

Emerald Green Newsletter

emeraldgreeninfo.org

August 2014 / September 2014

Recreation Board News

BOARD MEETING

Please join us at the next Rec Board meeting to be held on Tuesday, August 26, 2014 at 7:00 p.m. in the Clubhouse.

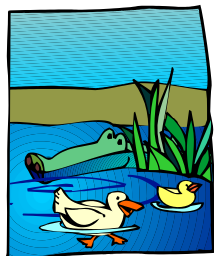
Pool closing party - 9/6/14 - come rain or shine. Meet your neighbors and pick up your recreation passes if you haven't done so this year. The party starts at noon and ends at 4:30 p.m. Please bring a dish to share. Meet your Rec Board Members!

In response to many requests, we will have a fall garage sale on Saturday only—SEPTEMBER 13. Please contact Marion or Nick if you are interested. As usual, we will advertise in the newspaper and post signs at the neighborhood entrance.



Emerald Green Scrapbooking Weekend - Friday and Saturday - October 3 (starting at 6:00 p.m.) and Saturday October 4th until 8 p.m. Call Marion by September 27 if you are interested in attending. Lunch on Saturday will be a potluck. Everyone attending should bring a dish to pass.

Elections will be held in November. If you are interested in running for the Rec Board, please contact Nick so he can get your information. There will be one condo and one villa spot open.



We had some response to people recommending contractors (heating/cooling, plumbers, etc) if you would like to see the list I will email you a copy of it. Please contact at nickbattaglia@hotmail.com to receive a copy of that list.

Pond news: Final plans on how the pond will look will be finished by the end of August, with the work to begin at the start of October and last through November. When we have the plans, Nick will try to post any info at the pool and clubhouse. If you have any questions please feel free to contact him.

*****PLEASE email EMERALDGREENNL@GMAIL.COM to be added to the e-newsletter list.*****

Condo News

BOARD MEETING

Join us for the Regular Board Meeting September 10, 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 – **In Progress, majority were removed**
2. Replacement of new trees
3. Replacement of entry doors – **In Progress, 40 doors completed**
4. Repair/replacement of designated balconies – **In Progress, 2 balconies replaced in July**
5. Replacement of concrete in selected locations
6. Drainage improvements
7. Engineering study for retaining wall – **Completed in May**

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, pickup is on Friday.

DOOR INTERCOM SYSTEM

Please test with a neighbor to determine if your door buzzer will release the front entry door when someone buzzes. If you have problems, please let Megan Paulsen know at 630-393-6630.

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 reducing your heating and cooling costs contact Megan Paulsen at 630-393-6630. If 10 or more people are interested, we may receive a volume discount.

LOCKBOX FOR ASSESSMENT PAYMENT

Do not send any correspondence with your assessment coupon payment when mailed to the lockbox. The correspondence is not mailed to Northwest Property.

WORK ORDER REQUESTS

When requesting a work order from Northwest Property either by email or calling, please give your full name, phone number with area code, complete address with unit letter (no building number IE., 24, 40, etc.) and a detailed description of the problem.

SEAL COATING ISSUES

During seal coating we discovered a number of cars that were not registered with Northwest Property. Unfortunately, we could not identify the homeowners. Their cars were towed. The cars that were registered with Northwest Property allowed us to call the owners and advise them to move the cars. Please register your cars, if you don't want them towed in the future!

NORTHWEST PROPERTY WEB SITE

Northwest Property now has a web site (www.nwpropertymanagement.net). From this web site you can now pay your assessment on line, request accounting information, request maintenance services for your property and much more. **Please see the attached sheet for more information.** Any questions, please contact Elena at 815-459-9187 ext 228.

Condo Sales

As of June 30, 2014 five condos were sold:
2S404 Emerald Green Dr, Unit B
2S601 Enrico Fermi Court, Unit J
2S404 Emerald Green Dr, Unit H
29W431 Emerald Green Dr, Unit B
29W381 Emerald Green Dr. Unit C

Bank Owned Properties

As of June 30, 2014, one bank owned property was available for sale:
2S416 Emerald Green Dr. Unit E

Villa News

BOARD MEETING

The next Board meeting is Wednesday, August 27, 2014 at 7:00 p.m. at the Clubhouse.

PLEASE NOTE: The Annual Meeting is Tuesday, October 7, 2014 at 7:30 p.m. at the Clubhouse. There will be 3 positions up for election at that time. Linda Christman will be seeking re-election. Although Maury Weiser has a year left on his term, Maury has decided not to continue on the Board after the Annual Meeting. The Association would like to thank Desiree King for her time and commitment while serving on the Board. Desiree's service to her community has been greatly appreciated. Due to Desiree's resignation, there is an open position on the Board which needs to be filled at the Annual Meeting. Best wishes to Desiree and her family in their new endeavors.

Owners will be receiving a letter from Baum Property Management regarding the Annual Meeting. The letter will include a Candidates Come Forward Form. If you are interested in running for the Board, kindly complete the Form and return same to Baum Property Management to be listed on the official Annual Meeting Notice and Ballot. Nominations will also be accepted from the floor during the Annual Meeting. If you have ever considered or are interested in being on the Board, now is your time.

Inside-Out Painting Co. will be repairing and painting buildings 6 and 12 shortly. Norton Roofing will be installing new roofs on 3 of the units and 2 additional roofs.

REMINDER: At the May 28, 2008 Board meeting, the Board voted and passed a Motion which prohibits the use of outdoor fire places of any kind. Although the Rules have not been updated to include same, any owner using an outdoor fire place will be sent a violation letter. Since storage of any kind is not allowed outside of a unit, including all patios, the storage of outdoor fire places outside of the units, whether in use or not, is not permitted. Therefore, please remove all outdoor fire places from the outside of the Villa premises immediately or risk being fined. For the safety and protection of all owners, we ask for your cooperation.

If you can't be respectful to your community, possibly you could be kind to the landscapers and abide by the Association's Rules in which owners and/or dog walkers are required to pick up dog waste immediately. Linda Christman would like to thank those who are being responsible and picking up the dog waste.

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.

The remaining Villa Board regular meetings in 2014 will be: Wednesday, August 27, 2014 and Wednesday and 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
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
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.





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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Northwest **PROPERTY &
FINANCIAL MANAGEMENT**
Corporation

780 Tek Drive • Crystal Lake, Illinois 60014
815-459-9187 Fax 815-459-1306
www.nwpropertymanagement.net

Northwest Property & Financial Management has a new web site!

Dear Homeowner/Owner:

We invite you to visit the web site any time you wish—7 days a week, 24 hours a day.

Following are some of the things you can find on our web site:

- ☐ Communicate with your manager and/or assistant.
- ☐ Request Accounting information.
- ☐ Request Maintenance Services for your property.
- ☐ Pay your assessment online.
 - ⌂ Go to www.nwpropertymanagement.net
 - ⌂ Click on ONLINE SERVICES
 - ⌂ Click on Make a Payment
 - ⌂ Type Account Number (found on your payment coupon)
 - ⌂ Press Enter or Click on Continue
 - ⌂ Verify Association Name
 - ⌂ Type your Personal Information
 - ⌂ Click on Next Step – Verify >>
 - ⌂ Follow Screen Prompts
- ☐ Access Resources, like Emergency Information forms, Direct Debt Assessment forms.
- ☐ Access Frequently Asked Questions.

Our community web site address is:

www.nwpropertymanagement.net

Make our web site one of your favorite places to visit in your web browser.

Thank You,
Northwest Property & Financial Management Team