

Emerald Green Newsletter

emeraldgreeninfo.org

June/July, 2012

Recreation Board News



Annual Pool Party—save the date!

Mark your calendars now!!

Date: **Saturday, July 28th 12:00-4:00**

Please bring a dish to pass.

The burgers, hot dogs, soda, and water will be provided.

Back by popular demand...

A **Piñata** will be provided for the children and grandchildren of Emerald Green!



Pool Passes

- If you did not pick up your pool pass last year: *they are available at the pool.*
- If you are a new resident or lost last years pass: *please give your name, address, phone number, and unit number to the pool attendant and a board member will get back to you when it is completed. In the meantime, show proof of residency with a drivers license or ID and admittance to the pool will be given.*
- A \$5.00 fee will be charged for lost pool passes.

Pool Hours

- Sunday through Friday 10:00am - 9:00pm
- Saturday 10:00am - 10:00pm

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

Nancy, Marina, Marion, Nick, Jeff

Recreation Board Projects:

- Replacement of the north and south side of the clubhouse exterior walls have been completed.
- Clubhouse elevator is scheduled to be replaced before year end.
- *A Reminder:*
We as Emerald Green Resident's are very fortunate to have beautiful grounds to walk on, picnic, or just gaze at the beauty, so please pick up after your dog. The landscapers are doing summer clean up and it is embarrassing when they report the amount of dog waste that either winds up in their face or clogs the mower. Any resident caught not picking up after their dog will be fined, view signs around clubhouse which also pertain to Condo and Villa owners.

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 (630) 393-7486 and leave a message.

Clubhouse Keys:

Contact Nick Battaglia at 773-382-1752. Cost is \$25.



Condo News

Board Meeting

Please join us:

Wednesday, July 11, 2012,

Regular Board Meeting at **7:00 PM** in the clubhouse.

Annual Fire Alarm Inspection

Alarm Detection Systems (ADS) will conduct the annual inspection of the smoke and heat detectors on Wednesday, Thursday, and Friday, June 6, 7, and 8. The inspection requires access to your unit and garage for testing. Check the schedule that was mailed to you for the time.

Carpet Cleaning

Cornelia Carpet will clean the common hallways and stairs June 11-15 from 9 AM to 5 PM. A schedule will be mailed to you with the times.

Emergency Form

Northwest Property has mailed an emergency form to all homeowners at the request of the Board of Managers. Please complete the form and return by the date requested. If you have email, the form may be emailed to Pam at: **PamD@nwprop.com.**

Past Due

As of 1/1/2010, the rental of the 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.

New Trees

Four trees were planted in April to replace the disease trees that were removed in December 2011: A London Planetree was planted on the south side of 29W460; a Japanese Lilac was planted in the front of 29W470; a Hawthorne was placed in the front of 29W451; and a Bald Cypress was planted behind 2S435.

Plumbing Project

Expert Plumbing is in the process of replacing the remainder of the Association's main water shutoff valves with ball valves. This project was started in 2010 and will be completed in June.

Garbage & Recycling Reminder

Effective June 1, 2011, garbage and recycling shall not be placed outside for collection any earlier than 6:00 AM on day of pickup. Garbage and recycling shall no longer be placed outside the day before pickup.

Dates to remember:

June 6, 7, and 8:	Fire Alarm Inspection
June 11-15:	Carpet Cleaning



Villa News

Board Meeting

Please join us:

June 27, 2012 at 7:00 p.m. at the Clubhouse.

Please be advised that after 37 years, Jones and Jones, Inc. will be closing its doors as Jim Bouse is retiring. Therefore, the Association has chosen a new property management company. BaumPropertyManagement formally assumed the management duties of the Association on June 1, 2012. Villa owners should have received a President's Letter and an Introductory Letter from Baum Property Management via U.S. First Class Mail. Shawn Sandling, formerly employed by Jones and Jones, Inc., is now employed by Baum Property Management and is the new property manager for the Association (see below for Shawn's contact information).

A sad but fond farewell to Calvin E. Johnson, 88, who went to be with the Lord on Tuesday, May 22, 2012. Cal and his wife Rita moved to Emerald Green 36 years ago as original owners. Cal served on the Villa Board for 15 years and was the President of the Villa Board for 10 years. Cal thought Emerald Green was the most beautiful place to live. He took so much pride in being the President and helping Emerald Green live up to his standards as a perfect place to live. Cal was on 24-hour call for anyone with a problem. Cal's countless hours, dedication and commitment to this community will be greatly missed. The many who knew and loved Cal will remember him as a man who was kind, considerate and compassionate. A celebration of Cal's life will be held at the First Presbyterian Church of Wheaton, 715 N. Carlton Ave., Wheaton, Illinois 60187 on Saturday, August 4, 2012 at 5 p.m.

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 provide a current copy of their declaration page which includes the dwelling information as well as the effective dates to Shawn Sandling immediately.

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 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.

The Villa Board's remaining regular meetings in 2012 will be: Wednesday, June 27, 2012, Wednesday, August 22, 2012 and Wednesday, December 5, 2012. The regular meetings will be held at 7:00 p.m. at the clubhouse. The Annual Meeting will be held Tuesday, October 2, 2012 at 7:30 p.m. at the clubhouse.

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

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 Mtg: Oct. 2—7:30 PM

Recreation Board:

Nancy Carino, President 630-207-0875
Marina Neuman, Vice Pres 630-393-0803
Nick Battaglia, Secretary 773-382-1752
Marion Lake, Treasurer 630-393-7486
Jeff Forth, Mbr.-at-Large
Clubhouse Reservations 630-393-9101

Newsletter

Information due by the 25th of the month
Editor: Kaye Biesenthal

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
After hours Emergency..... (630) 566-2900

Condo Board:

Megan Paulsen, President 630-393-6630
Bill Crabtree, Vice President 630-836-9798
Kaye Biesenthal, Secretary 630-836-0517
Julie Shawback, Treasurer 630-836-0065
Jerry Bucko, Mbr.-at-Large 630 465-3259

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

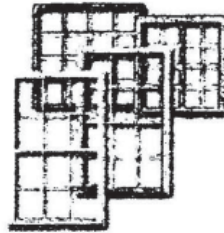
Regular pickup is Wednesday.

*When New Year's Day, Memorial
Day, July 4th, Labor Day or Christmas
falls on Mon, Tues or Wed, garbage
pickup will be Thursday.*

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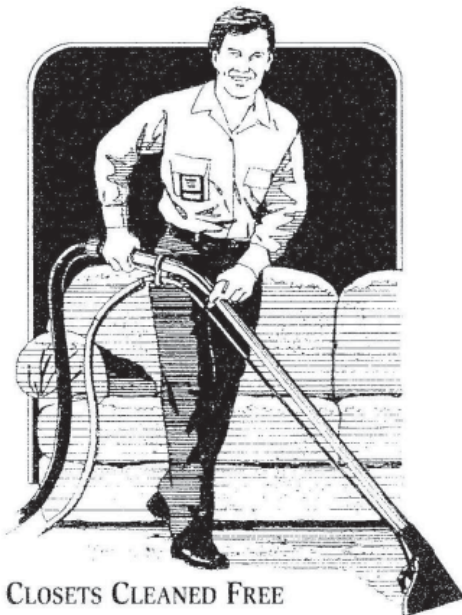
WHEATON

630-665-1849

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 4. MOVE MOST FURNITURE
 5. RAKE YOUR CARPETS