

Emerald Green News

www.emeraldgreeninfo.org

September 2010

Rec. Board News

A Letter from the President

Pool is staying open an extra week!

Good News! Due to the heat this summer the Board of Directors has decided to keep the pool open until Sunday, September 12, 2010. The pool hours will be **Sunday through Friday 10:00am – 9:00pm, Saturday, 10:00 – 10:00.**

Bonfire & Labor Day Picnic!!!!!!

Join us for our first ever **Bonfire** on Sunday, **September 5th, at 9:00pm**. Bring a chair, marshmallows, and a roasting stick, to celebrate another great pool season and the end of a fantastic summer. **Labor Day picnic: See ad on page 5 of the newsletter!!!!!!**

Survey for Paperless Newsletter.

Remember the paperless survey in the June newsletter. The board has received only 69 surveys. If you have not filled one out please do so, and deposit it in the Emerald Green mail box by the tennis courts.

Welcome to the Board.

The board appointed and welcomes **Nick Battaglia as the new Secretary to Emerald Green Rec Board**. He brings new ideas to the table regarding finances and shares the enthusiasm for the improvement of the pond .

Chili Cook Off!

Oct.17, Football, friends, and chili, get out your favorite recipe and come to the clubhouse at 11:30. BYOB!

Lost & Found

Lu Arens lost her Hearing Aide in the Villa area. If found, please call (630) 393-1636

Thanks for the great summer, I enjoyed meeting so many great Emerald Green Residents that I now can call by name.

Nancy Carino

President

Emerald Green Recreation Board

In Sympathy

We are sad to announce that Donna Hathaway, our former board secretary, passed away on August 31st following a brief bout with cancer. We will miss her passion for community.

We will miss her passion for the community and the environment. Donna had started a committee to improve the look of the pond and the river, often you would see her out there pulling weeds or collecting garbage. A couple of Saturdays she even recruited workers to help her out. Though we didn't know her long, she will always have a place in our hearts and will be missed very much.

Labor Day Cookout

See ad on page 5!!!!!!!

Clubhouse Info:

Clubhouse Rental \$50.00:

Call Bonnie at 630-836-1838

Clubhouse Keys:

Call Linda at 630-393-9078

Join us for our next **Board Meeting** on **October 5, 2010 at 7:00 p.m.** at the clubhouse!

Annual Meeting.

The next Board meeting is the Annual Meeting will be **Tuesday, October 5, 2010** at 7:30 p.m. at the Clubhouse. There will be 3 positions up for re-election at that time. **Jennifer Cooley, Kathi Newell and Maury Weiser** will be seeking re-election. Owners should have received a "Candidates Come Forward Form" from Jones & Jones. If you are interested in running for the Board, kindly **complete the Form and return same to Jones & Jones on or before September 3, 2010**, to be listed on the official annual meeting notice and ballot. Nominations will also be accepted from the floor during the annual meeting.

EGR Report.

As you may know, on March 26, 2010, EGR Construction performed an in-depth inspection of the 13 Villa buildings, including, but not limited to, roofs, masonry, flashing and capping on the common area walls. EGR in their Inspection Report prioritized their maintenance recommendations into 4 categories Bad, Poor, Fair and Good. EGR provided a detailed Estimate to outline the costs to repair the "Bad" units in an approximate amount of \$75,000.00. In an effort to not have a special assessment, the Board has decided not to accept the Proposal for \$75,000.00 and will be addressing the immediate concerns.

The Board reviewed the portion of the Estimate which included recommendations for **roof replacements**. Jones & Jones obtained 2 comparable bids for roof replacements and presented same to the Board. After comparing the bids, the Board hired Norton Sons Roofing Co., Inc. to replace 6 roofs this fall to begin in the next couple of weeks. Norton Sons Roofing provides a 1-20 year (non-prorated) warranty on material and labor coverage and years 21-25 (prorated) material and labor coverage. The Board is working on a list of which roofs should be replaced in 2011, 2012, etc.

The Board reviewed the portion of the Estimate which included recommendations for **masonry work** and obtained a comparable bid. The Board is working at this time to finalize a Proposal for tuck pointing and masonry repairs to be done this fall and to be started in the next couple of weeks.

EGR Report, continued.

Please be reminded that EGR's Inspection Report *does not include maintenance recommendations regarding painting, siding, driveways, cement, etc.* Since the Board focused their attention on roofs and masonry issues this year, the additional maintenance issues will now need to be addressed.

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.

