Drainage remediation

Removal of Satellite Dishes

Any satellite dish located on the fascia of a buildings scheduled to be repaired and painted this year, must be moved to the 8 foot board located on the fire walls. Any dish not moved will be removed!



Flower Pots on Balconies

Homeowners who have plants/flowers on their balconies must place a saucer under the plants to catch the water. Water damage to the wood structure of the balcony required the Association to undertake major repairs and in some cases replacement of the balcony. To protect our investment in our property, please use a saucer under the plant. If you find your neighbor not using a saucer, please contact Northwest Property.

Documents on Web Site

The 2015 amended declaration and by-laws and the 2015 reserve study may be found on the Emerald Green Condo web site at www.nwpropertymanagement.net/emeraldgreen. If you would like a hard copy of the amended declaration and by-laws, please contact Pam at Northwest Property.

Condo Sales

As of February 29, 2016, two condos were sold:

2S404 Emerald Green Dr., Unit A
2S641 Enrico Fermi Ct., Unit B

Bank Owned Properties

As of February 29, 2016, there were no bank owned properties available for sale.

If you are planning to sell your condo this year, please check out our web site at www.nwpropertymanagement.net/emeraldgreen to see how you can advertise your condo for free.

Villa News

The next Board meeting is Wednesday, April 27, 2016 at 7:00 p.m. at the Clubhouse.

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.

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 approving a Proposal from Inside-Out Painting Co. for the repairs and painting of buildings 7 and 9.

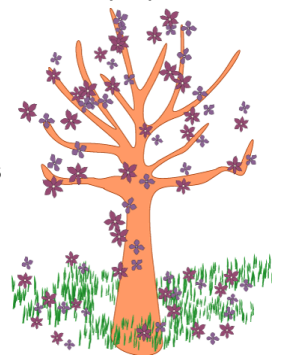
Kramer Tree Service pruned several trees that were either crowding the buildings or were in a state of decline and removed a few dead trees.

Villa Owners should have received a Memo from the Association dated March 18, 2016 requesting completion of a census form and submission of proof of homeowners insurance. Kindly comply and respond to said Memo. 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 David, property manager, 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, installation of new windows or doors, 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 David, property manager, 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 David and obtaining prior authorization from David.

The Board's regular meetings in 2016 are: Wednesday, February 24, 2016, Wednesday, April 27, 2016, Wednesday, June 22, 2016, Wednesday, August 24, 2016 and Wednesday, November 30, 2016. The regular meetings will be held at 7:00 p.m. at the clubhouse. The Annual Meeting will be held Tuesday, October 4, 2016 at 7:30 p.m. at the clubhouse.

Reminder: Villa owners should contact David Worley, property manager, at Baum Property Management to report maintenance issues, obtain architectural change request forms and with general questions or concerns. David may be reached by emailing him at david@baumprop.com (preferred) or calling him at (630) 270-1827. 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 4—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:

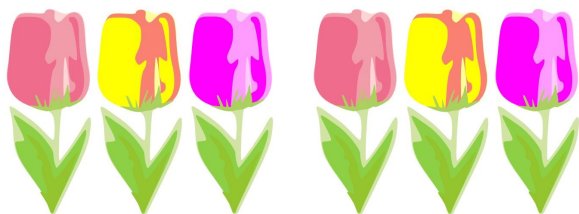
Information due by the 25th of the month
Editor: Lee Ann Meiborg

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
David Worley, Property Manager
David@baumprop.com (preferred)
David’s phone no.: 630-270-1827



Condo Board:

Megan Paulsen, President
Bill Crabtree, Vice President
Jerry Bucko, Treasurer
Mike Plichta, Secretary
Jeanine Riley, Member-at-Large

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.

FREE **Comparative Market Analysis**

\$250. Value

**What is Your Home Worth
in Todays Market?**

Ask a D.A.A.R.E. Broker!

**For All of Your Real Estate Needs...
"Call Us Today!"**

630.393.1700

Se Habla Español



**Daniel
And
Associates
Real
Estate**
www.daare.com



Mobile (847)347-4448

Chuck@yougotchuck.com

www.yougotchuck.com

Chuck Sadowski

Proud Veteran

You're in luck You got Chuck

Emerald Green Resident

My focus is to help you achieve your real estate goals and dreams by learning what's important to you. As a full-time agent I make you my priority by responding quickly to your communications.

 CALL TODAY & SAVE UP TO \$1000 ON SELLING YOUR HOME!

Savings based on final selling price.

Emerald Green Fun Facts...

Did you know.....

❖ The 4 Emerald Green Condominium Models:

- ◆ Aspen: 2 Br/1 Bath – 1024 sq. ft. (1st or 2nd floor)
- ◆ Chestnut: 2Br/2Bath -1125 sq. ft. (1st floor)
- ◆ Poplar: 2Br/2Bath -1024 sq. ft. (1st or 2nd floor)
- ◆ Hawthorne: 3 Br/2 Bath – 1489 sq. ft. (2nd floor)

Info from original builder promotional material – Units located in the circle.

- ❖ The Chestnut Model won a Gold Key Award for excellence in 1978 from the Home Builders Association of Greater Chicago.***

Sign up for my monthly real estate email newsletter and receive a copy of the original floor plans for your condo model

Just email the following to Chuck@yougotchuck.com

- | | |
|-----------|--------------|
| ◆ Name | ◆ Model name |
| ◆ Address | ◆ Phone # |
| ◆ Unit # | |



CALL TODAY: 847-347-4448