Emerald Green News

www.emeraldgreeninfo.org

October 2010

Rec. Board News

A Letter from the President

Chili Cook Off and Bonfire!

Don't forget our **first annual Chili Cook Off** on **October 17th** at **11:30 a.m.**! Watch the **BEARS game**, **taste test** the chili, **vote for your favorite**, and **meet your Emerald Green neighbors**. All you need is a crock pot your favorite chili recipe, and BYOB. The Recreation board will supply the cheese, sour cream, onions, etc.

And due to our first bonfire being a huge success we will have another after the chili cook off, at 5:00 p.m. Bring a chair, marshmallows, and a roasting stick to celebrate fall!

Annual Elections.

Our **annual election** will take place on **November 17th, 2010**. The recreation board has openings on the ballot for **1 condo owner to serve a 2 year term**, and **1 Villa owner to serve a 2 year term**. ***If you are interested in being a candidate, please fill out the nomination form attached to this newsletter***.

Events & Suggestions.

Watch the newsletter for upcoming events this winter. We welcome suggestions for future events, types of socials or parties you would be interested in helping us to organize this winter. I welcome coming out of hibernation in the winter, especially to socialize with my neighbors.

Happy Fall, hope to see many Emerald Green residents at the chili cook off!

Nancy Carino
President
Emerald Green Recreation Board

Clubhouse & Newsletter Ad Information!

Interested in renting the Clubhouse?

Clubhouse Rental $50.00:
Call Bonnie at 630-836-1838

Need Keys to the Clubhouse?

Clubhouse Keys: $25
Call Linda at 630-393-9078

Want to Place an Ad in the Newsletter?

Call Nancy at:
630-207-0875

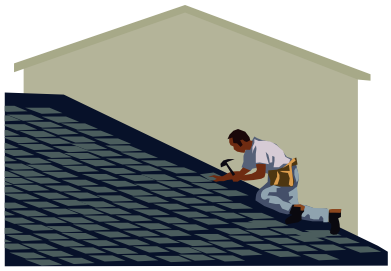
Join us for our next **Board Meeting** on **October 5, 2010 at 7:00 p.m.** at the clubhouse!

Annual Meeting.

The next Board meeting is the Annual Meeting set for Tuesday, **October 5, 2010** at **7:30 p.m.** at the Clubhouse. There will be 3 positions up for re-election at that time. Jennifer Cooley, Kathi Newell and Maury Weiser will be seeking re-election. Owners should have received correspondence from the Board dated September 8, 2010 enclosing a Proxy. Nominations will also be accepted from the floor during the Annual Meeting. Ballots will be distributed at the Annual Meeting. 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 Jones & Jones, 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.

Roof Rplacements

The Association hired Norton Sons Roofing Co., Inc. to replace 6 roofs this fall to begin in the next few weeks. Norton Sons Roofing provides a 1-20 year (non-prorated) warranty on material and labor coverage and years 21-25 (prorated) material and labor coverage. The Board is continuing to work on a list of which roofs should be replaced in 2011, 2012, etc.

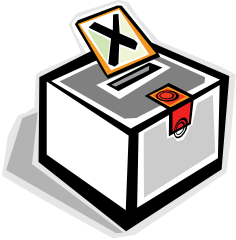


Property Management Information.

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. **If you are contacting Jones & Jones for an emergency issues,** please listen to their telephone prompt closely as it will direct you as to how to contact Jones & Jones in case of an emergency.

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

Annual Meeting



Our Annual Meeting to elect Board members is on Wednesday, November 10 at 7:00 pm in the Clubhouse. In October, Northwest Property will send the Annual Meeting notice along with the 2011 budget to all owners.

Roof Repairs.

Cost Roofing was awarded the contract to replace the roof and gutters on building 16 (2S621). The old roof and gutters are to be replaced with architectural shingles and oversized gutters in October.

Garbage Pickup.

