Emerald Green Newsletter

emeraldgreeninfo.org

October 2011

Recreation Board News

Labor Day Pool Party News

Despite the cold weather, the Labor Day Pool Party was a huge success. Congratulations to **Evy Aiuppa, and Mary Anne and Mike Pacione as winners of the flower pot contest.** Each received a $25 gift card to Maggiano's. **Nick Battaglia** won first place in the canyon ball contest with a score 8.9, **KJ Lake** won second place with a score of 8.2. **Thank you to our synchronized swimmers, Mary Ann, Evy, Marilyn, Marion, Linda, and KJ.** With a little practice, you girls will be ready for competition next year.

Chili Cook Off and Bonfire!

Mark your calendars, **Chili Cook Off, Saturday, October 22nd** at **3:00pm**. Make a pot or crock pot of your favorite chili recipe, bring it over to the clubhouse and enjoy the fun. The Recreation Board will supply the cheese, sour cream, crackers, peppers, noodles, and gift card to the winner! ***Please call Nancy Carino if you are participating in the contest so that we get an idea of how many cooks will be entering the competition.***

The bonfire will be in the evening starting at 8:30pm. Bring your beverage of choice and the makings for smores.

Thank you!

The Recreation Board thanks Linda Christman, Vice President, for her 6 years of service on the board. Linda is retiring from the Board at the end of this year. We will miss her soft spoken voice in times of trouble, her way of giving everyone the benefit of the doubt, her diplomatic ways, and her smile. ***In celebration of Linda's retirement, please join us for cake and coffee at the annual meeting on November 16th.***

Board Members Needed

Our annual election will take place on **November 16th at 7:00pm.** Openings to be filled for the Recreation Board are:

1 condo owner to serve a 2 year term
1 condo or villa to serve a two year term
as member at large
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 and drop it in the Emerald Green mailbox by the tennis courts.

Pool Reminder...

Since the pool is now closed, please pick up your lawn chairs that were stored there over the summer. Thank you!

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

Annual Board Meeting

Join us for the Annual Homeowners Meeting November 9, at 7 PM in the Clubhouse. This is your opportunity to ask questions, meet your neighbors, and learn more about Emerald Green Condo Association.

November Elections

The election of board members will take place at the Annual Homeowners Meeting on Wednesday, November 9 at 7 PM in the Clubhouse. In October, Northwest Property will send the Annual Meeting notice along with the 2012 budget to all owners.

Contracts Signed

A contract was signed with Alan Landscaping for three years to care for the lawn maintenance of Emerald Green Condos. The contract starts in April 2012 and expires in November 2014. A contract was signed with Novak Paving for two years to remove two or more inches of snow from Emerald Green Condos driveways and sidewalks. The contract starts November 2011 and expires April 2013.

Exterior Painting

AAA Painting Company is scheduled in October to paint buildings 2S661, 2S641, and 2S621 Enrico Fermi Drive. The buildings are currently undergoing repair work to the siding.

Removal of Tree

Creekside Tree Service will remove the cottonwood tree behind 2S407 Emerald Green Drive in mid-October. The tree is dying from two lightning strikes which it received in the past several years.

Past Due

As of 1/1/2010, the 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*.

Accounting Department

If you have a question on your assessment account, call Northwest Property at 630 584-9001 extension 14.

Easy Way to Pay!

Northwest Property Management offers an **automatic debit program for payment of your monthly assessment.** The program utilizes electronic funds transfer to provide you with a timely, accurate, and convenient method to pay your monthly assessment. If you want to eliminate check writing and ensure timely payments, ***contact Northwest Property Management today and they will be happy to send you an application form or check the condo web site (emeraldgreeninfo.org) for the downloadable form.***

If you all ready use this program, please remember that Northwest is only authorized to withdraw your monthly assessment amount. Any additional charges to your account require payment by check.

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.

To Contact the 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 **October 4, 2011 at 7:30 p.m.** at the clubhouse!

Important!

***The Association's PO Box has been closed*!** All communications should be sent directly to Jones & Jones.

Annual Meeting.

The next Board meeting is the Annual Meeting set for Tuesday, October 4, 2010 at 7:30 p.m. at the Clubhouse. **There will be 2 positions up for re-election at that time.** Maury Weiser will be seeking re-election. Jerry LeCompte has decided not to run for another term. ***Owners should have received correspondence from the Board dated September 1, 2011 enclosing a Proxy and a Candidates Come Forward Form.*** Nominations will 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.

Tree Work

On September 2, 2011, Kramer Tree Service removed a few dead trees and pruned trees away from the roofs and siding.

Masonry Repairs

The Association has entered into a contract with Dakota Evans Restoration, Inc. to perform masonry repairs. 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 has entered into two ontracts with Inside-Out Painting Co. One Contract for the building repairs and one Contract for painting the 4 gray buildings (2, 5, 8 and 11). **The work start in early October, 2011.** ***All landscaping materials such as soil, mulch, rocks, etc. must be removed immediately from around the 4 gray buildings***. This rule also pertains to all buildings. 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.

Villas for Sale.

There are 2 Villas for sale: 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.

Building Insurance

A reminder that per 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. **The Board is requesting that each Owner contact their insurance agent to request a current copy of their declaration page which includes the dwelling information as well as the effective dates to be mailed to Jones & Jones, Inc.** ***At this time there are only 15 out of 52 owners in compliance*.** Since the Association's P.O. Box has been closed, please contact your insurance carrier and request that your Declaration be sent to Jones & Jones or to bring their Declaration to the Annual Meeting.

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.

Emergency Information

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. 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.

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 4—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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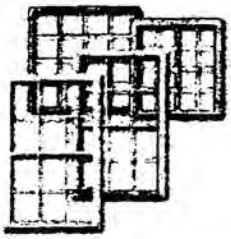

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EMERALD GREEN
RECREATION ASSOCIATION

Official
Nomination Application

Name: _____

Unit Address: _____

1 Condo owner to serve a 2 year term

1 Condo or Villa to serve a two year term as member at large

1 Villa owner to serve a 2 year term.

Please fill out nomination forms and deposit it in the Emerald Green Mailbox by the Tennis Courts.

ALL APPLICATIONS MUST BE RECEIVED ***BY NOVEMBER 1ST, 2011*** TO BE LISTED ON THE OFFICIAL ANNUAL MEETING NOTICE & BALLOT. NOMINATIONS WILL ALSO BE ACCEPTED FROMTHE FLOOR DURING THE ANNUAL MEETING.