

Emerald Green News

www.emeraldgreeninfo.org

January 2010

Rec. Board News

Join us as we **take down the Clubhouse Christmas decorations at 7:30 pm on January 15th!**

Do you enjoy **planning social events**? Call Bonnie at 630-836-1838 if you would like to help us with event planning!

Condo News

Join us for our next **Board Meeting on January 13, 2010 at 7:00 p.m.** at the clubhouse!

Seasonal Decorations...FYI



As much as we have all enjoyed the festive decorations, all of our decorations need to be **removed by January 25th**. Thank you!
(Emerald Green Rules and Regulations (revised October 2006), Page 15, Section V. Seasonal Decorations, items 1 & 2.)

Capital Improvements for 2009!

The 2009 capital improvements have been quite industrious, but necessary. The following is a list of work accomplished:

1. **Replaced the roof and installed oversized gutters** on building 32
2. **Replaced 28 intercom panels** on 14 buildings
3. **Installed 2 steel entry doors** on building 28
4. **Partial replacement of the siding** on buildings 14, 24, 28, and 35. Added Tyvek house wrap prior to installation of the new siding.
5. **Replaced 31 balcony railings** to meet Warrenville building code
6. **Rerouted 55 dryer vents** on 7 buildings
7. **Reworked 3 courtyards** with new **landscaping /rerouting of 4 downspouts** per courtyard to improve drainage

Condo news continued on page 3...

Villa News

The next **Villa Board meeting** is Wednesday, **February 24, 2010, at 7:00 p.m.** at the clubhouse.

2010 Annual Letter

Owners should have received the Annual Letter which included the 2010 Budget. **Monthly assessments for 2010 will remain at \$225.00 per month per unit.** Payment coupons for monthly assessment payments will be sent to Owners shortly.

Unit Census Emergency Forms were also included with the Annual Letter. *Please complete the form and immediately return same to Jones & Jones, Inc. as instructed.* Owners' names, addresses, phone numbers and personal information will be kept confidential.

Direct Deposit for Assessments

Jones and Jones encourages Owners to use Direct Debit to automatically make monthly assessment payments. Please contact Jones & Jones for further information regarding Direct Debit.

Villa news continued on page 2...

Villa News, cont.

Insurance Reminder...

Please be reminded that pursuant to the EGVOA's Declaration and Rules & Regulations, each Owner is *required to obtain building insurance to cover both the exterior and the interior of their unit.*

Each Owner is also required to submit a declaration of insurance for each policy term to the Board. Therefore, the Board is advising each Owner to request that their insurance agent mail a current copy of their declaration page which includes the dwelling information as well as the effective dates to: Jim Bouse, Jones & Jones, Inc., 4513 Lincoln Avenue, Suite 208, Lisle, Illinois 60532.

2010 Board Meeting Schedule

The 2010 Villa Board regular meetings will be:

- Wednesday, February 24, 2010,
- Wednesday, April 28, 2010,
- Wednesday, June 23, 2010,
- Wednesday, August 25, 2010
- Wednesday, December 1, 2010.

The regular meetings will be held at 7:00 p.m. at the clubhouse. **The Annual Meeting will be held Tuesday, October 5, 2010 at 7:30 p.m. at the clubhouse.**

Our Deepest Sympathies...

Joe Leo passed away on **December 6, 2009**. Condolences are sent to the Leo, Kibler and Jansey families. Joe will be missed by all those who loved him!

Recovering...

Hopefully, **Lu Arens'** spirits will remain high while she continues to recover after a broken hip. Lu is grateful for the wonderful neighbors who have offered their assistance.

Jones & Jones Contact Information

Reminder: Please contact **Jim Bouse, property manager**, by calling him at Jones & Jones, Inc., **(630) 963-9000, extension 23**, or by e-mailing him at james@jonesjonesinc.com 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.

Best Wishes for 2010!

Condo News, cont.

