

Emerald Green Newsletter

emeraldgreeninfo.org

August / September 2016

Recreation Board News

Meeting

Please join us at the next Rec Board Meeting to be held on **Tuesday, August 16 at 7:00 p.m.** in the Clubhouse. (last newsletter erroneously stated the meeting was to be held on Aug 9)

POOL!!!!

If you need a pool pass, see a pool attendant. Pool hours are from 10:00 a.m.—9:00 p.m. daily (10:00 p.m. on Saturday). We held a pool party on July 9 and a great time was had by all!! Thank you to the workers from the Rec Board, the pool attendants and especially to John, our chef! Great job everyone! Watch the pool bulletin board for notice as to when the pool will close in September. Please read if you are a pool goer! **As of 1/1/2010, rental of the clubhouse or use of the pool will be denied to any Condo or Villa homeowner who owes more than \$5 in association fees.** This is also a reminder that the saunas in the locker rooms are DRY heat. Water will damage the units. Please read the Pool Rules on page seven of this newsletter.



Garage Sale Coming Up in September

We are giving advance notice so everyone has a lot of time to do through their stuff to sell! Mark your calendars for **September 16 & 17** and hope we have much nicer weather than we did during the May garage sale. We will be placing a newspaper ad, so a \$5 fee per garage will be collected the day of the garage sale.

Game Night/ Pizza Party / Bonfire

Join your neighbors for a pizza party and game night at 5:00 p.m. on **Saturday, October 22!** Pizza will be delivered at approximately 6:00 p.m. If the weather is cooperative, the bonfire will be lit between 7:30—8:00 p.m. The Rec Board will also provide pop, water and chips. If you'd like to bring a dessert to share, please do — but DO NOT feel obligated to!!!! We always have plenty!!!!

Pond Update

Our construction company finally received the Kerr-McGee cleanup documents. Preliminary work is due to begin in August.

Facebook

Watch our Facebook page for more pond updates as they happen! Search for "Emerald Green Recreation Association" on Facebook. A social page for "Emerald Green Residents in Warrenville IL" was started by one of our residents as a way to stay in touch with your neighbors.



Find us on:
facebook®

Condo News

Board Meeting

Join us for the Regular Board Meeting September 14, 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.

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) – **completed in May**
1. Crack repair and patch asphalt pavement — **completed in June**
2. Replace hallway carpeting — **Summer/Fall**
3. Replace timber retaining wall on north end of property with masonry — **Fall/Winter**
5. Drainage remediation — **completed in July**

Window Replacement

Thank you to everyone who attended the window seminar given by Joe Soltis from D-S Exteriors, Inc. Order your windows by August 31, 2016 and he will give a 5% credit upon final payment. Joe can be reached at www.dsexteriors.com, (630) 665-1849-phone or (630) 675-5505-cell.

To date, 19 windows and 6 doors are under contract. If you would like pricing or any additional information, contact Joe.

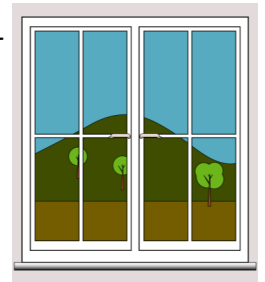
As a friendly reminder, all original windows must be replaced by December 31, 2017. Unsure if your windows are original, contact Joe.

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 is 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 June 30, 2016, one condo was sold:
2S601 Enrico Fermi Ct., Unit B

Bank Owned Properties

As of June 30, 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.



Leash Your Pets

Pets are permitted on common areas within the confines of a leash and shall be held by the owner or designated person. This means that all pets that are outside are to be on a leash. If you don't want your pet on a leash, then take your pet to the pet park off of Mack Road in Warrenville. This is not only a rule with Emerald Green but also an ordinance with the City of Warrenville.

Villa News

The next Board meeting is Wednesday, August 24, 2016 at 7:00 p.m. at the Clubhouse.

SINCE THE NEXT NEWSLETTER DISTRIBUTION ISN'T UNTIL OCTOBER, PLEASE NOTE: The Annual Meeting is Tuesday, October 4, 2016 at 7:30 p.m. at the Clubhouse. There will be two positions up for election at that time. Jennifer Cooley will be seeking re-election. Owners will be receiving a Notice of Annual Meeting together with a Candidates Come Forward Form, Revocable Proxy and Census Form from Baum Property Management. Ballots will be distributed at the Annual Meeting. If you are interested in running for the Board, kindly complete the Candidates Come Forward Form and return same to Baum Property Management to be listed on the 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. The Board urges all Owners to attend the Annual Meeting as a quorum is required to conduct the annual election and other official business. If an Owner is not able to attend the Annual Meeting, kindly mark, date, sign and promptly deliver your Proxy to Baum Property Management, any Board Member or Villa Owner who will attend the Annual Meeting to vote on your behalf. The Proxy is revocable and will not affect your right to vote in person in the event you attend the Annual Meeting. Also, please complete the Census Form and return same to Baum Property Management. Owner's information will be kept confidential.



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.

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
Anne Bussman, Secretary
Jeanine Ryan, 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.

Real Estate News!

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Contract	2s590 Marie Curie Ln.	590	\$110,000
Contract	2s415 Emerald Green Dr.	C	\$115,000
For Sale	2s436 Emerald Green Dr.	G	\$121,400
Contract	2s661 Enrico Fermi Ct.	G	\$124,607

Warrenville, IL. Real Estate

MRED LLC - The accuracy of all information, regardless of source, is deemed reliable but not guaranteed and should be personally verified through personal inspection by and/or with a D.A.A.R.E. Broker.



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West Chicago, IL.



Mobile (847)347-4448

Chuck@yougotchuck.com

www.yougotchuck.com

Chuck Sadowski

Proud Veteran

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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.

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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

EMERALD GREEN POOL RULES

(to keep you and the pool safe for all to enjoy!)

1. Unit owners must sign in and provide a valid pool pass.
2. Showers are required before entering the pool.
3. Plastic water containers are allowed on the pool deck. All other non-alcoholic beverages and food must be consumed on the upper deck.
4. Running on the pool deck or excess rough-housing in the pool or on the pool deck is NOT allowed.
5. Alcohol is NOT permitted in the pool, upper or lower decks.
6. Smoking is ONLY permitted in the fenced-in chair storage area of the lower deck. Smoking is not permitted on the upper deck.
7. Proper swim attire is required to enter the pool. Swimsuits only (no cut-offs). T-shirts are allowed.
8. Babies must be in swim diapers to enter either pool. Any disposable diapers must be thrown out in the outside garbage can – not in the locker room garbage cans.
9. Small swim goggles may be used in the pool. Larger goggles or snorkeling-type goggles may not be used (large items such as these can get stuck in and break the pool pump).
10. Floats are allowed in both the shallow and deep ends. Please do not jump on them from the pool deck.
11. Each condo and villa unit owner is allowed up to six guests at a time. The owner of the unit **MUST** be present.
12. Anyone under the age of 16 must be accompanied by a parent or guardian.
13. If the temperature falls below 65 degrees or there is lightning and/or storms, the pool will close.
14. If it's windy, please don't open pool umbrellas. They tend to fall over and break.
15. The locker room saunas are DRY heat – do not add water! Children are not allowed in the saunas without an adult. Very small children or babies are **never** allowed in the saunas.