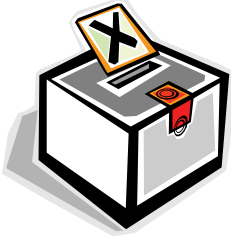
Looking for a new pet?

I am fostering 2 cats for my sister and am unable to keep them. If you are interested in adopting 2 cats either temporarily (if my sister can ever sell her condo, she would like them back) or permanently, please call me for details. Thanks, Kathi Newell (630) 393-4033.



Join us for our next **Board Meeting on September 8, 2010 at 7:00 p.m.** at the clubhouse!

November Elections



Our Annual Meeting to elect Board members is on Wednesday, November 10. Two Condo Board positions are up for election in November. *Now is the time to think about serving your community by running for the Board.* If you choose not to serve on the Board, *then please take the*

time to vote when you receive your ballot.

Roof Repairs.

Cost Roofing was awarded the contract to replace the roof and gutters on building 20 (29W371). The old roof and gutters were replaced with architectural shingles and oversized gutters. The work has been completed.

Plumbing Valve Replacement.

Expert Plumbing is still replacing the water shutoff valves. If you have not taken advantage of this super deal, reconsider. For \$150, two shutoff valves will be replaced. Standard cost is \$395. If you decide to take advantage of the program, call Barb at Expert Plumbing (630 579-1996) prior to September 17, 2010. The unit's water valves are the homeowner's responsibility. If you are unsure about replacing your valves call Megan at 630-393-6630.



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.* If there is an issue with an outstanding amount, please contact Roger at 630 584-9001 extension 15.

Safety Tip Re: Entry Doors.

As a reminder, *please do not buzz anyone into the building until you can determine who the person is.* A homeowner received a buzz and went to the downstairs window to see who it was. By the time she got to the front door someone else buzzed the stranger in. Needless to say, she was taken by surprise.

Water Raining Down.

One Saturday a couple of weeks ago, I received a call from a homeowner saying that her water heater was leaking on the carpet in the common hallway and would I come over to scope out the situation. She lives on the 2nd floor. Her neighbor below her was on vacation and we were unsure if water had entered his place. Fortunately I had his cell phone number. I called him and he gave me authorization to check his home for water. He stated that his house key was in the Knox Box. I called the fire department and they came and retrieved the key from the Knox Box. They advised me that I could not enter the unit but they could. They found water raining down from the water heater up above. The fire department vacuumed up the water and ran big fans to help contain the damage.

The takeaways:

- (1) It pays to put your house key in the Knox Box.
- (2) It is important to complete the emergency form so that the management company or the Condo Board can reach you in case of an emergency, and
- (3) When you replace your water heater, tell the plumber that you want a pan below the water heater. When your water heater rusts out, the pan will catch the water and run it down the drain. You and your neighbor will avoid a messy situation.

Senior News



We sure enjoy our Wednesday lunch, conversations and, of course, playing cards!!!

We discussed going out for lunch in September and decided on **September 15th at Bohemian Crystal** at 1:00 pm. We will plan to come back to the clubhouse for cards if it is not too late!

Happy Birthday to Marge Gedwell who celebrates her birthday on September 20th!

Congratulations to Jack and Pat Sheehan as they celebrate their 63rd anniversary on September 6th. Congratulations to you both!

See you in September!!!

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		Condo Board	
Nancy Carino, President	630-207-0875	Megan Paulsen, President	
Linda Christman, Vice Pres.	630-393-9078	Karen Maiorano, Vice Pres.	
Nick Battaglia, Secretary		Julie Shawback, Secretary	
Marion Lake, Treasurer	630-393-7486	Jerry Bucko, Treasurer	
Bonnie Bassett, Mbr.-at-Large	630-836-1838	Kaye Biesenthal, Mbr.-at-Large	
Clubhouse Reservations	630-836-1838	<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	
		877-775-1200	
		<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.	
<u>Villa Property Management</u>		Newsletter	
Jones & Jones, Inc.	630-963-9000	Information due by the 25th of the month	
Jim Bouse, Mgr.: Emergency & non-emergency	Ext. 23	Editors: Julie Shawback and Kaye Biesenthal	
james@jonesjonesinc.com			
4513 Lincoln Ave, Suite 208 Lisle, IL 60532			

Come join our Community

PICNIC

The word 'PICNIC' is written in large, bold, yellow letters with a black outline. Inside the letters, there are black silhouettes of various people engaged in picnic activities: a person holding a plate, a person sitting on a bench, a person at a picnic table, a person with a child, a person with a dog, a person at a grill, a person with a piñata, and a person with a child.

