



Emerald Green News

WEB SITE : Emeraldgreeninfo.org

OCTOBER 2009

VILLA MEETING OCTOBER 6 th

CONDO MEETING OCTOBER 15 th

Remember to call Bonnie Bassett when reserving the clubhouse. Other members of the Board have been receiving calls about this and we then need to refer to Bonnie. Her phone number is 630-836-1838. Also remember to bring your clubhouse key when you are using the clubhouse as we only unlock the deadbolt when we open the doors.

This way we are still providing security for any other people attempting to use the facilities.

Should you not have a clubhouse key call Nancy at 630-207-0875 and she will issue a key to you at a nominal charge.

Also remember to contact Beverly Scott when attempting to place an ad in our newsletter. Again other board members are being contacted and then refer to Beverly. Phone 630-393-0868.

We had another great season (when I could keep the pool open). I would like to thank the residents of Emerald Green for obeying the rules and regulations.

To the pool attendants, I want to thank them for a job well done.

Hope to see everyone again next season and maybe the weather will be on our side. Remember to take your lawn chairs from the fence by October 6 or they will be discarded.

Have a safe winter.

Ken Dilulio

Next Rec. Board meeting November 18 th. 7:00 PM

Our annual election is NOVEMBER 18th.

The recreation Board has openings on the ballot for:

*1 Condo owner to serve a 2-year term

*1 Villa owner to serve a 2-year term

*1 Condo or Villa owner to serve a 1-year term

If you are interested and would like to volunteer your time, energy, and talent to serve as a Rec Board member, put your request in the Emerald Green Recreation Assoc. *drop box* in front of the tennis court or call one of the members of the Rec Board.

NOVEMBER 20, 2009 Decorate clubhouse for Christmas

VILLA NEWS

Please show your support for the Association and attend the Annual Meeting set for Tuesday, October 6, 2009 at 7:30 p.m. at the Clubhouse.

The Association would like to welcome Paul Lund, our newest Villa owner, to Emerald Green.

The Association's Declaration and Rules have been posted to the Emerald Green website.

The use of fire pits is prohibited in the Villas. The storage of fire pits outside of the units, whether in use or not, is not permitted. Further, storage of any kind is not allowed outside of a unit, including all patios. Please remove all fire pits from the Villa premises immediately or risk being fined. For the safety and protection of all owners, we ask for your cooperation.

Landscaping materials such as soil, mulch, rocks, etc. cannot be placed against the siding outside of a unit as it deteriorates the siding. 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 move or 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 by the landscapers under the Board's direction.

As discussed at the September, 2008 Board meeting and as previously printed in the October, 2008 Emerald Green Newsletter, the United States Post Office Code states that it is illegal to distribute mail without postage by placing correspondence, flyers, etc. in mailboxes or on the outside of mailboxes. Businesses and individuals who place any type of communication in or on Emerald Green mailboxes have been reported to and may be prosecuted by the Warrenville Post Office.

Reminder: Jones & Jones, Inc. is the new property management company. Jim Bouse is the new property manager. Jim's phone number is (630) 963-9000, extension 23, and his e-mail address is james@jonesjonesinc.com. Please contact Jones & Jones, Inc. at (630) 963-9000 to report any non-emergency, as well as emergency, issues, questions and/or concerns. Also, contact Jones & Jones, Inc. to report maintenance issues and to obtain architectural change request forms.

Send any & all News to Barbara Lipps, blipps1@comcast.net

CONDO NEWS

Board Meeting

Our next board meeting will be
Thursday, October 15,
at 7 pm in the clubhouse.

Homeowner Insurance

Please notify your insurance agent that the declaration page for your homeowner's insurance must be sent to: Northwest Property Management, 780 Tek Dr., Crystal Lake, IL 60014.

November Elections

Our Annual Meeting to elect Board members is on Thursday, November 19 at 7:00 pm in the Clubhouse. In October Northwest Property will send the Annual Meeting notice along with the 2010 budget to all owners.

Heaters and Water

The space heaters in the common hallways will be turned on in November and at the same time the outside water will be turned off for the winter.

Water Heaters

When installing a new water heater or washing machine, check into placing a pan under either one of the appliances. The pans can be purchased at Menards for a small price. If your appliance leaks in the future, the pan will capture the water.



FHA UPDATE! NEW Federal Law 11/2/2009.

Effective November 2, 2009, the Department of Housing and Urban Development will not require the elimination of a right of first refusal to a condominium declaration for FHA-insured mortgages.

Who's Responsible

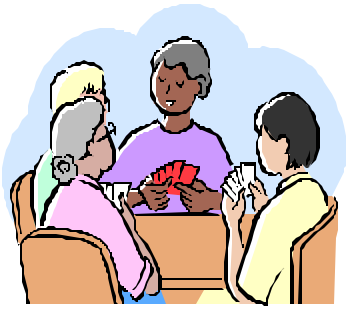
Is your street light out or maybe the no parking sign or stop sign is damaged? What about the street sewers are they blocked or over flowing? If the answer is yes to any of these questions, then call the City of Warrenville to report the problem. Emerald Green Condo Association is not responsible for these items, the City of Warrenville is.

Building Captains Needed

The Emerald Green Condo board is still looking for people to volunteer as building captains. We have nine volunteers for buildings 14, 19, 22, 24, 25, 30, 32, 39, and 40. We still require one person per building, which is a total of 22 additional 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.



SENIOR NEWS

Hey ladies put a mark on your calendar for December 9th for our annual Christmas lunch. More next month at our regular brown bag lunch on October 21st at the clubhouse.

Jokes were told at our meeting in Sept. and good time by all. Ladies played cards and a good afternoon by all.

Mary Lowderbaugh bakes for October.

HAPPY BIRTHDAY TO;
 Vera Connolly- Oct. 5 th
 Betty Sandor Oct. 13 th
 June Jobgen Oct. 25 th

HAPPY FALL TO ALL

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
GROO! 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 ea. Month.

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[PUT THE ½ PAGE AD FOR DANIEL & ASSOC HERE]

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