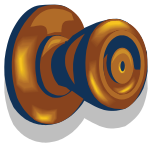
The August newsletter requested homeowners not to place garbage and recycling bins outside any earlier than sunset of the night prior to pick up. Homeowners are reporting that bins and garbage are still out earlier than sunset. **If there is food waste in the bags, don't set the garbage out until the day of pickup.** Garbage bags with food attract animals (raccoons and skunks). Garbage out early and broken bags detracts from Emerald Green. ***Thank you for helping us to keep Emerald Green attractive***.

Past Due.

As a reminder, effective 1/1/2010, ***rental of the Emerald Green clubhouse will be denied to any condo homeowner who has an outstanding balance of $5 or more on their account***. If there is an issue with an outstanding amount, please contact Roger at 630 584-9001 extension 15.

Safety Tip Re: Entry Doors.

Please be sure to lock the door to your unit's whenever you leave—even if you are simply taking your dogs for a walk, running over to a neighbors, or going for a walk. Emerald Green has to provide keys to vendors (ComEd, City of Warrenville, Northwest Property, janitorial service, fire alarm service, Recreation board, etc.) access to all of the entry doors to the buildings. Please keep this in mind when you leave your home.



If the entry door to your building does not automatically close or the lock does not catch, call or email Northwest Property to repair the door.

Space Heaters and Water.

The space heaters in the common hallways will be turned on in November and at the same time the outside water will be turned off for the winter.

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.

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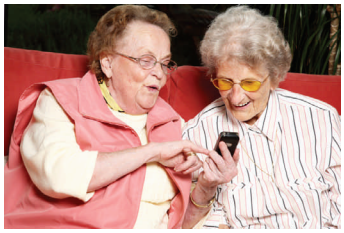
Senior News



We had good food and conversation at Bohemian Crystal on Wednesday, September 15th! We enjoyed pork, dumplings, sweet and sour cabbage, breads and soup! To finish it off we all had Apricot Kolackys.

Our Next Meeting...

Our next meeting will be a brown bag lunch at the **clubhouse on October 20th**! June Jobgen will bring the dessert. We hope to see you in October!

Happy Birthday to...

Vera Connolly—October 5th
Betty Sandan—October 13th
June Jobgen—October 25th

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
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
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	
Karen Maiorano, Vice Pres.	
Julie Shawback, Secretary	
Jerry Bucko, Treasurer	
Kaye Biesenthal, Mbr.-at-Large	
Condo Property Management	
Northwest Property Mgmt. 780 Tek Dr, Crystal Lake, IL 60014	630-584-9001 x15
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, 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	

EMERALD GREEN
RECREATION ASSOCIATION

CANDIDATES COME FORWARD

The Emerald Green Recreation Association is seeking candidates to run for the Board of Directors. The Board needs to fill two positions, 1 Condo owner and 1 Villa owner. The two positions will serve a two year term having the largest vote percentage.

The elections will take place at the Annual Meeting on Wednesday, November 17, 2010. **All unit owners** are eligible to serve on the Board. **Qualifications for a unit owner to serve on the Board are simply an interest in your Association and the desire to serve your community.** To place yourself or another in nomination, please complete the Nomination Application Form be-

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EMERALD GREEN RECREATION ASSOCIATION

NOMINATION APPLICATION

Name: _____

Unit Address: _____

Qualifications/Bio:_____

_____

_____

_____

_____

_____

_____ (Qualifications may be listed, verbatim, on a candidates' bio-page accompanying the forthcoming Proxy).

ALL APPLICATIONS MUST BE RECEIVED ***BY NOVEMBER 1ST, 2010*** TO BE LISTED ON THE OFFICIAL ANNUAL MEETING NOTICE & BALLOT. NOMINATIONS WILL ALSO BE ACCEPTED FROM THE FLOOR DURING THE ANNUAL MEETING.

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- STORM WINDOWS AND DOORS
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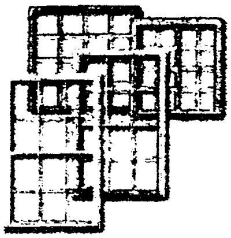
- SEAMLESS HEAVY TEMPERED ALUMINUM GUTTERS



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