



Emerald Green News

WEB SITE : Emeraldgreeninfo.org

SEPTEMBER 2008

POOL CLOSING FOR THE SEASON

LABOR DAY EVENING SEPT. 1 ST.

REC CENTER NEWS

Next Rec. Board meeting November 19 th. 7:00 PM

Our annual election is NOVEMBER 19th.

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 Association *drop box* in front of the tennis court or call one of the members of the Rec Board.

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 of old need a key, should now please contact NANCY CARINO at 630-207-0875

There will be a \$3.00 deposit refundable when you move out of the complex.

POOL NEWS

The pool will be closing on September 1st, Labor Day. Remember to take your lawn chairs home. Any chairs left in the pit after September 10th will be tossed away as in years past.

If anyone wishes to donate any pool furniture please contact Ken DiIulio and make arrangements to have the m dropped off. You can reach him at 630-747-3673.

Come one, come all

Villa and Condo families to our potluck dinner on October 19, 2008 from 2-5 p.m. in the clubhouse. Chicken, hot dogs, coffee and tea will be provided by recreation board.

Please bring a side dish and/or dessert to pass and BYOB for you family. The pool has closed and now is the time to sit and talk with neighbors without the noise of the pool.

Let's make Emerald Green a real community.

VILLA NEWS

It's hard to believe that summer is coming to an end already! After the long, cold and snowy winter of 07-08, it seems like we were all just beginning to enjoy the warm temps and bright skies. However, Labor Day is upon us and the kids are back in school now, so it won't be long before the leaves start falling and the temps cool off. Take advantage of the warm days that remain. We wish all the members of the Working Class a very happy Labor Day! Take the day off and enjoy yourselves!

IMPORTANT ANNOUNCEMENT: At the August meeting, the Board voted to accept a proposal submitted to **Condominium Management Services (CMS)** and has awarded a one-year contract to them to assume Property Management for the Villas. CMS will take over management responsibilities effective October 1st. In accordance with the By-Laws of the Association, the Board has full power to hire a management company without the consent of Villa Owners. This was not an easy decision for the Board, but in light of the fact that no Villa Owners have come forward to volunteer to run for Board positions; there were no other options available. CMS is a reputable management company based in Elmhurst who currently manages more than 20 residential properties in the western suburbs. Board members met with the two principals to discuss the proposal and found them to be very responsible and with an impeccable record in Property Management. The company has been in business for over 34 years. Day-to-day operations will be conducted by CMS. All Villa Owners will receive a packet of information in the mail from CMS detailing the services provided, contact information, etc. CMS will also be conducting the Annual Owners Meeting in October. For the remainder of 2008, there will be no increase in Monthly Assessments. Effective October 1st, all building maintenance issues, etc will be handled by CMS. Until such time, if you have Building Maintenance issues, please contact either of the 2 Board Vice Presidents, Maurice Weiser or Cal Johnson. Owners are responsible for properly reporting such issues.

The project involving the replacement of the remaining garage doors has been completed at long last! All doors are now uniform and painting of same will be completed shortly.

REMINDER: Progressive Landscaping will pick up yard waste in approved Yard Waste Bags ONLY! Bags should be placed curbside on Thursday morning. Please do not leave bags out prior to that time. Disposal of large shrubs and bushes that owners remove themselves, are not part of Progressive's service and therefore are the responsibility of the Villa Owner.

For free removal of scrap metal (washing machines, dryers, hot water heaters, refrigerators, etc), please contact Sylvester Walton at 630-892-2814 (24 hour answering service).

The Villa Board is continuing their work in conjunction with the Condo Board on the new subdivision Entrance Signs. They are currently looking at various styles and designs submitted by the Sign Authority in Wheaton. Any resident who wishes to provide their input on the new signs should contact Villa Board V.P. Cal Johnson or Condo Board President Megan Paulsen.

The next meeting of the Villa Board will be held on Wednesday, September 24th at the Clubhouse beginning at 7 p.m. All owners are invited to attend the meeting and are encouraged to do so.

Happy Belated Birthday to Board V.P. Cal Johnson. Best wishes for many more happy days ahead!

The Annual Meeting of Villa Owners will be held on Tuesday, October 7th, 2008 at 7:30 p.m. at the clubhouse. There are 2 positions on the Villa Board, which are up for election and 1 vacancy. Anyone interested in running for a Board position should contact a Board Member by September 6th, 2008.

