Emerald Green Newsletter

☆☆☆ WEB: emeraldgreeninfo.org ☆☆☆ EMAIL: emeraldgreennl@gmail.com ☆☆☆

Recreation Board News

July 2011

Annual Pool Party—save the date!

Save the date, **Sunday, July 17th** from **12:00- 4:00** is the Annual Pool Party. Hamburgers, hot dogs, soda, and water will be provided. **Bring a dish to pass, whether a salad or dessert. Sign up will be at the pool until the event; just ask the pool attendant for an RSVP form.** Back by popular demand...a **Piñata** will be provided for the children and grandchildren of Emerald Green!

Newsletter Box.

Have you missed receiving a newsletter? **Starting this month you can pick up a printed copy of the newsletter by the Emerald Green mail box,** there is a box attached to the fence by the tennis courts.

Construction at the Pool!

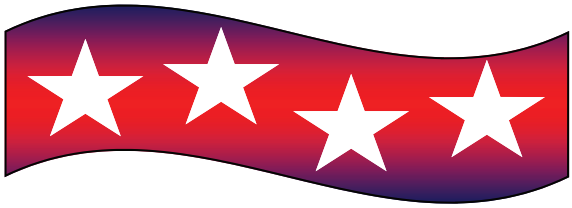
Construction will start the next two weeks to **replace the stairs leading to the deck and the carpeting on the deck.** Some lifting of cement blocks surrounding the pool area will also take place to make the deck level, and will provide a safer pool area for our residents. ***During this construction we ask that you enter the pool from the gate by the tennis courts, thank you.***

Pool hours for 2011

Friday and Saturday 10:00 a.m.-10:00 p.m.
Sunday through Thursday 10:00 a.m.-9:00 p.m.

We hope everyone is having a fabulous summer and wish you a Happy 4th of July!

Nancy, Linda, Marion, Nick, and Jeff.



CLUBHOUSE & NEWSLETTER AD INFORMATION!

Newsletter Ads!

Contact Nancy at 630-207-0875 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 the clubhouse at (630) 393-9101and leave a message.

Clubhouse Keys:

Contact Linda at 630-393-9078. Cost is $25.

Condo News

Join us for our next **Board Meeting** on **July 13, 2011 at 7:00 p.m.** at the clubhouse!

Update on Garbage Pick Up.

Groot was contacted to discuss if there is a scheduled time to remove Emerald Green's trash and recycling. Their contract allows them to have the garbage removed between 7 AM and 5 PM. **To ensure that your garbage is picked up by Groot, please have it out at the curb by 7 AM on day of pickup.**

Car Repairs.

Minor repair or maintenance of vehicles is to be done ***in the garage***. ***Repairs or other activities are prohibited after 10 PM.***

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 at all times.** If you don't want your pet on a leash, please take the pet over to the pet park off of Mack Road in Warrenville. ***This is not only a rule with Emerald Green but also an ordinance with the City of Warrenville.***

Past Due.

As of 1/1/2010, ***the rental of the Emerald Green clubhouse or the use of the pool will be denied to any condo homeowner who has an outstanding balance of $5 or more on their account***.

Proof of Liability Insurance.

Proof of liability insurance must be submitted to Northwest Property Management every year as your property insurance policy renews. Be sure your insurance company has that information and complies. The address for Northwest Property is: 780 Tek Dr., Crystal Lake, IL 60014. Contact Northwest Property if you have any questions.

Do I need homeowner's insurance?

Typical Association Declaration and By-Laws as well as the Illinois Condominium Property Act obligate homeowners to obtain insurance on the contents of their unit and contents of limited common elements serving their unit. **Most insurance companies provide Condominium Unit Owners insurance, typically referred to as an HO-6 policy.**

While the Condominium Association is responsible to repair and maintain the common elements, unit owners are typically responsible to repair and maintain appliances, fixtures and plumbing on either side of the drywall that exclusively serve their unit. Examples: horizontal and vertical pipes that bring water to sinks, showers, bathtubs, toilets, ice makers, water heaters, water softeners, washing machines, air conditioners, humidifiers etc. Unit owners are also responsible for leaks coming from overflowing bathtubs, showers, toilets, washing machines, deteriorated caulking around bathtubs, deteriorated toilet gaskets, etc.

Although water damage is the most common type of damage, unit owners are responsible for any damage that may result from a malfunction or accident involving fixtures and equipment within or serves their unit.

Many Condominium dwellers believe that, because their Association buys a master insurance program, that they do not need to buy their own personal insurance. THIS IS NOT TRUE. **As a unit owner you need to insure all of your personal property which includes:**

1) **Interior decoration** (finishing paint, wallpaper, paneling, window treatments etc.)
2) **Floor coverings** (carpet, tile, parquet, hardwood, marble, linoleum, etc.)
3) **Household contents** (furnishings, clothing, dishes, etc.)
4) **Garage contents**
5) **Non-built-in appliances** (refrigerators, stoves, washer and dryers, etc.)
6) **Personal liability for you and your unit**

When purchasing a unit owner policy it is recommended that you purchase an "All Risk" policy which provides extremely broad coverage. In addition, finding a policy that offers a combined limit for personal property, improvements and betterment's and decorating items may reduce the chances of your policy exhausting limits.

