Emerald Green News

www.emeraldgreeninfo.org

March 2010

Rec. Board News

A Letter from the President

I long for Spring, tulips, daffodils, buds on the trees and bushes, and a sigh of relief. I long for spring, waiting for my neighbors to come out of hibernation, to smile at a friendly wave, to watch the dogs being walked, the birds tweeting, or to enjoy a little time to stop and chat.

Thank you to the 45 residents who took the time to fill out the survey last month! We are in the process of reviewing your comments and analyzing the results. In this way, we can prioritize the changes the residents conveyed to us. Due to the economy and our available funds, some changes may take several years to complete. If you still want to submit your survey, drop it in the rec. board mailbox by the tennis courts.

One project to be completed within the next month is the clubhouse roof. The roof is 14 years old and has developed leaks by the fireplace, and in the women's bathroom. Instead of patching it, the rec. board decided to have it replaced by Pilot Roofing Contractors, the same contractor that is replacing the condo roofs.

A few residents asked me what my goals are for 2010. ***My first goal*** would be **to meet the residents of the Emerald Green Community**. Living in the Villa's, I feel the separation that has occurred through the years between the Condo's and the Villa's and I would like to see us all come together as a community. We can accomplish this through the socials the second Friday of every month, pool parties, and holiday parties: etc. ***My second goal*** would be to **update the clubhouse, pond, pool, and grounds, to make the most of our beautiful surroundings**. More goals to follow in the April newsletter.

If any resident has an important announcement for the newsletter, email Julie Shawback at **emeraldgreennl@gmail.com** by the 25th of the month. Examples: birth of a child, grandchild, niece, nephew, etc., a special birthday or anniversary, etc.

Sincerely,

Nancy Carino, President

Emerald Green Recreation Board

Save the Date/Please join us!

Mark your calendars for these upcoming events!

Kitchen Clean up: Monday, March 8th at 10:00am at the clubhouse

Next Social: Friday, March 12th, 7:00pm at the clubhouse

Garage Sale: May 21-23, 2010 (Friday to Sunday)

Alert!

Please put outgoing mail in your mailbox. The Emerald Green Mailbox is only used for the Rec. board, Thank you.

Please lock the club house door at all times, after parties, working out, etc.

Join us for our next **Board Meeting** on **April 28, 2010 at 7:00 p.m.** at the clubhouse!

Assessment coupon books

Owners should have received the new coupon books for the 2010 monthly assessment payments. As you can see on the coupon, there is a **new mailing address in which to send your monthly assessments**. Please send your monthly assessments to **Itasca Bank, Emerald Green Villas, P.O. Box 987, Itasca, Illinois 60143-0987**. The monthly assessments for 2010 will remain at $225.00 per month per unit. Monthly assessments postmarked after the 15th of the month will be assessed a $25.00 late fee. Owners who pay their monthly assessments on-line will have to contact their financial institution to inform them of the new mailing address.

Jones and Jones **encourages Owners to use Direct Debit** to automatically make monthly assessment payments. Please contact Jones & Jones for further information regarding Direct Debit.

Census Emergency Forms

Unit Census Emergency Forms were included with the December 2009 Annual Letter. Please complete the Form and immediately return same to Jones & Jones, Inc. as instructed. Owners' names, addresses, phone numbers and personal information will be kept confidential.

Emergency/Non Emergency Contact Info

Reminder: Please 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.

Insurance

Please be reminded that pursuant to the EGVOA's Declaration and Rules and Regulations, each Owner is required to obtain building insurance to cover both the exterior and the interior of their unit. Each Owner is also required to submit a declaration of insurance for each policy term to the Board. The old management company did not provide Jones and Jones with copies of declarations that they had on file. Therefore, we are starting from scratch in obtaining the declaration pages from Owners. There are currently 15 Owners' declarations on file at this time. 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 Jones & Jones. The Board would like to thank Owners in advance for their cooperation and assistance in this matter.