Please send your "Happy" news by the 25th of each month, either by calling Mike O'Halloran at 630-479-0156 or by mailing him at stacy1954@comcast.net.

CONDO NEWS

Board Meeting The next meeting is **Thursday, September 25 at 7 PM in the clubhouse. This date is one week later than normal.**

For Your Information

The Emerald Green Rules and Regulations (revised October 2006), Section V. PETS, page 16, paragraph C: Pets are permitted on common area within the confines of a leash and held by its owner or designated person.

Homeowner Insurance

Please notify your insurance agent that the declaration page for your homeowner's insurance must be sent to: Northwest Property Management, 5 Virginia Road, Crystal Lake, IL 60014. This only applies to the condos.

November Elections

There are two Condo Board positions up for election in November. Our Annual Meeting to elect Board members is on Thursday, November 20. Now is the time to think about serving your community by running for the Condo Board. If you have lived in Emerald Green more than ten years and have not yet served on a Board, please consider doing so now. If you choose not to serve on the Condo Board, then please take the time to vote when you receive your ballot.

Easy Way to Pay

Northwest Property Management offers an automatic debit program for payment of your monthly assessment. The program utilizes electronic funds transfer to provide you with a timely, accurate, and convenient method to pay your monthly assessment. If you want to eliminate check writing and ensure timely payments, contact Northwest Property Management today and they will be happy to send you an application form or check the condo web site (emeraldgreeninfo.org) for the downloadable form.

If you all ready use this program, please remember that Northwest is only authorized to withdraw your monthly assessment amount. Any additional charges to your account require payment by check.

Erosion Repairs

The board voted at the August meeting for Alan Horticultural to repair the erosion occurring at the southwest corner of building 28. They will reroute the drainage, grade the slope, and add soil, grass seed and netting.

Tree Pruning

The board voted at the August meeting for Care of Trees to prune several tree branches that incurred damage from the June and August storms. They will also remove 2 stumps at building 21 and 1 stump from the flowerbed on the corner by building 23. A tree from behind building 36 will be removed.

Ash Trees

Our arborist with Care of Trees surveyed the trees on our property. We have 190 trees; 35 are ash trees. The arborist informed the board that the ash trees in DuPage County are susceptible to Emerald Ash Borer. The ash borer has been found in Carol Stream and Glendale Heights. The board has decided that any infected tree will be removed and replaced with another species of tree.

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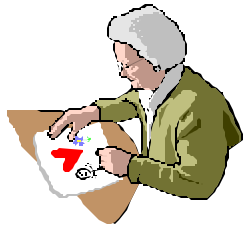
The Warrenville Museum Guild is having their 24th Annual Christmas Fest, Craft and Bake sale on Saturday, November 1, 2008, 9:00 AM until 4:00 PM at the Warren Tavern, 3S540 South 2nd street in Warrenville.

*** Free Admission**

*** Complimentary coffee, tea & cookies**

*** Raffle tickets are a \$1 donation each. Prizes include 1 knitted earth-toned afghan; 1 crocheted black/gray/white afghan and a blanket of Warrenville's 175th Anniversary memorabilia.**

ALL PROCEEDS BENEFIT THE WARRENVILLE HISTORICAL MUSEUM.



SENIOR NEWS

Our next meeting will be on Sept. 17th. We will be going to Harners for the Fall luncheon. Reservations will be made for members ONLY. If you know of anyone else that would like to come, have them contact me at 630-393-6079. Time: 1:00 p.m.

All members must be up-to-date with their dues at that time. Contact me, at the above number if you have any questions.

Car pools will be the same as usual. If you are unsure about whom you will be riding with, remember whom you rode with the last time and contact them.

There will be no baker for September.

HOPING EVERYONE HAS A GREAT LABOR DAY AND KEEP ENJOYING THE WONDERFUL WEATHER.

MAXINE-ISM

I hate housework! You make the beds, do the dishes and six months later you have to do it all over again!

A household hint: Stop dusting and you can use your coffee table as a message board.

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 President	393-1224
Barbara Lipps, Secretary	836-1953
Mike Kuziemka-Treasurer	

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 25th of each month.	