If a loss is claimed against the Association's Master Policy for repairs to limited and common elements the Illinois Condominium Property Act allows the Association to assess the amount of the Association's deductible to the homeowners causing or benefiting from the repairs. Many Associations have significant deductibles many are in the $5,000 to $20,000 range. Contact your insurance agent to review your policy and ensure adequate coverage is provided.

To Contact the Condo Board by Email:

The condo board has a new email address:

egca-bd@live.com.

Villa News

Join us for our next **Board Meeting** on **August 24, 2011 at 7:00 p.m.** at the clubhouse!

Masonry Repairs.

Dakota Evans Restoration, Inc. inspected the buildings and submitted a Proposal for masonry repairs. The Board is working with Dakota Evans on a few concerns outlined in the Proposal at this time and a Contract for repairs should be executed shortly. ***The contractor may require access to water and/or electrical outlets if the work is performed. Owner's cooperation will be greatly appreciated.***

Painting.

The Association entered into a Contract with Inside-Out Painting Co. Due to budget restraints, only 3 of the 4 gray buildings will be painted this summer (Bldgs. 5, 8 and 11). Remember that landscaping materials such as soil, mulch, rocks, etc. cannot be placed against the siding outside of a unit as it deteriorates the siding. **If siding deteriorated by landscaping materials must be replaced, the cost will be assessed to the owner.** We ask all owners to please inspect the outside of their units and remove any landscaping materials placed against the siding of their units. Any landscaping materials that continue to cause deterioration of the siding will be removed under the Board's direction. **This is especially important for the owners of the gray bldgs. 5, 8 and 11 to allow access for the painters.**

Building Insurance.

Please be reminded that 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 mail a current copy of their declaration page which includes the dwelling information as well as the effective dates to Jones & Jones, Inc.**

Villas for Sale.

There are 3 Villas for sale: 2S590 Marie Curie Lane, 2S644 Enrico Fermi Court and 2S670 Enrico Fermi Court. The appearance of Emerald Green greatly affects our property values whether good or bad. Therefore, kindly assist with making a good appearance.

Architectural Changes.

Please be reminded that 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 contact Jim Bouse to obtain an Architectural Change Request Form. 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 Jim Bouse 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 Jim Bouse and obtaining prior authorization from Jim Bouse.

Remaining Board Meetings.

The remaining Villa Board regular meetings in 2011 will be: Wednesday, **August 24, 2011** and Wednesday, **December 7, 2011**. The regular meetings will be held at 7:00 p.m. at the clubhouse. **The Annual Meeting will be held Tuesday, October 4, 2011 at 7:30 p.m. at the clubhouse.**

Emergency Information.

Reminder: contact Jim Bouse, property manager, at Jones & Jones, Inc. to report any non-emergency, as well as emergency, issues, questions and/or concerns. Also, contact Jim to report maintenance issues and to obtain architectural change request forms. If you are contacting Jones & Jones for an emergency issue, please listen to their telephone prompt closely as it will direct you as to how to contact Jones & Jones in case of an emergency.

We wish you all a safe and wonderful 4th of July holiday!

Board Meetings

Recreation: 3rd Wednesday of February, May, August and November—7 PM

Condo: 2nd Wednesday of January, March, May, July, September and November—7 PM

Villa Board: 4th Wednesday of February, April, June, August—7 PM / Annual October 6—7:30 pm

Recreation Board	
Nancy Carino, President	630-207-0875
Linda Christman, Vice Pres.	630-393-9078
Nick Battaglia, Secretary	
Marion Lake, Treasurer	630-393-7486
Jeff Forth, Mbr.-at-Large	
Clubhouse Reservations	630-393-9101

Villa Board	
Kathi Newell, President	630-393-4033
Jerry LeCompte, Vice Pres.	630-393-1306
Maurice Weiser, Vice Pres.	630-393-1224
Barbara Lipps, Secretary	630-836-1953
Jennifer Cooley, Treasurer	
Villa Property Management	
Jones & Jones, Inc.	630-963-9000
Jim Bouse, Mgr.: Emergency & non-emergency	Ext. 23
james@jonesjonesinc.com	
4513 Lincoln Ave, Suite 208 Lisle, IL 60532	

Condo Board	
Megan Paulsen, President	630-393-6630
Bill Crabtree, Vice President	630-836-9798
Julie Shawback, Secretary	630-836-0065
Jerry Bucko, Treasurer	630 465-3259
Kaye Biesenthal, Mbr.-at-Large	630-836-0517
Condo Property Management	
Northwest Property Mgmt. 780 Tek Dr, Crystal Lake, IL 60014	630-584-9001 x16
PamD@nwprop.com	
After hours Emergency……	815-477-6887
Garbage Removal & Appliance Pickup: Groot	877-775-1200
Regular pickup is Wednesday. When New Year's Day, Memorial Day, July 4th, Labor Day or Christmas falls on Mon, Tues or Wed, garbage pickup will be Thursday.	
Newsletter	
Information due by the 25th of the month	
Editors: Julie Shawback and Kaye Biesenthal	

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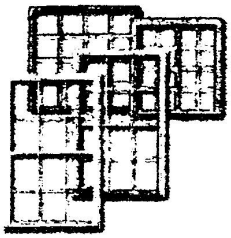

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