

Emerald Green Newsletter

emeraldgreeninfo.org

December, 2011 / January, 2012

Recreation Board News

Board Meeting

Please join us:

February 15, 2012 for the Regular Board Meeting at **7:00 PM** in the clubhouse.

Annual Meeting Update

On November 16th we held the 2011 annual meeting. Thanks to all the residents who came out to vote and support the Recreation Board. We welcome our new board member, Marina Neuman, who was elected to take over retiree Linda Christman's position. Two officers on the board stayed the same, Nick Battaglia, and Jeff Forth, Congratulations!

Clubhouse Decorating

Thank you to Marion Lake, Marion's niece KJ, Kaye Biesenthal, and Lee Ann Meiborg who came to help decorate the clubhouse for Christmas on November 18th. The decorations look fabulous. Watch for the date to take down the decorations.



The Board would like to wish all residents of Emerald Green a very Merry Christmas,

Nancy, Marina, Marion, Nick, and 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!

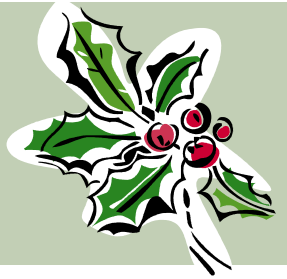
Clubhouse Rental:

Cost to rent the clubhouse is \$50.00. The schedule is available on emeraldgreeninfo.org.

To rent, call Marion at the clubhouse at (630) 393-9101 and leave a message.

Clubhouse Keys:

Contact Nancy at 630-207-0875. Cost is \$25.



Condo News

Board Meeting

Please join us:

Wednesday, January 11, 2012, for the Regular Board Meeting at **7:00 PM** in the clubhouse.

Annual Homeowner Meeting Update

The Board thanks all of the homeowners who participated in the Annual Homeowner Meeting either by their presence or proxy thus allowing the Association to reach a quorum. Thank you to all of the homeowners who volunteered to run for election.

The new Board positions are as follows:

Megan Paulsen	President
Bill Crabtree	Vice-President
Julie Shawback	Treasurer
Kaye Biesenthal	Secretary
Jerry Bucko	Member-at-Large

The proposed 2012 budget which was mailed to all homeowners in October was accepted and Northwest Property will mail the final 2012 budget to homeowners in December.

Garbage Removal Schedule for the Holidays

During the week of Christmas (December 25) and New Year's (January 1), garbage pickup is Thursday, December 29, 2011 and Thursday, January 5, 2012.

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

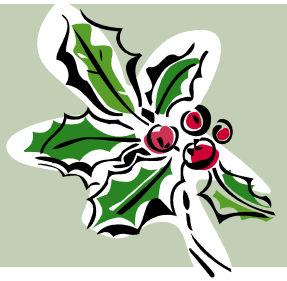
Please leave the temperature on the space heaters in the common hallways at low. The Association would like to keep the electricity bill as low as possible.

Tree Removal

During December, Creekside Tree Service will remove the dead ash trees in front of building 26 (29W451) and building 29 (29W470), behind building 40 (2S435), and on the south-side of building 28 (29W460). The dead river birch located in the courtyard of building 29 (29W470) and the dead Austrian pine behind building 40 (2S435) will also be removed.

Winter Weather Reminders

- Space heaters in hallways are to be kept at LOW (55 degrees).
- Keep entry doors tightly closed. If your entry door does not close completely and tightly, please report to Northwest Property.
- Keep garage hallway doors closed at all times because there is no heat in the garage hallways plus the door is a fire door (per the Warrentville fire department door must be kept closed).
- Overhead garage doors must be kept closed when you're not in the garage.
- Plastic window insulation shall be installed on inside of window only.
- If ice damming and leaking occur, pop bubbles caused by accumulating water and call Northwest Property *immediately*.
- Have fireplaces and chimney cleaned and inspected regularly.
- Be sure your flue is open *all the way* before lighting the fire.
- Do not leave lighted fires/candles unattended.
- Do not remove ashes from fireplace until they are completely cold.
- Second floor owners shall keep balcony clear of ice and snow.
- Sidewalk salt under the stairs can be used on icy areas.
- Run water at a trickle on extremely cold nights to maintain water movement through your water pipes to prevent freezing.
- As always, if there is a problem with the building or common area, please contact Northwest Property at 630 584-9001 x16.
- Be sure to remove all decorations by January 25. Seasonal decorations must be removed no later than one (1) month after the date of the holiday. (The Emerald Green Rules & Regulations (rev. Oct. 2006), Page 15, Section V. Seasonal Decorations, items 1 & 2.)



Villa News

Important!

**PLEASE BE ADVISED THAT THE ASSOCIATION'S
P.O. BOX HAS BEEN CLOSED.**

**All communications should be sent
directly to Jones & Jones.**

Board Meeting

Please join us:

February 22, 2012 at 7:00 p.m. at the Clubhouse.

An Annual Letter will be sent to owners in December, 2011, by Jones & Jones regarding the assessments for 2012, as well as, additional information.

Progressive Landscaping has completed landscaping responsibilities and gutter cleaning for 2011. A Snow Removal Contract has been entered into with Progressive Landscaping for snow removal for the 2011-2012 winter season. As you may have noticed, poles have been placed next to the driveways. Please do not remove or damage said poles.

Inside-Out Painting Co. completed the repairs and painting this year on two of the gray buildings: 2 and 8. Inside-Out Painting Co. will complete the repairs and painting next year on the other two gray buildings: 5 and 11. Therefore, all landscaping materials such as soil, mulch, rocks, etc. must be removed immediately from around the four 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.

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 mail a current copy of their declaration page which includes the dwelling information as well as the effective dates to Jones & Jones, Inc. 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. The Declaration and Rules are posted on the Emerald Green website.

Note: Page 3 of the Rules and the Second Amendment to the Declaration discuss the insurance requirements.

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.

Reminder: 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.

HAPPY HOLIDAYS AND BEST WISHES FOR 2012!



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

Recreation Board:

Nancy Carino, President 630-207-0875
Marina Neuman
Nick Battaglia, Secretary
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:

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
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

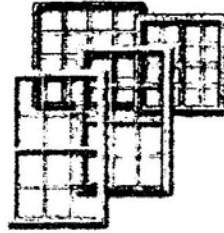
Regular pickup is Wednesday.

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

D-S Exteriors, Inc.

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- STORM WINDOWS AND DOORS
- SIDING
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- WE USE FRESH WATER NOT RECYCLED

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KLEENCO INC.
DIRT OUT
(630) 357-5777

- **GEORGE ZIELBAUER**
A PREVIOUS EMERALD GREEN RESIDENT
- **HAVE YOUR CARPETS AND UPHOLSTERY CLEANED PROFESSIONALLY.**
- **WE PROVIDE THE BEST CARPET CLEANING WITH OUR FIVE STEP PROCESS.**
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 3. STEAM CLEANING (TRUCK MOUNTED)
 4. MOVE MOST FURNITURE
 5. RAKE YOUR CARPETS



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Ruth Mayer, Agent
1026 Maple Avenue
Downers Grove, IL 60515
Bus: 630-241-1300
ruth.mayer.c8os@statefarm.com

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