



Emerald Green Newsletter



emeraldgreeninfo.org

October and November 2015

Recreation Board News

Meeting and Election

Please join us at the next Rec Board Meeting to be held on Tuesday, November 17 at 7:00 p.m. in the Clubhouse. Three board members are up for re-election: Nick Battaglia, Marina Neuman, and Lee Ann Meiborg, or you can write in a candidate. **Please see page 6 for your election form with directions.** Thank you in advance for voting!

Game and Bonfire Night

Please join us on October 10, beginning at 4:00 p.m. for games, snacks, pizza and then a bonfire. Bring a snack or dish to pass, if you'd like (not necessary though!). Come for one event or all!!! The bonfire will begin around 7:00 p.m. Both events have been tons of fun! This is a great way to meet people in the neighborhood.

2016 Budget

Also attached to the newsletter (page 7) is the proposed budget for 2016. Currently, \$37 of your monthly assessment fee goes toward maintaining the clubhouse, pool, tennis court, pond and the surrounding grounds. We are requesting a \$2 increase beginning January 1, 2016. This will slightly help offset the cost of the much-needed pond rehabilitation. As of right now, work on the pond is scheduled to begin on or before November 1.

2015 Pool Season

The pool is closed.....Huge thanks to Ken and all of the pool attendants (Sue, John, Kim, Fred, Mitch and Bonnie) for such a great pool season! Also thank you to pool regulars Evey and Limo Mike for the beautiful potted flowers. If you still have a pool chair in the pool enclosure, please contact Ken or a board member to pick it up by October 6.

Mark Your Calendar!

Sunday, November 29 at 1:30 p.m., we will decorate the clubhouse for Christmas. We will have many new decorations this year, as most of the past decorations have seen better days. We will provide hot chocolate and cookies (also coffee, tea). This usually doesn't take much more than an hour and it's fun!

Safety

As a reminder, now that it's getting dark early, please watch out for pedestrians and pets as you drive through the neighborhoods.



Condo News

Board Meeting

Join us for the Annual Homeowners meeting November 11, 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.

November Elections

The election of board members will take place at The Annual Homeowners Meeting on Wednesday, November 11, 2015 at 7 PM in the Clubhouse. In October, Northwest Property will send the Annual Meeting notice along with the 2016 budget to all owners.

Major Projects for 2015

The Board is undertaking the following projects during the year:

1. Repair balcony railings—**12 balconies completed, 1 work in progress, 10 uncompleted**
2. Repair & paint 6 exterior buildings (29W380, 29W391, 29W390, 2S416, 2S407, 2S436)—**4 buildings completed, 1 in progress, and 1 uncompleted**
3. Replace 17 entry doors—**Completed in May**
4. Bring declaration/by-laws into compliance with Illinois Condo Act—**Document is under preparation for recording with DuPage County Recorder**
5. Update reserve study—**Completed in July**
6. Concrete replacement—**Completed in April**
7. Obtain additional bids for retaining wall—**In progress**
8. Remove 4 ash trees and several crab apple trees—**Completed in January**
9. Plant 4 trees—**Completed in April**

Tree Removal and Pruning

Creekside Tree Service is schedule to prune select Freeman and Norway maples plus remove two crabapples located at 2S416 and 2S414 and a River Birch located in the courtyard at 29W390. The work will begin October 28 and 29.

Unit Owner Insurance Coverage

All homeowners must have insurance coverage on their unit. The type of condo insurance is an H06 policy. This policy covers the dwelling, personal property, and general liability of the condominium unit. Be aware that the coverage amount for the dwelling is different than the coverage amount for personal property. They are two separate entities within the same policy. Any questions, contact your insurance agent.

Revised Declarations & By-Laws

At the Annual Homeowners Meeting on November 11, 2015, the newly revised Declaration and By-Laws will be handed out to the homeowners. If you are not present at the meeting, the documents will be mailed to you.

Condo Sales

As of August 31 2015, three condos were sold:

2S416 Emerald Green Dr. Unit E
2S407 Emerald Green Dr. Unit E
2S405 Emerald Green Dr. Unit C

Bank Owned Properties

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

Landscaping

Final cleanup of the grounds by Acres Group will take place in November.



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 (1) 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.

SEE PAGE 5 FOR MORE CONDO NEWS!

Villa News

The next Board meeting is the Annual Meeting on Tuesday, October 6, 2015 at 7:30 p.m. at the Clubhouse. There will be 2 positions up for election at that time. Linda Christman and Kathi Newell will be seeking re-election. Owners should have received a Notice of Annual Meeting together with a Candidates Come Forward Form and Revocable Proxy 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.



Landscaping: Progressive Landscaping will be cleaning the gutters sometime in November after the leaves have fallen and performing their final fall clean up around November 15, 2015.

REMINDER: 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 (this includes any landscaping work in the common area including, but not limited to cutting of branches from trees and bushes). 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.

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 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
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.



Condo News continued from page 2:

Space Heaters and Water

The space heaters in the common hallways will be turned on early November. At the same time the outside water will be turned off and the hoses disconnected from the water spigots.

