

Emerald Green Newsletter

emeraldgreeninfo.org

June / July 2016

Recreation Board News

Meeting

Please join us at the next Rec Board Meeting to be held on Tuesday, August 9 at 7:00 p.m. in the Clubhouse.

POOL!!!!

The pool officially opened on May 28 and we had beautiful weather all weekend. If you need a pool pass, see a pool attendant. Pool hours are from 10:00 a.m.—9:00 p.m. daily. Thank you to Ken for all of his hard work keeping our pool clean and safe and all equipment running smoothly. And thank you to all the pool attendants for working this summer! **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.**

POOL PARTY!!!!

Don't miss a great time at our yearly big pool party! **JULY 9** from noon until four p.m. Please bring a dish to pass. We will provide hot dogs, hamburgers, buns, relish tray, water and pop.

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.

Pond Update

The pond renovation has been put on hold yet again because the construction company needs more information regarding the Kerr-McGee thorium removal. The renovation will begin as soon as possible.

Facebook

Watch our Facebook page for more pond updates as they happen! Search for "Emerald Green Recreation Association" on Facebook.

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 Warrenton. This is not only a rule with Emerald Green but also an ordinance with the City of Warrenton.



Mike Pacione got in a preview swim the day before the pool opened—lucky Mike!

Condo News

Board Meeting

Join us for the Regular Board Meeting July 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.

Thank You

A big thank you to Mike Plichta for his time and expertise as a board member. Mike served as secretary. He stepped down in order to spend time pursuing an MBA. Good luck in your career endeavors.

Seal Coating/Crack & Patch Repair

Seal coating/crack fill/patch repair will begin June 21-22 with a rain date of June 23-24. A schedule will be mailed again with the dates and times. If you did not receive the notice, contact Pam at Northwest Property. Her phone number and email are listed in this newsletter under Board Meetings and Information.

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 1, 2, 3 and Wednesday, Thursday, and Friday June 8, 9, and 10. The inspection requires access to your unit and garage. A schedule was mailed with the times. Please check the letter for your date and time. If you did not receive the notice, contact Pam at Northwest Property. Her phone number and email are listed in this newsletter under Board Meetings and Information.

Carpet Cleaning

Cornelia Carpet will shampoo the common hallways and stairs June 13 – 17 from 9 AM to 4 PM. A schedule will be mailed with the dates and times.

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

Condo Sales

As of April 30, 2016, three condos were sold:
29W371 Emerald Green Dr., Unit B
29W391 Emerald Green Dr., Unit H
29W440 Emerald Green Dr., Unit C

Bank Owned Properties

As of April 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.



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.

Window Replacement Presentation JUNE 25

D-S Exteriors will give a presentation at the Clubhouse on June 25 at 9:30 a.m. regarding window replacement. Items covered are cost, type, color, etc.

Villa News

The next Board meeting is Wednesday, June 22, 2016 at 7:00 p.m. at the Clubhouse.

Progressive Landscaping will be cleaning the gutters in early June.

Inside-Out Painting Co. completed repairing and painting buildings 7 and 9. Norton Roofing installed several new roofs on said buildings. D.C. Enterprise installed new gutters and downspouts on buildings 7 and 9.

Buildings 1, 4, 10 and 13 are next on the rotation list for repairing and painting. The Board will be working with Inside-Out to determine which building or buildings will be done starting in 2017. The Board will propose a 2017 budget later this year. Based on the 2017 proposed budget, it will be determined if one or two buildings will be repaired and painted in 2017.

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.

Progressive Landscaping will begin spring cleanup in April and will be performing landscaping services until November. The usual day for lawn mowing is Friday (weather permitting). There is no usual day for trimming and fertilizing. Several years ago, Groot stopped picking up Emerald Green's yard waste. Arrangements were made with Progressive Landscaping to pick up our yard waste bags. Please be reminded that these services are not contained in the Progressive Landscaping Contract and such services are being performed as a courtesy. Progressive Landscaping did not increase their Contract rate to cover such services. Please also be reminded that Progressive Landscaping has limitations as to the amount of excess yard waste due to their truck's capacity and landfill restrictions. Therefore, Owners' yard waste bags may not be picked up. Owners are required to notify the management company and obtain prior approval before undertaking a large landscape removal project. Without prior management company approval, the picking up of excessive yard waste cannot be guaranteed. Remember: All yard waste must be contained in proper brown paper yard waste bags.



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.



Daniel And Associates Real Estate

West Chicago, IL.

Call Us Today
for your
FREE
booklet on
Selling Your
Home!



Find Your next Home at:

daare.com

Emerald Green's Real Estate



What's happening in Emerald Green?

For Sale	2s590	Marie Curie Ln	590	\$110,000
For Sale	29W384	Emerald Green Dr.	31C	\$110,000
Contract	29w431	Emerald Green Dr.	G	\$116,900
For Sale	2s661	Enrico Fermi Ct.	G	\$124,607
For Sale	2s436	Emerald Green Dr.	G	\$129,900
Contract	2s601	Enrico Fermi Ct.	17-B	\$140,000

Warrenville, IL.



For All Your Real Estate needs...

"Call Us Today!"

630.393.1700

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.



Mobile (847)347-4448

Chuck@yougotchuck.com

www.yougotchuck.com

Chuck Sadowski

Proud Veteran

You're in luck You got Chuck

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.

 CALL TODAY & SAVE UP TO \$1000 ON SELLING YOUR HOME!

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