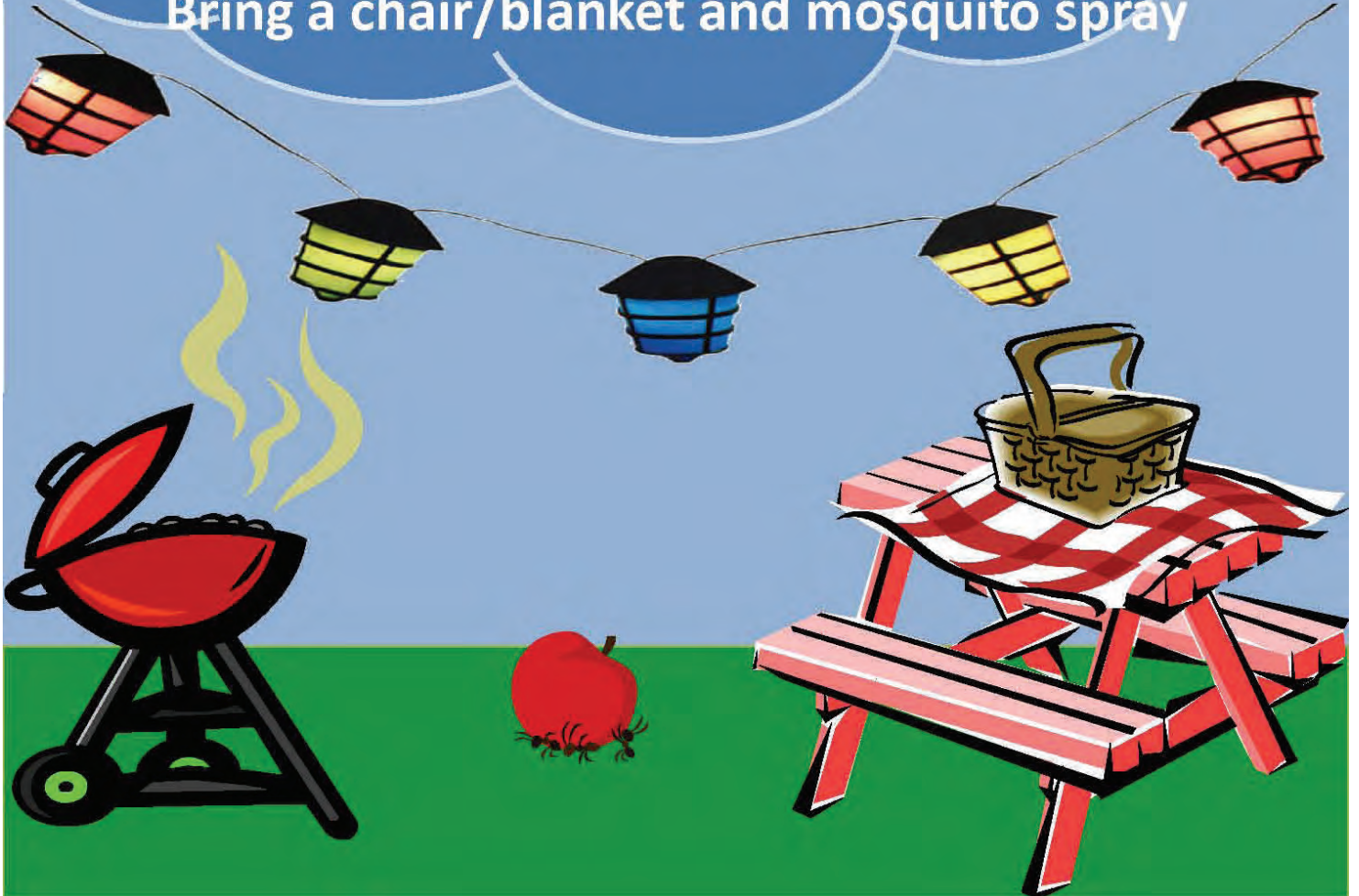
Monday, September 6, 2010

Emerald Green Club House

Bring a dish to pass. Hot dogs and drinks will be provided. Starts at noon – ends at 2 p.m. with a piñata for the kids.

Sunday evening Sept 5th Bonfire at 9:00 p.m.

Bring a chair/blanket and mosquito spray



EMERALD GREEN
RECREATION ASSOCIATION

CANDIDATES COME FORWARD

The Emerald Green Recreation Association is seeking candidates to run for the Board of Directors. The Board needs to fill two positions, 1 Condo owner and 1 Villa owner. The two positions will serve a two year term having the largest vote percentage.