Winter Weather Reminders



- **Space heaters** in hallways are to be **kept at 55 degrees (LOW)**.
- **Keep entry doors tightly closed.** *If your entry door does not close completely and tightly, please report that to Northwest Property.*
- **Keep garage hallway doors closed.** **Overhead garage doors** are *always kept closed when you're not in the garage.*
- **Plastic window insulation** to be installed *on inside of window only.*
- If **ice damming and leaking** occur, pop bubbles caused by accumulating water and **call Northwest Property immediately.**
- Have **fireplaces and chimney** *cleaned and inspected regularly.*
- Be sure **your flue is open all the way** before lighting the fire.
- **Do not leave lighted fires unattended.**
- **Do not remove ashes from fireplace until they are completely cold.**
- **Second floor owners** *must keep balcony clear of ice and snow.*
- **Sidewalk salt** under the stairs can be used on icy areas.
- **Run water at a trickle on extremely cold nights** to maintain water movement through your water pipes to prevent freezing.

As always, if there is a problem with the building or common area, please contact Northwest Property.

Past Due Assessments?

Effective 1/1/2010, access to the Emerald Green swimming pool and the rental of the clubhouse will be denied to any condo homeowner who has an outstanding balance of \$5 or more on their account.

Pickup of Appliances & 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.***

Roger Buttle is now our property manager at Northwest Property Management. You can contact him via the following information:

Roger Buttle

Northwest Property Management
780 Tek Drive
Crystal Lake, IL 60014

Phone: (815) 459-9187 Ex 15 / Fax: (815) 459-1306

Email: RogerB@nwprop.com

RECYCLING 101

PAPER

- Newspaper (with inserts)
- Magazines/Catalogs
 - Glossy & Non-glossy
- Telephone Directories
- Office/School Paper
- Advertising/Junk Mail
- Kraft Brown Paper Bags
- Corrugated Cardboard
 - Cereal Boxes
 - Pasta Boxes
 - Clothing Boxes
 - Tissue Boxes

METAL

- Aluminum cans
- Steel or tin cans



PLASTIC

All plastic bottles and containers with these symbols underneath.



EXAMPLES ARE:

- Plastic beverage and food containers
- Milk, water and juice bottles
- Liquid detergent, fabric softener, bleach, shampoo
- Yogurt Cups
- Vegetable oil bottles

GLASS

- Bottles and jars only
- Brown, green and clear glass

RECYCLING PREPARATION

- All materials may be mixed together.
- Paper may be placed in paper bags (optional.)
- Flatten all corrugated cardboard and paperboard boxes.
- Remove any non-paper packing material.
- Rinse all recyclables free of food residue and remove lids.
- Use **PAPER** bags when possible.
- Use **CLEAR** plastic bags as your **last option**.

DO NOT: FOR THE LOVE OF RECYCLING

- **DO NOT** recycle mirrors, lightbulbs, window glass or ceramics in recycling container.
- **DO NOT** include soiled paper fibers (oily pizza boxes, paper napkins, etc.).
- **DO NOT** recycle batteries
- **DO NOT** place materials in black plastic bags.
- **DO NOT** include styrofoam, wood, plastic film, plastic toys or diapers in recycling containers.
- **DO NOT** recycle electronics

**Discard all recyclables in the designated container(s).
Please! Do not throw garbage in the container(s).**



www.groot.com
800-244-1977

Senior News



No Senior News this month.

Join us for our
next get together on the
third Wednesday in January.

Board Meetings

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

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

Villa: 4TH Wednesday of February, April, June, August, Annual October 6th –7 PM

Recreation Board

<u>Nancy Carino, President</u>	630-207-0875
Linda Christman, Vice President	630-393-9078
Donna Hathaway, Secretary	630-836-1617
Pat Sheehan, Treasurer	630-393-2713
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
<u>Nancy Carino-Treasurer</u>	630-207-0875
J&J inc, Jim Bouse, Mgr.	(630) 963-9000
james@jonesjonesinc.com	Ext.23

Condo Board

Megan Paulsen, President	630-393-6630
Karen Maiorano, Vice Pres.	630-393-4143
Julie Shawback, Secretary	630-836-0065
Jerry Bucko, Treasurer	630-661-1823
Kaye Biesenthal, Mbr.-at-Large	630-836-0517

Condo

Northwest Property Management	630-584-9001 Ext. 15
-------------------------------	-------------------------

Roger Buttle, Manager	815-459-9187
Email- RogerB@nwprop.com	

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

Information due by the 25th of the Month