



# Emerald Green News

WEB SITE : [Emeraldgreeninfo.org](http://Emeraldgreeninfo.org)

DECEMBER 2008

**MERRY CHRISTMAS**

**HAPPY NEW YEAR**

**TO ALL CONDO AND VILLA OWNERS.  
DECEMBER 7, 2008 H & R Block Tax Seminar 12-3 P.M. at clubhouse**

When using the clubhouse for a party, meeting of any kind or personal use, remember you must clean up after you are finished i.e., put away extra chairs and tables, remove any or all garbage, dishes used, clean counters, wash dishes. If this is not done, there will be a charge for cleaning up.

Any units re-doing their kitchens are asked if your cabinets are in good condition would you please donate them to the pool since all the rain and flooding the cabinets have become warped and molding. If you have any cabinets/counter top, please contact Ken DiIulio at 630-747-3673 to make arrangements to drop off at the pool. Any amount would be appreciated.

Come one, come all and see the clubhouse all decorated for the holidays. Thanks to the help of Ray and Bev Scott, Bonnie Bassett, Ken DiIulio, Nancy Carino, Nick Battaglia, Luann and Kaye. The clubhouse was nicely decorated and even received more donated decorations. If anyone has any outdoor decorations to donate contact Ken at 630-747-3673 to drop off and they can still be put up this season and many more to come.

With the cold weather upon us and people spending more time inside come down to the clubhouse, grab a book from our book exchange library and keep donating. We have received many new books and Desiree Bassett is busily putting them out so come out and support our library. If you have any VHS tapes, you can donate them and can borrow them as well. Drop off any books or VHS tapes at the clubhouse any time.

Anyone interested in getting a clubhouse key call Nancy at 630-07-0875 and make arrangements and pay \$3.00. Beginning January 1, 2009 the cost will go up to \$25.00. Check for your key and get it now. Lost keys pay \$25.00 as well.

When the clubhouse is being used for a party there is no admittance to the workout room. Please respect the privacy of those using the clubhouse. It is theirs for the day/evening. Anyone interested in renting clubhouse contact Bonnie Bassett 630-836-1838. Leave message if during the day. Remember all association fees must be up to date to use clubhouse.

## **IMPORTANT DATES TO REMEMBER**

**DECEMBER 7, 2008 H & R Block Tax Seminar 12-3 P.M. at clubhouse**

**JANUARY 16, 2009 Take down decorations, volunteers needed 7:00 P.M.**

**MARCH 14, 2009 Spaghetti dinner, more information to follow in newsletter**

**MAY 16, 2009 Annual garage sale**

**MAY 23, 2009 Pool opens, new hours, info to follow in newsletter**

**JULY, 2009 Pool party, date and information to follow in newsletter**

**SEPTEMBER 7, 2009 Pool close, Labor Day**

**NOVEMBER 21, 2009 Decorate clubhouse, more info to follow**

**Watch for other dates and activities in your newsletter**

**CLUBHOUSE:** For all residents new and old. Everyone is entitled to a rental with no charge; only a deposit is required, refundable after inspection. Remember blinds must be kept open.

If anyone is interested please contact BONNIE BASSETT 630- 836-1838. Leave a message if calling during the day.

**CLUBHOUSE KEYS:** Should any resident of *Emerald Green* new or old need a key, should now please contact NANCY CARINO at 630-207-0875

**Just to let everyone know what has been going on with our Rec. Center. This past month the carpeting in the stairway and weight room were cleaned & deodorized. In the Clubhouse the sofa, love seat and all the bench cushions were all cleaned. looks like brand new in there. Let's try and keep it that way.**

**The Clubhouse library has been organized and ready for more books to be added for more reading enjoyment. Thanks to the efforts of Desiree Bassett, she will continue to take care of the incoming books, so don't throw away any books, bring them to the Clubhouse & watch it grow.**

## CONDO NEWS

### Board Meeting

**No meeting is scheduled for December.** Our next meeting is January 15, at 7 pm in the clubhouse. No meetings are scheduled for June or July.

### For Your Information

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

1. 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.
2. No outdoor decorations are permitted except for decorations, which can be placed on a Unit door, patio or balcony.

### Annual Meeting

At our annual meeting on November 20, Karen Maiorano and Julie Shawback were elected to serve two-year term on the condo board.

The board member positions and telephone numbers are shown on the last page of the newsletter.

The proposed 2009 budget was adopted at the meeting.

### Plastic on Windows

Just a reminder: Plastic is not to be placed on the exterior side of windows or sliding glass doors. Plastic may be placed on the interior side of your windows or doors.

### Snow

**NOTICE! Second floor owners must keep their balcony clear of ice and snow.**

### Pickup of Appliances and Large Items

Contact Groot Garbage at the phone number shown in the newsletter for pickup of appliances and large items such as carpeting, furniture, or remodeling items. The cost for the removal of these items is the owner's expense. Groot will give you the cost information. Do not put the item at the curb until the night before they are due to pick it up and be sure to leave payment for them as instructed (Groot will accept credit cards for payment). Groot will not pick up any of these items unless you have called in advance and made payment arrangements.

