

Emerald Green Newsletter

emeraldgreeninfo.org

October/November, 2012

Recreation Board News



Recreation Board's Annual Meeting

November 5th at 7:00pm.

- Board Member, Marion Lake, condo owner is seeking reelection.
- Board Member, Nancy Carino, villa owner is resigning after five years on the board. *Anyone who is interested in being a candidate should contact Nick Battaglia, at 773-820-1752 ASAP and leave a message. He will contact you at his earliest convenience as to the next steps in the process of seeking election to the board.*

All Election packets will include instructions and will be delivered to your door.

Project Report

- Completed: Addition of vents to the air conditioner unit in the clubhouse.
- In progress: Replacement of the elevator.
- 2013: Replacement of the pond walls with rock and vegetation.

Save the Date

Third Annual Chili Cook Off/ Halloween Party will be on Saturday, October 20th at 3:00pm. Bonfire will follow at dusk.

Last year we had six residents participate in the contest by cooking up a crock pot of their own delicious chili recipe. The board will supply the condiments, cheese, sour cream, onions, etc. The winner receives a \$25.00 gift card.

New this year ... Party table for all Emerald Green children and grandchildren, best costume award, a craft, and trick or treat gift bags. Please RSVP to Marion (630) 393-7486 ASAP, to let us know how many children will be attending,

Adults, feel free to wear a costume and bring a dessert.

INVITATION

The Warrenville Fire Protection District
would like to extend an invitation to:

Emerald Green residents to come and enjoy the **FIRE PREVENTION WEEK OPEN HOUSE** that the District hosts each year. The Open House will be **SATURDAY, OCTOBER 13, 2012 FROM 10AM TO 1PM**, at Headquarters Station, 3S472 Batavia Road. There will be demonstrations of equipment and techniques used by our department in responding to emergency calls in the community. Refreshments will be served and everyone is encouraged to come and get acquainted with our dedicated personnel.

Just a reminder: Please pick up your lawn chairs at the pool.

See you at the Chili Cook Off, don't forget the kids!

Nancy, Marina, Marion, Nick, Jeff

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 773-820-1752. Cost is \$25.



Condo News

Condo Annual Meeting

Please join us:

Wednesday, November 14, 2012,

Annual Board Meeting at **7:00 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 14 at 7 PM in the Clubhouse. In October, Northwest Property will send the Annual Meeting notice along with the 2013 budget to all owners.

Assessments for 2013

In May, the Board received a letter from State Farm Insurance advising that the association insurance policy would be dropped effective July 16, 2012. They stated that the reason for the non-renewal was the association's overall claim activity, especially slip and fall.

The association insurance policy is now handled through Hollinger Services. Due to our overall claim activity, insurance costs have increased \$27,483 for a total of \$58,311. This amount has caused assessments to increase 4.1% for 2013.

Roof Replacement

In the next couple of weeks, the Association will begin replacing the roofs, gutters and downspouts, and vent the 2nd floor, bathroom exhaust fans through the roof. Currently the fans vent into the attic which may cause moisture to condense on the rafters. This excess moisture may cause mold or mildew.

Charcoal and Propane Grills

It has been brought to the Board's attention by the Association's insurance Company and the City of Warrenville Fire Department that charcoal and propane grills should not be operated on balconies, under decks, or within 10 feet of the building. The reasoning is that the buildings are of combustible material and thus can easily catch fire. The Rules & Regulations will be updated to reflect this information.

Seasonal Decorations...FYI

Just a reminder as the holiday season is approaching soon...

- Seasonal decorations shall not be installed any earlier than one (1) month before and must be removed no later than one (1) month after the date of the holiday.
- No outdoor decorations are permitted except for decorations which can be placed on a Unit door, patio or balcony.

(The Emerald Green Rules and Regulations (revised October 2006), Page 15, Section V. Seasonal Decorations, items 1 & 2.)

Snow Plowing: Novak Paving is contracted to plow after 2 inches of snow has fallen beginning in November and ending in April. They have not been contracted to apply ice melt to the sidewalks or driveways. Emerald Green Condo Association has provided ice melt for your use on the sidewalks and driveways. The ice melt is located under the stairs in a bucket or in a bag. For refills of ice melt, call Northwest Property.

Space Heaters and Water: The space heaters in the common hallways will be turned on mid-November. At the same time the outside water will be turned off and the hoses disconnected from the water spigot.

Landscaping: November 9, is the last day the landscapers are here for the final clean-up.

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.

