

Emerald Green Newsletter

emeraldgreeninfo.org

June / July 2013

Recreation Board News

Pool Passes Pool passes are being replaced this year so if you haven't picked up your new pass yet, please see the pool attendant on duty and don't forget to bring identification.



Drivers As the weather finally warms up and the pool season begins, there are more residents on the streets. We would like to remind all drivers that ***the stop signs are not for decoration***. Many people drive right through without even slowing down. After talking with the police, they informed us that they will keep an eye out for people not obeying the sign. They also let us know that if we see this happening, we are to write down the license plate number and send it to them. We want everyone to be safe this season so let's all do our part.

Pool Party Speaking of the pool, our pool party will be on July 13th from 12-4 (or whenever we all leave!). Please bring a dish to share and know that this is a great way to meet the people in our neighborhood. Lots of fun for the family, so please bring the kids.



Clubhouse Lift will be out of service for a few days at the beginning of June, as it is being replaced.

Tree Replacement Also at the beginning of June, most of the ash trees that have been removed will be replaced. The new trees will need a lot of water so if you have one by you, please try to keep it watered.

Common Courtesy As a courtesy to our neighbors when walking around the pond at night or early morning, please speak softly as voices carry.

Scrapbooking The first scrapbook workshop held in May was a success! If you're interested, please mark your calendar for Saturday, October 5 for the next workshop. Additional details will be included in the next newsletter.

Garage Sale The neighborhood garage sale held in May was a success! Please let your Rec Board members know if you would like another garage sale held this fall.

Condo News

Board Meeting Our next Board of Directors meeting is July 10, at 7 PM in the clubhouse. Please join us.

New Board Member Patrick Albrecht was appointed to fill the remainder of Kaye Biesenthal's term. Welcome aboard Patrick.

Projects for 2013 The Board is undertaking the following projects during the year:

1. Repair common hall interiors from roofing project - Completed
2. Install new LED exit/emergency lighting in the hallways - Completed
3. Install new soffit vents on all buildings - Completed
4. Repair siding on 6 buildings (29W451, 29W470, 29W440, 29W411, 2S435, 29W381) - Starting in June
5. Paint above 6 buildings and their 48 garage doors – Scheduled after buildings are completed.
6. Replace approximately 20 entry doors – Fall/Winter project
7. Determine balconies requiring repair or replacement – Fall /Winter project

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 5, 6, and 7. The inspection requires access to your unit and garage.

Carpet Cleaning Cornelia Carpet will shampoo the common hallways and stairs June 10-14 from 9 AM to 4 PM. Please remove all items in the hallways.



Animals on Leash All dogs and cats that are let outdoors must be on a handheld leash per the City of Warrenville ordinance and Emerald Green's Rules and Regulations.

Electricity in Garages Any permanent workshop and appliances (refrigerators/freezers) are strictly prohibited in the garages unless electricity in the garage is on a separate meter installed and paid for by the Unit Owner.

Window Cleaning The windows in the common hallway were cleaned inside and out. Visible marks or smudges are from scratches or glazing. The next cleaning will be in the fall.

Special Meeting Vote A vote by the members to grant an easement to Comcast was approved at a Special Meeting on May 22, 2013.

Satellite Dishes If your building (29W451, 29W470, 29W440, 29W411, 2S435, 29W381) is scheduled for repair and painting, then contact your satellite vendor and instruct them to remove your dish from the fascia. It must be placed on the 8 foot board located on the fire walls. Let them know that the cable must not run across the roof shingles. Place the cables along the gutter or fascia.

Condo Sales

As of May 31, 2013 two condos were sold:
2S641 Enrico Fermi Ct, Unit C
2S406 Emerald Green Dr, Unit F

Bank Owned Properties

As of May 31, 2013, three, bank owned properties are available for sale:
29W380 Emerald Green Dr, Unit F
29W431 Emerald Green Dr, Unit B
2S661 Enrico Fermi Ct, Unit A

Villa News

Board Meeting The next Board meeting is Wednesday, June 26, 2013 at 7:00 p.m. at the Clubhouse. The Villa Board regular meetings in 2013 will be: Wednesday, February 27, 2013, Wednesday, April 24, 2013, Wednesday, June 26, 2013, Wednesday, August 28, 2013 and Wednesday, December 4, 2013. The regular meetings will be held at 7:00 p.m. at the clubhouse. The Annual Meeting will be held Tuesday, October 1, 2013 at 7:30 p.m. at the clubhouse.

Repairs The Board received a Proposal from Inside-Out Painting Co. for the repairs and painting of buildings 5 and 11. The Board is reviewing same at this time and will be making a decision shortly.

Outdoor Fireplaces At the May 28, 2008 Board meeting, the Board voted and passed a Motion which prohibits the use of outdoor fireplaces of any kind. Although the Rules have not been updated to include same, any owner using an outdoor fireplace 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 fireplaces outside of the units, whether in use or not, is not permitted. Therefore, please remove all outdoor fireplaces 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.

Landscaping Although we all greatly appreciate owner's participation in making Emerald Green a beautifully landscaped neighborhood, all plantings require prior Board approval. 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 move or 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 by the landscapers under the Board's direction. The Board would like to thank the owners who have taken the proper actions to comply with this request.



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 Shawn Sandling 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 Shawn Sandling 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 Shawn and obtaining prior authorization from Shawn.

Reminder: As of June 1, 2012, the new property manager is Shawn Sandling at Baum Property Management. Villa owners should contact Shawn to report maintenance issues, obtain architectural change request forms and with general questions or concerns. Shawn may be reached by emailing her at Shawn@baumprop.com (preferred) or calling her at (630) 270-1835. 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 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
Desiree King, Vice Pres.
Maurice Weiser, Vice Pres. 630-393-1224
Barbara Lipps, Secretary 630-836-1953
Jennifer Cooley, Treasurer

Villa Property Management:

Baum Property Management
Mailing address: P.O. Box 46,
Aurora, IL 60507-0046
Shawn Sandling, Property Manager
Shawn@baumprop.com (preferred)
Shawn's phone no.: 630-270-1835



Condo Board:

Megan Paulsen, President 630-393-6630
Bill Crabtree, Vice President 630-836-9798
Jerry Bucko, Treasurer 630-465-3259
Mike Plichta, Member-at-Large 847-409-0094
Patrick Albrecht 630-688-9579

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.

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