**Merry Christmas and  
a very Happy New Year to All**

REMEMBER THAT WHEN PARKING IN YOUR DRIVEWAYS AND GARAGES **DO NOT BACK** IN AS THE EXHAUST FUMES WILL SEEP INTO THE BUILDING CAUSING PEOPLE AND ANIMALS TO BECOME SICK. DO THIS FOR YOUR NEIGHBORS AND FOR YOUR SELF!!! THINK SAFE

## VILLA NEWS

It's beginning to look a lot like December! We all saw the first measurable snowfall giving us a taste of things to come. Temperatures are falling and Holiday Lighting and Decorations are popping up all over town. America has elected a new Leader and despite the challenges that lie ahead, we are once again filled with Hope for better times soon. Break out the holly and mistletoe, mix up some eggnog and gather together with Family and Friends to celebrate the Joys and Blessings of the Season. The Association Board wishes all Emerald Green residents and their families and very Happy Holiday and may 2009 bring us all happiness, health and prosperity!



**New Management Company** - Condominium Management Services (“CMS”) has taken over the day-to-day responsibilities for the managing of the Villas effective October 1, 2008. Joe Klem is the Property Manager for the Villas. Please contact CMS at (630) 834-3370 to report any non-emergency, as well as, emergency issues, questions and/or concerns. Please contact CMS to report maintenance requests.

Owners should have received a questionnaire from CMS regarding contact information. Kindly complete this questionnaire and return it to CMS as soon as possible. An Annual Letter will be sent to owners in December 2008 by CMS addressing questions you may have regarding assessments for 2009, as well as, additional pertinent information.

**Landscaping** - Progressive Landscaping has completed landscaping responsibilities and gutter cleaning for 2008. A Snow Removal Contract has been entered into with Progressive Landscaping for snow removal for the 2008-2009-winter season. If you have any landscaping and/or snow removal concerns, please contact CMS to report them. Progressive will resume landscaping maintenance in spring, 2009. Progressive and our Villa Owners Association have a 2 year contract.

Kramer Tree Service removed a number of trees and shrubs from common areas in early November. It was quite a sight to see 50-foot trees in their entirety being lifted by crane completely over the top of some units to be set down in the street for cutting apart!

**Board Meetings** - The next Villa Board meeting is Wednesday, December 19, 2008 at 7:00 p.m. at the Clubhouse. Please be advised that the Villa Board will no longer hold monthly meetings in 2009. The Board will meet on the following dates in 2009;

\* **Wednesday February 25, 2009** \* **Wednesday, April 22, 2009** \* **Wednesday, June 24, 2009, and**  
\* **Wednesday, August 26, 2009**

The meetings will be held at 7:00 p.m. in the Clubhouse. The annual meeting for 2009 will be held Tuesday, October 6, 2009 at 7:30 p.m. at the Clubhouse.

**Personal Note** - The Villa Board would like to thank Villa Resident, Mike O'Halloran for his time and commitment in writing the Villa News. The Board is sorry to report that Mike is battling cancer at this time. Our thoughts and prayer are with him, his family and his friends during this difficult time.

Please send your “Happy” news by the 25<sup>th</sup> of each month to Mike O'Halloran.

Call 630-479-0156 or email your news to stacy1954@comcast.net

DOG OWNERS REMEMBER TO PICK UP AFTER YOUR DOGS ESPECIALLY ALONG THE EMERALD GREEN ENTRANCE ROAD. THIS IS ONE OF THE AREAS THAT ARE USED FOR VISITOR PARKING AND WE DON'T WANT TO SHOW OUR VISITORS A DIRTY AREA IN EMERALD GREEN!!

.....



## SENIOR NEWS

**Our next meeting will be on Dec.17.**

**Our Christmas luncheon will be at the Country House at 1 p.m.**

**Reservations have been made for our members only. If anyone else would like to join us, they are welcome. Contact me at 630-393-6079 by Dec. 11th, no later.**

**There will be no baker. The usual car-pooling will be in effect. If you are not sure who you are riding with, remember who you rode with last time and contact them.**

***WISHING EVERYONE A VERY MERRY CHRISTMAS AND A HAPPY HEALTHY NEW YEAR!***

### Board Meetings

#### Recreation

3rd Wednesday of February, May, August and November – 7 PM

#### Condo

3rd Thursday of each month except June, July & December—7 PM

#### Villa

4th Wednesday of each month –7 PM

#### Recreation Board

Ray Scott, President	393-0868
Nancy Carino, Vice President	207-0875
Linda Christman, Secretary	393-9078
Pat Sheehan, Treasurer	393-2713
Bonnie Bassett, Member-at-Large	836-1838
Clubhouse Reservations	836-1838

#### Villa Board

Kathi Newell, President	393-4033
Cal Johnson, Vice President	393-2749
Maurice Weiser, Vice Pres.	393-1224
Barbara Lipps, Secretary	836-1953
<u>Nancy Carino-Treasurer</u>	<u>207-0875</u>
CMS, Joe Klem, Prop. Mgr. cmscompany@sbcglobal.net	630-834-3370

#### Condo Board

Megan Paulsen, President	393-6630
Karen Maiorano, Vice President	393-4143
Jerry Bucko, Secretary	630-661-1823
Joann Kennedy, Treasurer	836-1232
Julie Shawback, Member-at-Large	836-0065

#### Condo

Northwest Property Management	630-584-9001 Ext.16 & 20
After hours Emergency	815-477-6887
<b>GROOT</b> Garbage Removal & Appliance Pickup	877-775-1200

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

#### Newsletter

Editor – BEVERLY SCOTT	393-0868
Ads – BEVERLY SCOTT	393-0868

Information is due by the 25th of each month.