Condo Sales As of 9/30/12, six condos were sold:

29W380 Emerald Green Dr. Unit H, 2S415 Emerald Green Dr. Unit A, 29W460 Emerald Green Dr. Unit D, 29W460 Emerald Green Dr. Unit B, 2S416 Emerald Green Dr. Unit D, 29W471 Emerald Green Dr. Unit C

Bank Owned Properties As of 9/30/12, three, bank owned properties are available for sale:

2S404 Emerald Green Dr. Unit C, 2S405 Emerald Green Dr. Unit D, 29W460 Emerald Green Dr. Unit H



Villa News

Did You Know

CONTINUED FROM CONDO PAGE

Your 80% furnace will no longer be replaced as of May 1, 2013. The Department of Energy mandates all new furnaces installed after May 1, 2013 must be 90% or better. Existing flue lines

*can no longer be used and must be replaced with PVC. Prior to May 1, 2013, an 80% furnace can be installed. After May 1, 2013, you will be unable to use your current flue line and you must obtain a building permit from the City of Warrenville to install a 90% furnace with PVC. **For more information see: www.1eere.energy.gov/buildings/appliance_standards/residential/pdfs/cacurn_dfr_final-version.pdf.***

Villa Regular Board Meeting

Please join us:

December 5, 2012 at 7:00 p.m. at the Clubhouse.

At the Annual Meeting held October 2, 2012, Barbara Lipps and Kathi Newell were re-elected to the Board. The Board positions are as follows: Kathi Newell, President, Maury Weiser, Vice President, Desiree King, Vice President, Barbara Lipps, Secretary and Jennifer Cooley, Treasurer. The Board would like to thank the owners who attended the Annual Meeting and/or submitted a Proxy so that a quorum was called and the Annual Meeting was conducted.

Landscaping: Progressive Landscaping will be cleaning the gutters some time in November after the leaves have fallen and performing their final fall clean up around November 16, 2012.

Snow Plowing: Progressive Landscaping is contracted to plow after 2 inches of snow has fallen beginning in November and ending in April.

Roof replacement: In the next couple of weeks, Norton Roofing will be replacing the roofs on 4 units.

Driveways: The driveways and common area parking were seal coated. In the next couple of weeks, Rely Maintenance, Inc. will be replacing 4 driveways.

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.

Thank You! Nancy Carino, President of the Emerald Green Recreational Association, Inc., has decided not to seek reelection in November. Said position needs to be filled by a Villa owner. If anyone is interested in running for the Recreational Association, please contact Nick Battaglia at 773-820-1752 ASAP and leave a message. Please be advised that a member is elected to the Board and not a specific position. Therefore, you will be elected to the Board and not necessarily be President. A big thank you to Nancy for her community service.



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 773-8201752
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 Thursday.

When New Year's Day, Memorial Day, July 4th, Labor Day or Christmas falls on Monday, Tuesday, Wednesday or Thursday, pickup is on Friday.

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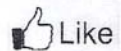
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Basketball Leagues Grades 1-8



WARRENVILLE PARK DISTRICT

Bitty Basketball League Grades 1-2

Games: Saturdays Jan. 19-Mar. 9 Fee: \$65 Res \$70/NR

Registration Deadline January 5, 2013

Co-Ed Basketball League Grades 3-4

Kids practice skills and play on 9ft. hoops with intermediate-sized basketballs.

Fee Includes:

- Mandatory skills assessment-Dec 8 at 1:45pm
- 10 Game Saturday Schedule
- Certified Referees/1-2 Practices per week
- T-Shirt & End of Season Award

Registration Deadline:

December 8, 2012

Games: Saturdays Jan.5-Mar. 9

Fee: \$95 Res \$100/NR

\$10 Discount if registered by November 10

To register: Call 630-393-7279 or
online: www.warrenvilleparks.org
Volunteer Coaches are Welcome and Needed

Quad City Girls Basketball

League Grades 5-6 & 7-8

This all girls league offers games played in
Warrenville, West Chicago,
Winfield & Carol Stream.

Registration Deadline: October 22, 2012

Games: Saturdays or Sundays Nov.10-Jan.6

Fee: \$90 Res \$95/NR

Hot Shots Boys Basketball League

Grades 5-8 League Fee Includes:

- 10 Game Schedule-Includes Tournament
- Certified Referees / 2 Practices per week
- Skills assessment (11/15 Gr.5-6) (1/10 Gr.7-8)

Games: Grades: 5-6 Sat. or Sun. Dec. 1-Feb. 17

Grades: 7-8 Sat. or Sun. Jan.26-Mar. 28

Fee: \$90 Res \$95/NR

Registration Deadline Nov. 15 Grades 5-6

**\$10 Discount if registered by October 18

Registration Deadline Jan. 10 Grades 7-8

**\$10 Discount if registered by December 13

Summer Fun!!

Photos compliments of Evey Aiuppa