Building Inspections

The Association hired EGR Construction from Warrenville to perform an inspection of the 13 Villa buildings, including, but not limited to, roofs, masonry, flashing and capping on the common area walls. EGR Construction will inspect the outside of the buildings in the Spring (which hopefully is just around the corner). After the inspection, EGR Construction will submit a report to the Board outlining their findings and prioritizing their recommendations. EGR Construction will not require entrance into Owners' units.

Join us for our next **Board Meeting** on **March 10, 2010 at 7:00 p.m.** at the clubhouse!

Tree Pruning

Care of Trees began maintenance pruning on the trees surrounding buildings 35, 36, 37, 38, 39, and 43 on March 2. The maintenance pruning consists of crown cleaning to remove large showy deadwood over 2" in diameter, reduction of the canopies to provide 6-8' clearance from buildings and raising 8-10' clearance over lawns, drives, and walks.

Emergency Information Form

Remember to complete and return your emergency information form to Northwest Property Management. This information is used only when an emergency arises from your unit, such as a broken water pipe. If no one is home, Northwest Property will call the emergency contact.

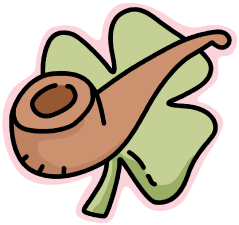
Three steps to follow when selling your condo…

If you have your condo currently listed with a real estate agent, or plan to list yours in the future, this is a reminder of three crucial guidelines that need to be followed when selling your unit.

✓ **Realtor key boxes** are to be placed ***only on the side of the mail hutch***, not on garage doors, entry doors, or light fixtures.

✓ **"For Sale" signs** are ***not*** allowed on the property or in your unit's windows.

✓ **Notify Northwest Property** that property is for sale.



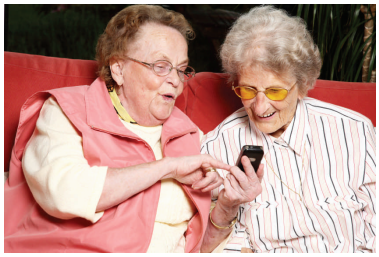
Pickup of Appliances and Large Items for Condos and Villas

Do you have large items you want to get rid of – appliances, carpeting, furniture, etc.? Contact Groot Garbage at the phone number shown in the newsletter for pick up of large items. Groot will give you the cost information. (The cost for the removal of these items is the homeowner's expense.) Items are to be ***put at the curb the night before*** they are due for pick up and don't forget to leave payment for them as instructed. They will not pick up any of these items unless you have called in advance and made payment arrangements, so be sure to call. (Groot will accept credit cards for payment.) If your items are in fairly good condition, you may want to recycle them through a couple of websites: www.freecycle.com and www.napervilleyardsales.com.

Roger Buttle is our property manager at Northwest Property Management. You can contact him via the following information:

Roger Buttle
Northwest Property Management
780 Tek Drive
Crystal Lake , IL 60014
Phone: (630) 584-9001 Ext 15 / Fax: (815) 459-1306
Email: RogerB@nwprop.com

Senior News



On Wednesday, February 17th, the Senior Ladies of Emerald Green met for a bag lunch and cake made by June Shea. Lots of conversation. Had an afternoon of card playing and more talk. We got home around 3:15, so it was a good day!

Pat Sheehan will be our baker for our St. Patty's Day luncheon on March 17th.

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
Donna Hathaway, Secretary	630-836-1617
Pat Sheehan, Treasurer	630-393-2713
Bonnie Bassett, Mbr.-at-Large	630-836-1838
Clubhouse Reservations	630-836-1838

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
Nancy Carino, Treasurer	630-207-0875
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
Karen Maiorano, Vice Pres.	630-393-4143
Julie Shawback, Secretary	630-836-0065
Jerry Bucko, Treasurer	630-661-1823
Kaye Biesenthal, Mbr.-at-Large	630-836-0517
Condo Property Management	
Northwest Property Mgmt.	630-584-9001 x15
Roger Buttle, Mgr.	
RogerB@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 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 Kaye Biesenthal	

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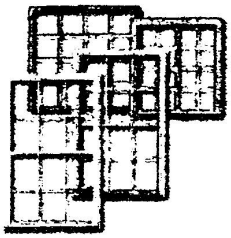

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