



Emerald Green News

WEB SITE : Emeraldgreeninfo.org

SEPTEMBER 2009

**LABOR DAY POOL PARTY | HAVE A SAFE LABOR DAY
SEPTEMBER 7 TH**

LABOR DAY POOL PARTY SEPTEMBER 7 th.
LAST DAY OF THE POOL SEASON.

RAIN OR SHINE !!

Come one come all to the last day of pool season. We will have hot dogs and whatever side dishes you bring to say so long to another pool season. Food will be served until gone beginning at 3:00pm so get out your suits grab a side dish to share and pool pass come out and visit around the pool September 7th, Labor Day. Hope to see everyone there.

**REMEMBER TO TAKE HOME YOUR LAWN CHAIRS AFTER
LABOR DAY!!!**

IMPORTANT DATES TO REMEMBER
SEPTEMBER 7, 2009 Pool close, Labor Day POOL PARTY
**NOVEMBER 20, 2009 Decorate clubhouse for Christmas, more
info to follow**

Watch for other dates and activities in your newsletter

The next Recreation Board meeting will be on November 18 th.
Elections of officers will take place on November 18th.

VILLA NEWS

It is that time again, all the children are going back to school and the pool will be closing so please be careful driving through the neighborhood...

By now everyone should have received their new packet from our new management company Jones & Jones. If you have not please contact Jones & Jones @ 630-963-9000, james@jonesjonesinc.com.

All issues regarding any maintenance as well as non-emergency and emergency questions should be directed to Jones & Jones at 630-963-9000 only.

Please mark your calendar for October 6th, 2009 for our Annual Meeting and election of Board members.

There is still time to submit your name to a Board member if you are interested in running for a spot on the Board...

Thank you to Kathi Newell and Kramer Tree Service for making all our trees look great!

Dogs! Cats! We love them, please remember to pick up after them and remember that stakes in the ground in the common areas are not allowed. You need to pick up after your dog even if your dog does his/her business between the sidewalk and Batavia Road. It still reflects on our neighborhood. It also, being summer, some of us who live near the sidewalk really do not want the smell coming into our kitchens, which face the street.

Do not forget about the Villa's being on the web site.

Note: Any structural changes, such as grape vines or new bushes, any type of landscaping, 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.

HAVE A SAFE LABOR DAY HOLIDAY!!!!

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

CONDO NEWS

Board Meeting

**Our next meeting will be
Thursday, September 17, 2009
at 7 pm in the clubhouse**

November Elections

There are **three Condo Board positions** up for election in November. Our Annual Meeting to elect Board members is on Thursday, November 19. ***Now is the time to think about serving your community by running for the Condo Board.*** If you choose not to serve on the Condo Board, then please take the time to vote when you receive your ballot.

Building Captains Needed

The Emerald Green Condo board is looking for people to volunteer as building captains. We require one person per building, which is a total of 31 captains. The main function of the captain is to report the following:

1. Lights burned out in entrance hallway, stairways, and garage hallways
2. Exit lights burned out on 1st and 2nd floors
3. Outside entrance doors not closing properly
4. Space heaters turned too high (should be kept on low)
- 5 .Empty salt buckets located under stairs, items stored under stairs, and water leaking under stairs.

If you interested in the building captain position, **please contact Jerry Bucko at 630 661-1823.** If we all work together monitoring the common hallways, it will contribute toward the upkeep and investment in our property.

Snow Plowing

Novak & Sons Paving, Inc. was awarded a two-year contract for snow plowing covering 2009 - 2010 season and 2010 - 2011 season. They will plow all driveways and guest parking and shovel all sidewalks after a 2" snowfall. They don't salt the sidewalks or driveways. Salt is provided for your use. The salt can be found under the stairways in a plastic bucket. If the salt supply is running low, call the management company for more.



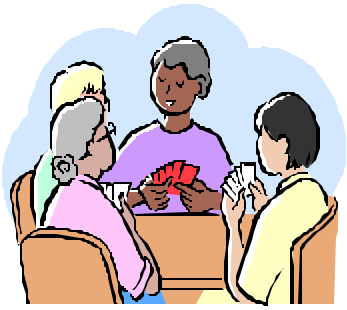
Roof Repairs

Cost Roofing was awarded the contract to replace the roof and gutters on building 32 (29W391). Work will begin the last week of August.

FHA

Effective January 1, 2010, The Condominium Property Act is amended by adding Section 22.2 as follows: Sec. 22.2. Resale approval. In the event of a sale of a condominium unit by a unit owner, no condominium association shall exercise any right of refusal, option to purchase, or right to disapprove the sale, on the basis that the purchaser's financing is guaranteed by the Federal Housing Authority (FHA). Basically this means that FHA financing is allowed in Emerald Green beginning 1/1/2010.





SENIOR NEWS

On August 19th we had our annual picnic at Cerny Park. Good talk and lots of laughs. Marge Gedwell treated us to a blueberry strudel-yummy- Few of us went to the clubhouse to play Skipo afterwards. Betty Kastner will be our baker at the club house for our next meeting on September 16th at 11:30am

HAPPY BIRTHDAY TO;
Marge Gedwell- September 20

HAPPY LABOR DAY

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>
J&J inc, Jim Bouse, Mgr. james@jonesjonesinc.com	(630) 963-9000 Ext.23

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 ea. Month.	

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