

Emerald Green Newsletter

emeraldgreeninfo.org

December 2015 / January 2016

Recreation Board News

Meeting

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

November Elections

Thank you to all residents who submitted a proxy or came to the election meeting in November. Villa resident, Marina Neuman, was reelected for a two year term. Condo residents, Nick Battaglia and Lee Ann Meiborg, were also reelected for two year terms.

Game Night

Please join us on Saturday, January 23, beginning at 5:00 p.m. for games, snacks and pizza. Pizza will be scheduled for delivery at 6:00 p.m. If able, please bring a snack or a dessert to share. This has been a great way to meet people in the neighborhood—especially during cold weather when people aren't outside.

Pond Update

The pond renovation is on the schedule to begin March 15. This has been a long, involved process and we will be very happy when the renovation is complete.

Clubhouse

The clubhouse has been decorated for the holidays! We are also looking into replacing the worn, outdated sofas.

Hope you all have very safe and happy holidays!!!!



Condo News

Board Meeting

Join us for the Regular Board Meeting January 13, 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.

November Elections

Thank you to everyone who submitted a proxy or came to the Annual election in November. The following homeowners were elected to the Board for a 2 year term: Jeanine Ryan, Jerry Bucko and Megan Paulsen. For the full listing of Board members and positions, see the Board Meetings and Information page.

Thank You

A big thank you to Anne Bussman for stepping up and volunteering as a board member. Your wisdom and expertise helped the board make sound decisions.

Major Projects Completed in 2015

The Board completed the following projects during the year:

1. Repaired 24 balcony railings
2. Repaired and painted 6 exterior buildings
3. Replaced entry doors for 9 buildings
4. Removed and replaced 8 patios
5. Brought the declaration & by-laws into compliance with Illinois Condo Act
6. Updated the reserve study showing the current and future useful life for 31 condo buildings

Major Projects for 2016

The Board is undertaking the following projects during the year:

1. Replace hallway carpeting
2. Crack repair and patch asphalt pavement
3. Repair exterior plywood siding and trim on 5 buildings
4. Replace timber retaining wall on north end of property with masonry
5. Drainage remediation

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 Thursday, pickup is on Friday.

Mailings

During December, Northwest Property will mail the coupon books and the adopted budget to the homeowners.

Winter Weather Reminders

1. Keep your overhead garage door closed at all times to help reduce the electricity cost of the hallway heaters and to prevent animals from entering the garage and building.
2. Keep entry door closed. If your entry door does not close completely and tightly, please report to Northwest Property.
3. Keep garage hallway door closed to avoid cold entering into the hallway thus causing the hallway heater to run more frequently.
4. Plastic window insulation to be installed on inside of window only.
5. If ice damming and leaking occur, pop bubbles caused by accumulating water and call Northwest Property immediately.
6. Be sure your flue is open *all the way* before lighting a fire in the fireplace.
7. Do not leave lighted fires unattended.
8. Do not remove ashes from fireplace until they are completely *cold*.

(CONDO News continued on page 5)

Condo Sales

As of October 31 2015, three condos were sold:

29W381 Emerald Green Dr. Unit F
29W460 Emerald Green Dr. Unit F
29W440 Emerald Green Dr. Unit H

Bank Owned Properties

As of October 31, 2015, there were no bank owned properties available for sale.

Villa News

The next Board meeting is Wednesday, December 2, 2015 at 7:00 p.m. at the Clubhouse.

At the Annual Meeting held October 6, 2015, Linda Christman and Kathi Newell were re-elected to the Board. The Board positions are as follows: Kathi Newell, President, Linda Christman, Vice President, Ray Eifert, Vice President, Michael Teti, Secretary and Jennifer Cooley, Treasurer. The Board would like to thank the owners who attended the Annual Meeting and/or submitted a Proxy so that a quorum was called and the Annual Meeting was conducted.

Villa Owners should have received a letter from Baum Property Management together with the proposed Budget for 2016. The Board will approve the 2016 Budget and increase in the monthly assessment for 2016 at the December 2, 2015 Board meeting. Villa Owners will receive the Annual Letter from the Board in early December with the approved 2016 Budget. Villa Owners will also be receiving a coupon book for the payment of the 2016 monthly assessments. 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 David at Baum Property Management for information regarding Direct Debit.

Progressive Landscaping completed landscaping responsibilities and gutter cleaning for 2015. A Snow Removal Contract has been entered into with Progressive Landscaping for snow removal. Please keep in mind that the Association pays per removal. Therefore, during a snow storm, the snow removal process will not start until the snow starts to taper off.

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.

HAPPY HOLIDAYS AND BEST WISHES FOR 2016!



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 6—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
Jeanine Riley, Member-at-Large 630-730-6282

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.



(CONDO news continued)

9. Second floor owners must keep balcony clear of ice and snow.
10. Sidewalk and driveway ice melt under the stairs should be used on all icy areas
11. 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.



Seasonal Decorations...FYI

Just a reminder as the holiday season is approaching soon...

Seasonal decorations shall not be installed any earlier than one (1) month before and must be removed no later than one month after the date of the holiday.

No outdoor decorations are permitted except for decorations which can be placed on a Unit door, patio or balcony.

(The Emerald Green Rules and Regulations (revised February 2013), Page 11, Section J. Seasonal Decorations, items a & b)

Snow Plowing

Stonehill Landscaping is contracted to plow after 2 inches of snow has fallen beginning in November and ending in April. They are not contracted to apply ice melt to the sidewalks or driveways. Emerald Green Condo Association has provided ice melt for your use on the sidewalks and driveways. The ice melt is located under the stairs in a bucket or in a bag. For refills of ice melt, call Northwest Property at 815-459-9187.

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.

Looking Back!

These Owners Chose Daniel And Associates Real Estate

We "D.A.A.R.E." You to schedule a FREE Consultation to discuss whether it is the Right Time for YOU to BUY or SELL a home...

SALE PENDING
Emerald Green Dr. Unit 24-A

SOLD!
2s612 Enrico Fermi Ct.

FOR SALE!
Emerald Green Dr. Unit F

SOLD!
2s644 Enrico Fermi Ct.

Way to go! Thanks DAA!

You got it Right! Best Wishes in Florida!

For ALL Your Real Estate needs... "Call Us Today!"
630-393-1700

Daniel And Associates Real Estate

www.DAARE.com



What's happening in Emerald Green!

For Sale	2S590	Marie Curie Ln.	590	\$100,000
Pending	29W440	Emerald Green Dr.	25-A	\$111,000
For Sale	2S404	Emerald Green Dr.	44-A	\$124,900
For Sale	2S641	Enrico Fermi Ct.	B	\$129,999
For Sale	29W391	Emerald Green Dr.	H	\$139,000
Pending	2S588	Pierre Curie Ln.		\$145,000
For Sale	29W347	John Bardeen Dr.		\$169,900

The accuracy of all information, is deemed reliable but not guaranteed and should be personally verified through personal inspection by and/or with a DAARE Realtor®. All properties in this flyer are located in Warrenville, IL.

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

630.393.1700

Find Out Why
D.A.A.R.E. is
Emerald Green's
Preferred Realtor®!

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630.393.1700

**Daniel
And
Associates
Real
Estate**

www.daare.com



mobile/text 847-347-4448
chuck@yougotchuck.com
yougotchuck.com



VETERAN

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Emerald Green Resident

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