

Emerald Green News

emeraldgreeninfo.org

January 2011

Rec. Board News

A Letter from the President

Happy New Year!

Unfortunately, we were unable to email January's newsletter as we are still working out the details. The board will keep you informed as to the actual date this will start. Stay tuned!

New Holiday Decorations & Take Down Party 1/28/2011

It's not too late to see the new decorations bought for the clubhouse! We have lots of garland, lights, and huge ornaments. The decorations will be taken down after the holiday parties in January. **Join us on Friday, January 28th, 7:00pm to help us take down the decorations. Come out and have some fun with your neighbors.** You supply a beverage and the recreation board will supply the goodies.

New Microwave!

Our ancient microwave finally stop heating food; we apologize to whomever was having a party that day. The recreation board has purchased another for the amount of \$140.00.

Potluck Dinner coming up in March!

Watch for the more details about our upcoming Potluck Dinner in March. Date will be given soon.

I look forward to serving our Emerald Green Community for another year.

Best Wishes, Good Health, and Peace and Love to you and your families.

Nancy Carino

President

Emerald Green Recreation Board

Clubhouse & Newsletter Ad Information!

Interested in renting the Clubhouse?

Clubhouse Rental \$50.00:
Call Bonnie at 630-836-1838
You can also check the schedule
on our website.

Need Keys to the Clubhouse?

Clubhouse Keys: \$25
Call Linda at 630-393-9078

Want to Place an Ad in the Newsletter?

Call Nancy at:
630-207-0875

Join us for our next **Board Meeting** on
Wednesday, February 23, 2011 at 7:00 p.m. at the clubhouse!

2011 Budget & Assessments

Villa Owners should have received a packet of information including the Annual Letter from the Board dated December 13, 2010, a letter from Jones & Jones dated December 13, 2010, 2011 Budget and a Chart indicating line items for the 2011 monthly assessments.

Villa Owners should also have received their coupon book from Itasca Bank for payment of the 2011 monthly assessments. Please note that effective January 1, 2011, the monthly assessment is \$245.00 per month per unit. Monthly assessments should be sent to Itasca Bank c/o Emerald Green Villas, P.O. Box 987, Itasca, Illinois 60143-0987. Included with the coupon book was information regarding Direct Debit.

Landscaping & Snow Removal

Progressive Landscaping has completed landscaping responsibilities and gutter cleaning for 2010. Progressive Landscaping is under a Snow Removal Contract for snow removal services for the 2010-2011 winter season.

2011 Board Meetings

The Villa Board regular meetings in 2011 will be: Wednesday, February 23, 2011, Wednesday, April 27, 2011, Wednesday, June 22, 2011, Wednesday, August 24, 2011 and Wednesday, December 7, 2011. The regular meetings will be held at 7:00 p.m. at the clubhouse. The Annual Meeting will be held Tuesday, October 4, 2011 at 7:30 p.m. at the clubhouse.

Property Management Information.

Please contact **Jim Bouse**, property manager, at Jones & Jones, Inc. **to report any non-emergency, as well as emergency issues**, questions and/or concerns. Also, contact Jim to report maintenance issues and to obtain architectural change request forms. **If you are contacting Jones & Jones for an emergency issues**, please listen to their telephone prompt closely as it will direct you as to how to contact Jones & Jones in case of an emergency.

Best Wishes
For 2011!

Join us for our next **Annual Meeting** on **January 12, 2011** at 7:00 p.m. at the clubhouse!

Seasonal Decorations...FYI

Just a reminder as the holiday season quickly passes us by. Be sure to remove all decorations by January 25.

- Seasonal decorations must be removed no later than one (1) month after the date of the holiday.

(The Emerald Green Rules & Regulations (rev. Oct. 2006), Page 15, Section V. Seasonal Decorations, items 1 & 2.)

Capital Improvements for 2010

The 2010 capital improvements have been quite industrious but necessary. The list shows what was accomplished:

1. **Two roofs on buildings 16 and 20 were replaced** with architectural shingles. Oversized, **seamless gutters** were installed.
2. **Siding on buildings 17 and 31 was replaced.** Tyvek house wrap was added under the new wood to prevent moisture and wind transmission.
3. **Nine balconies were replaced** per Warrenville's building code.
4. **The courtyards at buildings 16 and 36 were reworked** with new landscaping. Plus the underground tile for the four downspouts in each courtyard was replaced to improve drainage in the flower beds.
5. **Fifteen main water shutoff valves and eleven water spigots** were replaced in various buildings.

Past Due

As a reminder, effective 1/1/2010, rental of the Emerald Green clubhouse will be denied to any condo homeowner who has an outstanding balance of \$5 or more on their account.

Snow Removal

Just a reminder, second floor owners must keep their balcony clear of ice and snow. Thank you!

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.





On December 15th a group of Seniors had lunch at Cracker Barrel. The food was oh so good and we had great conversations, as always. After lunch we browsed the store looking for gifts and such. A few gifts were purchased.

Our Next Brown Bag Lunch...

Our next brown bag lunch will be on **January 15th** at the **clubhouse**. Giselle Murray will be our baker! We hope to see you in January!

Happy Birthday to...

Loretta Misialek—January 29th

We hope you all had a Happy and Safe New Year!

Board Meetings

Recreation: 3rd Wednesday of February, May, August and November—7 PM

Condo: 2nd Wednesday of January, March, May, July, September and November—7 PM

Villa Board: 4th Wednesday of February, April, June, August—7 PM / Annual October 6—7:30 pm

Recreation Board	
Nancy Carino, President	630-207-0875
Linda Christman, Vice Pres.	630-393-9078
Nick Battaglia, Secretary	
Marion Lake, Treasurer	630-393-7486
Bonnie Bassett, Mbr.-at-Large	630-836-1838
Clubhouse Reservations	630-836-1838

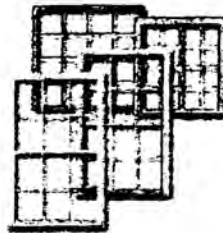
Villa Board	
Kathi Newell, President	630-393-4033
Jerry LeCompte, Vice Pres.	630-393-1306
Maurice Weiser, Vice Pres.	630-393-1224
Barbara Lipps, Secretary	630-836-1953
Jennifer Cooley, Treasurer	
<u>Villa Property Management</u>	
Jones & Jones, Inc.	630-963-9000
Jim Bouse, Mgr.: Emergency & non-emergency	Ext. 23
james@jonesjonesinc.com	
4513 Lincoln Ave, Suite 208 Lisle, IL 60532	

Condo Board	
Megan Paulsen, President	630-393-6630
Bill Crabtree	630-836-9798
Julie Shawback, Secretary	630-836-0065
Jerry Bucko, Treasurer	630-661-1823
Kaye Biesenthal, Mbr.-at-Large	630-836-0517
<u>Condo Property Management</u>	
Northwest Property Mgmt. 780 Tek Dr, Crystal Lake, IL 60014	630-584-9001 x15
RogerB@nwprop.com	
After hours Emergency.....	815-477-6887
Garbage Removal & Appliance Pickup: Groot	
<i>Regular pickup is Wednesday.</i> When New Year's Day, Memorial Day, July 4 th , Labor Day or Christmas falls on Mon, Tues or Wed, garbage pickup will be Thursday.	
Newsletter	
Information due by the 25th of the month	
Editors: Julie Shawback and Kaye Biesenthal	

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