New Condo Web Site

The condos now have their own web site: www.nwpropertymanagement.net/emeralldgreen/

The site is used to post items such as the Board of Director's meeting dates, announcements regarding the status of ongoing projects, downloading documents, etc. There are public and private areas of the web site. To access the private areas you will need to enter a login name and a password. To receive your login name and password please make a request online through the web site. After you receive your login name and password you will have access to the details of your account.

Emergency Form

For all new homeowners, please return the emergency form in your welcome package to Northwest Property. If you have access to a computer, the form may be emailed to Pam at: PamD@nwprop.com.



From Waste Management's website "What Can I Recycle?":

Aluminum, tin and steel cans **CLEAN!**

Cardboard, magazines, office paper, newspapers, unsolicited direct mail, phone books, paperboard

Clear, brown or green glass (not broken and mixed) **CLEAN!**

*Plastic with a recycling code on it. **DO NOT RECYCLE UNLESS IT'S CLEAN!** One dirty product can contaminate an entire bale, containing thousands of pounds of collected plastics. This can cause thousands of recyclable items to go to a landfill instead of being recycled. CLEANLINESS IS ESSENTIAL!*

Plastic bags ARE NOT ACCEPTABLE; however, they can be dropped off at grocery stores.



Emerald Green Recreation Association

Annual Election

Date: November 17, 2015

Time: 7:00 p.m.

Place: Clubhouse

Villa Owners Only: Vote for one (1) only

_____ Marina Neuman – 2 year term

_____ Write in candidate: _____ 2 year term

Condo or Villa Owners: Vote for two (2) only

_____ Lee Ann Meiborg – 2 year term

_____ Nick Battaglia -2 year term

_____ Write in candidate: _____ 2 year term

If you can't attend the Annual Meeting, please use this ballot to vote and then follow the instructions below.

1. Fold your ballot
2. Put your ballot in an envelope
3. Seal the envelope
4. Write your name and unit number on the envelope

You can give your sealed ballot to:

1. Anyone attending the Annual Rec Board Meeting
2. Any board member
3. Put your ballot in the Rec Mail box by the tennis court

RECREATION BOARD BUDGET

	2015 Budget	2016 Budget
INCOME		
CONDO FEES	112176.00	117936.00
VILLA FEES	23712.00	24336.00
Rentals	500.00	500.00
Other Income	600.00	600.00
SUB-TOTAL	136988.00	143372.00
Depreciation	-12750.00	-13000.00
TOTAL INCOME	124838.00	130972.00
EXPENSES		
MAINTENANCE		
Maintenance Wages	11000.00	11000.00
Landscaping	4000.00	4000.00
Equipment Purchases		
Payroll Taxes		
Snow Removal	4000.00	4000.00
Grounds Improvement	3000.00	1000.00
TOTAL MAINTENANCE	22000.00	20000.00
CLUBHOUSE		
Fire Protection & Inspection	3000.00	3000.00
Clubhouse Advertising	200.00	200.00
Clubhouse Water/Sewer	1449.60	1450.00
Clubhouse Utilities	13000.00	13000.00
Clubhouse Maintenance	6000.00	6000.00
Clubhouse Supplies	1000.00	1000.00
Clubhouse Hospitality	1000.00	1000.00
TOTAL CLUBHOUSE	25649.60	25650.00
POOL		
Pool Maintenance	23000.00	20000.00
Pool Attendant Wages	13000.00	10000.00
Payroll Taxes	2000.00	1000.00
Opening	7195.24	7195.00
Closing	1500.00	1000.00
Pool Supplies	600.00	600.00
Chemicals	5000.00	5000.00
Pool License	1000.00	1000.00
Misc. Pool Supplies	500.00	500.00
TOTAL POOL	53795.24	46295.00
ADMINISTRATIVE		
Accounting	3000.00	3000.00
Insurance	12360.00	10000.00
Clubhouse (telephone, lift phone, security)	2273.77	2000.00
Taxes / Legal Fees	1560.84	2000.00
Annual Report	20.00	20.00
Office Supplies/Newsletter/Mtgs/Website	2500.00	2500.00
TOTAL ADMINISTRATIVE	21714.61	19520.00
SPECIAL PROJECTS		
Pond rehab/loan payments		60000.00
TOTAL EXPENSES/LIABILITIES	123159.45	171465.00
TOTAL INCOME	124838.00	130972.00

BANK ACCOUNTS/MONEY MARKET ACCOUNT TOTAL BALANCE: \$210,000

It will be a **"BREEZE"** to **SELL** Your Home!

Find Out why
more people
are calling

D.A.A.R.E.

When are You
going to
Call?!

(630)

393-1700



For a **Free** Market Analysis, "Call Us Today!"

What's Happening in Emerald Green!

2S590	Marie Curie Ln.	\$99,000
29W440	Emerald Green Dr. Unit 25-H	\$109,750
2S610	Marie Curie Ln.	\$109,900
29W440	Emerald Green Dr. Unit 25-A	\$123,000
2S641	Enrico Fermi Ct. <u>Unit B</u>	\$134,999
2S648	Pierre Curie Ln.	\$139,800
2S415	Emerald Green Dr.	\$139,900

Call Us soon
and find out
the value of
your home!



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.