

Emerald Green Newsletter

emeraldgreeninfo.org

June and July 2015

Recreation Board News

Meeting

Please join us at the next Rec Board Meeting to be held on Tuesday, August 18 at 7:00 p.m. in the Clubhouse.

Pool

The Pool is OPEN!!!! Let's have a great season and remember to play safe and also respect those around you. If you don't have a pool pass, contact Marion. You will find the updated pool rules on page 5.

Pool Party!

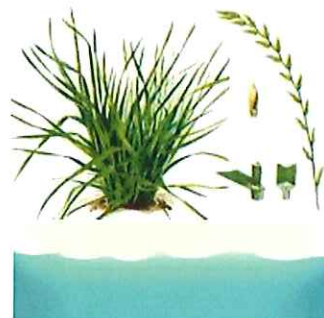
The Rec Board is hosting a pool party on July 11 from noon to 4:00 p.m. We will provide burgers, hot dogs, water, pop and juice. Please bring a dish to share if possible. Come on out and have a great time!

Garage Sale

Our garage sale went over great this year, so we will have another this fall. Mark your calendar for September 11 and 12. We will put out more signs directing people to all the garage sales.

Pond Update

We now have all necessary permits and are allowed to send out the plans for bid. We hope to have all bids by June 15. If possible, we would like the work to start in August or September. We are getting close to seeing our beautiful new pond. Thanks to all the board member for their hard work in getting to this point!!



Traffic

Summer is here and there are a lot of people on our neighborhood streets. Please drive slowly and stop at the stop signs. Let's keep everyone safe!

Condo News

Board Meeting

Join us for the Regular Board Meeting July 8, 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—**In progress**
2. Repair & paint 6 exterior buildings (29W380, 29W391, 29W390, 2S416, 2S407, 2S436)— **Summer**
3. Replace 17 entry doors—**Completed in May**
4. Bring declaration/by-laws into compliance with Illinois Condo Act—**Board approved draft**
5. Update reserve study—**In progress**
6. Concrete replacement—**Completed in April**
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—**Completed in April**



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 has been mailed with the dates and times for each building. Please note the time was changed to: 5:00 p.m.—9:00 p.m.

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.

Satellite Dishes

If your building (29W380, 29W391, 29W390, 2S416, 2S407, 2S436) is scheduled for repair and painting, then contact your satellite vendor and instruct them to remove your dish from the fascia. It must be placed on the 8 foot board located on the fire walls. Let them know that the cable must not run across the roof shingles. Place the cables along the gutter or fascia.

Condo Sales

As of March 31, 2015, three condos were sold:

29W380 Emerald Green Dr., Unit C
2S641 Enrico Fermi Court, Unit H
2S416 Emerald Green Dr. Unit D

Bank Owned Properties

As of March 31, 2015, two bank owned properties were available for sale:

2S416 Emerald Green Dr. Unit E
2S405 Emerald Green Dr., Unit C

Villa News

Please be advised that Katie Ellis is no longer an employee of Baum Property Management. Therefore, the new property manager is David Worley (see contact information below).

The next Board meeting is Wednesday, June 24, 2015 at 7:00 p.m. at the Clubhouse.

Progressive Landscaping will be cleaning the gutters and downspouts in the next few weeks.

The Board is reviewing Proposals from Inside-Out Painting Co. and AAA Painting Contractors, Inc. 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 reviewing Proposals for sealcoating and repairs to the driveways and common area parking.

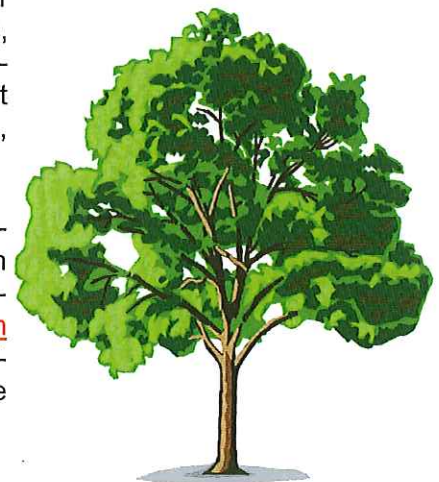
The Board is working with Keay & Costello to update the Association's Declaration and Rules to bring them into compliance with current laws.

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.

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.

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

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.



POOL RULES are to keep you and the pool safe for all to enjoy!

1. Must sign in and provide a valid pool pass.
2. Showers are required before entering the pool.
3. Plastic water containers are only 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 fenced-in chair storage area of the lower deck. Smoking is no longer 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. All diapers must be disposed of in the outside garbage can; do not use locker room garbage cans.
9. Goggles and masks may be worn in the pool. All small pool toys, such as diving sticks, are not allowed.
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 is allowed up to six guests at a time. Owner of the unit must be present.
12. Anyone under the age of 16 must be accompanied by a parent or guardian.
13. When the temperature is below 65 and or the weather is stormy and there is lightening, the pool will close until the weather cooperates.



Things are **Warming Up** at **D.A.A.R.E.**

We are offering a

FREE Comparative Market Analysis

"Call Us Today!" 630.393.1700

Pending	2S405	Emerald Green Dr.	Unit C	\$104,900
Pending	29W390	Emerald Green Dr.	Unit B	\$109,900
Price Change	2S407	Emerald Green Dr.	Unit 37-E	\$119,900
For Sale	2S409	Emerald Green Dr.	Unit G	\$129,000
For Sale	29W440	Emerald Green Dr.	Unit 25-H	\$129,750
For Sale	2S416	Emerald Green Dr.	Unit E	\$129,900
Pending	2S405	Emerald Green Dr.	Unit 45-E	\$147,900
For Sale	2S415	Emerald Green Dr.	Unit B	\$149,900

Information taken from the MLSIL, for current up-to-date information call your D.A.A.R.E. realtor. All homes are located in Warrenville, IL.

Selling in Today's Market

What does it take?

Is it the Right Time?

How is the Market?

Serving Your Community
Over 30 Years.

More people are choosing "D.A.A.R.E." for
Selling their property!



For All of Your Real Estate needs...

630.393.1700

Or

Find "Your" next Home at

www.daare.com

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And
Associates
Real
Estate**



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to view more properties.

