



Emerald Green Newsletter



emeraldgreeninfo.org

February 2014 / March 2014

Recreation Board News

BOARD MEETING

Please join us at the next Rec Board meeting to be held on Tuesday, February 18, 2014 at 7:00 p.m. in the Clubhouse.

DETENTION POND

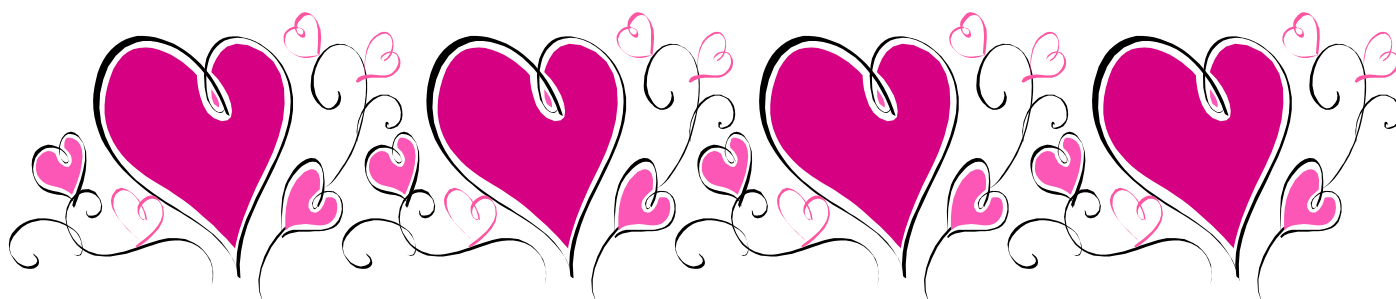
The Rec Board is moving forward with the shoreline stabilization and retrofitting project for our wet pond detention basin. We have retained Engineering Resource Associates and are working with Ms. Erin Pande formulating a concept plan that will create a natural ecosystem for the detention basin, and to enhance its beauty. Grant proposals have been submitted to the City of Warrenville, and DuPage County to assist us with costs. We are very happy to be able to work with Engineering Resource Associates, they have been working with the City of Warrenville, on several aspects of the work being done on the West Branch of the DuPage River, and infrastructure associated with the river.

CONDOLENCES

Our deepest sympathy goes out to Rec Board president, Nick Battaglia and his family, on the sudden passing of his father.

WEATHER

Who's looking forward to the pool opening again? This has been one very cold and snowy winter so far. Please stay safe, watch your step, be careful driving and try to keep warm!



Condo News

BOARD MEETING

Join us for the Regular Board Meeting March 12, 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.

WINTER SHRUB PRUNING

This month the shrubs along the perimeter of the 10 buildings located in the inner circle on Emerald Green Drive will be reduced to a height of 1 to 2 feet. The shrubs around the utility boxes in the inner circle will be pruned also. Alan Horticultural is undertaking the work.

TREE PRUNING

In December, the trees surrounding the buildings were pruned and raised 6 feet off the roofs. The work was completed by Creekside Tree Service.



CHIMNEY CAPS

Chimney caps were inspected and upgraded if required on all 31 buildings. This project was completed in January.

MAJOR PROJECTS FOR 2014

1. Removal of the remaining dead ash trees—removals will begin this month.
2. Replacement with new trees
3. Replacement of selected entry doors
4. Repair/replacement of designated balconies
5. Replacement of concrete in selected locations
6. Drainage improvements
7. Engineering study for retaining wall

GREASE IN DRAINS

NEVER pour fats, oils, or grease down the sink drains or in the toilets. When these products go down the drain, it hardens and causes sewer pipes to clog. This can lead to a Sanitary Sewer Overflow where raw sewage actually backs up into your home. To avoid household damage, as well as a costly bill, **NEVER** put fats, oils, or grease down the drain. Pour the grease into a can, freeze the contents, and throw it in the trash on garbage day.

WINTER WEATHER REMINDERS

- Space heaters in hallways are to be kept at “**LOW**”.
- Keep entry doors tightly closed. If your entry door does not close completely and tightly, please report to Northwest Property.
- Keep garage hallway doors closed to avoid heat escaping to the garages.
- Plastic window insulation to be installed on inside of window only.
- If ice damming and leaking occur, pop bubbles caused by accumulating water and call Northwest Property *immediately*.
- Be sure your flue is open *all the way* before lighting a fire in the fireplace.
- Do not leave lighted fires unattended.
- Do not remove ashes from fireplace until they are completely *cold*.
- Second floor owners must keep balcony clear of ice and snow.
- Sidewalk and driveway ice melt under the stairs should be used on all icy areas.
- Run water at a trickle on extremely cold nights to maintain water movement through your water pipes to prevent freezing.
- As always, if there is a problem with the building or common area, please contact Northwest Property.



ANOTHER REMINDER

Smoking is **NOT** allowed in any public access areas in our condo buildings. This is according to Illinois code and the Emerald Green Rules & Regulations.

Condo Sales

As of December 31, 2013, one condo was sold:
29W431 Emerald Green Dr, Unit F

In 2013, a total of 20 condos were sold.

Bank Owned Properties

As of December 31, 2013, three bank owned properties were available for sale:

29W380 Emerald Green Dr, Unit F
2S404 Emerald Green Dr, Unit B
2S435 Emerald Green Dr, Unit C

Villa News

BOARD MEETING

The next Board meeting is Wednesday, February 26, 2014 at 7:00 p.m. at the Clubhouse.

MAILINGS

Villa Owners should have received a coupon book for the payment of the 2014 monthly assessments. Please note that effective January 1, 2014, the monthly assessment is \$276.00 per month per unit. Monthly assessments should be sent to Old Second Bank c/o Emerald Green Villa Owners, P.O. Box 2164, Aurora, Illinois 60507-2164. Please contact Katie at Baum Property Management for information regarding Direct Debit.

SNOW REMOVAL

There have been a few complaints regarding Progressive Landscaping not performing snow removal often enough this winter. Please be advised that Progressive Landscaping is contracted to plow after 2 inches of snow has fallen.

NEW OWNERS

There are several new owners in the villas. Although you probably won't see them out and about in this cold, when the weather warms up, please take the time to welcome them to the neighborhood.

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 Villa Board regular meetings in 2014 will be: Wednesday, February 26, 2014, Wednesday, April 23, 2014, Wednesday, June 25, 2014, Wednesday, August 27, 2014 and Wednesday, 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.



STAY WARM!

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
Desiree King, Secretary 630-836-1953
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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