



Emerald Green News

WEB SITE : Emeraldgreeninfo.org

JANUARY 2009

H A P P Y N E W Y E A R

JANUARY 16th, 7:00 P.M.

TAKE DOWN CHRISTMAS DECORATIONS,
VOLUNTEERS NEEDED

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 630/747-3677 to make arrangements to drop off at the pool. Any amount would be appreciated.

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 630/207-0875. Beginning January 1 2009 the cost will go up to \$25.00. 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 during the day. Remember all association fees must be up to date to use clubhouse.

IMPORTANT DATES TO REMEMBER

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

CONDO NEWS

Board Meeting

Our next meeting is January 15, at 7 pm in the clubhouse.

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.

January Tree Pruning

The next phase of tree pruning will take place this month weather conditions permitting. The Care of Tree will prune the trees around buildings 20, 21, 30, 31, 32, and 33.

Capital Improvements for 2008

The 2008 capital improvements have been quite industrious but necessary. The listing shows what was accomplished:

1. Painted 3 building interiors (lights, railings, woodwork)
2. Painted 5 building exteriors (lights, mail hatches)
3. Replaced rotted wood on 5 exterior buildings
4. Replaced 9 balcony railings with 18 additional balconies to do
5. Rerouted 45 dryer vents
6. Replaced 31 intercom panels
7. Pruned trees around 6 buildings
8. Reworked 5 courtyards with new landscaping along with the rerouting of 4 downspouts per courtyard to improve drainage
9. Planted 3 new trees
10. Extended the downspout on the corner of bldg 28 to help eliminate the erosion on the slope.
Reseeded the slope.

Capital Improvements for 2009

The capital improvements that will be undertaken for 2009 are:

1. Repair and paint the exteriors of 5 buildings
2. Patch and paint the interiors of 6 building
3. Replace 2 entry doors
4. Replace remaining 28 intercom panels
5. Prune trees around 6 buildings
6. Replace roof on building 32
7. Repair storm sewer drainage behind building 27
8. Rework several courtyards and correct drainage
9. Begin repair of mail hatches
10. Begin changing exits lights to cost efficient LED's

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

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.

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 is the last letter of the year and what a year it has been. This year has been filled with Fun, New Ideas and a New Management Company and sorrow.

All of the Villa Homeowners should have received their new payment coupon booklets and window envelopes from CMS. It is very convenient for all of us. **The payment will be \$225.00 per month. A late charge of \$25.00 will be applied to payments postmarked after the 15th.**

Remember, in 2009 we are only going to have Quarterly Meetings Starting in February 25th, April 22nd, June 24th & August 26th, on every Fourth Wednesday of each month and our Annual Meeting will still be on October 6th, 2009.

Any questions or concerns please call Joe Klem @ CMS 1-630-834-3370.

Note: Any structural changes, new windows, doors etc need to have proposal given to the Board, in writing, and then the Board will have to approve the changes before work can be done.

In closing the year out, It is with such sorrow that I have to inform all of you about our friend, The Villa's Editor Guru, Michael O'Halloran's passing on December 11, 2008. Our heartfelt condolences go to all of his family and friends. He was a wonderful neighbor and friend; he will be missed by all.

Send all news to Barbara Lipps at blipps1@comcast.net.

HAPPY NEW YEAR FROM THE VILLA BOARD TO ALL OF YOU!!!!

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!!

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SENIOR NEWS

Hope you all had happy and safe holidays.

Our next meeting will be Jan. 21st at the club house.

The baker to start the new year will be June Jobgen.

***BIRTHDAY WISHES TO:
Loretta Misialek Jan 29th***

***ONE OF THE MANY THINGS
NO ONE TELLS YOU ABOUT
AGING IS THAT IT IS SUCH
A NICE CHANGE FROM
BEING
YOUNG!***

***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 February, April, June, August, Annual October 6th –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.	630-834-3370
cmscompany@sbcglobal.net	

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
GROOT 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 25 th of each month.	