The elections will take place at the Annual Meeting on Wednesday, November 17, 2010. **All unit owners are eligible to serve on the Board. Qualifications for a unit owner to serve on the Board are simply an interest in your Association and the desire to serve your community.** To place yourself or another in nomination, please complete the Nomination Application Form be-

EMERALD GREEN RECREATION ASSOCIATION

NOMINATION APPLICATION

Name: _____

Unit Address: _____

Qualifications/Bio: _____

(Qualifications may be listed, verbatim, on a candidates' bio-page accompanying the forthcoming Proxy).

ALL APPLICATIONS MUST BE RECEIVED **BY NOVEMBER 1ST, 2010** TO BE LISTED ON THE OFFICIAL ANNUAL MEETING NOTICE & BALLOT. NOMINATIONS WILL ALSO BE ACCEPTED FROM THE FLOOR DURING THE ANNUAL MEETING.

Paperless Newsletter

Questionnaire

In order to cut costs, the Emerald Green Newsletter will be going paperless to those residents that have access to the internet! We would like to know your thoughts on this big step.

Please fill out the survey below and drop it off Rec. Center mailbox by September 30, 2010.

Thank you!

Newsletter Staff

Do you have the internet: YES NO

Do you have an email address: YES NO

What is your email address: _____

Would you rather have the actual newsletter document emailed to you or would you prefer to receive a link to the Emerald Green website via email to connect you to the newsletter? (This option would prevent large emails from being sent to your email address.)

Any resident not having access to the internet will still have a paper copy delivered. Please fill in the following information:

Name: _____

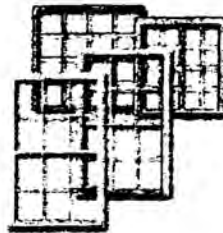
Address: _____ (include street address and unit number)

Other Comments/Suggestions regarding this change:

D-S Exteriors, Inc.

Family Owned and Operated
Servicing the Dupage Area Since 1972

- VINYL & WOOD REPLACEMENT WINDOWS
- ENTRY DOORS AND PATIO DOORS
- STORM WINDOWS AND DOORS
- SIDING
- SOFFIT, FASCIA, AND TRIM
- SEAMLESS HEAVY TEMPERED ALUMINUM GUTTERS



**MOST MAJOR BRANDS
FULLY INSURED - FREE ESTIMATES**

WHEATON

630-665-1849

NAPERVILLE



Member of the Chamber of Commerce & Better Business Bureau



- CLOSETS CLEANED FREE
- SPECIALIZE IN PET SPOTS/PROBLEM STAINS
- DIESEL POWERED TRUCK MOUNTED SYSTEM
- WE USE FRESH WATER NOT RECYCLED

STEAM IN
KLEENCO INC.
DIRT OUT

(630) 357-5777

- **GEORGE ZIELBAUER**
A PREVIOUS EMERALD GREEN RESIDENT
- **HAVE YOUR CARPETS AND UPHOLSTERY CLEANED PROFESSIONALLY.**
- **WE PROVIDE THE BEST CARPET CLEANING WITH OUR FIVE STEP PROCESS.**
 1. HEAVY DUTY VACUUMING
 2. PRE-SPOTTING AND DEODORIZING
 3. STEAM CLEANING (TRUCK MOUNTED)
 4. MOVE MOST FURNITURE
 5. RAKE YOUR CARPETS



Attention Dog Lovers/Owners!!! Good News!

Dog Walker: The Best in Emerald Green!

I'd like to introduce myself, **my name is Julie Schwarz**, and I am a 3.5 year resident of Emerald Green. I am a reliable and honest individual. I am married, 44 years old and a dog owner myself. **Many of you see me walking dogs all the time!**

Do you work long hours? Is it getting too hard to walk your precious pooch? Are you planning to get away? Winter is coming...do you need help? Full time, part time, or just occasionally, I'm here for you!

Whatever your needs, I have you covered. **You will be thrilled with my skills, love for dogs, and reasonable prices. For \$10.00** I will come by and your sweet dog will get up to three walks for the day!! That's all I charge — \$10.00. I make sure to clean up and if you need me to come into your home because you are out for long hours, I will be sure your dog is walked, fed, given fresh water and cleaned up after. Whatever your needs, let's talk.

Please call me today. I have **excellent references & very low prices FOR ALL RESIDENTS OF EMERALD GREEN!** I look forward to meeting you and your dog/doggies!

CALL TODAY AT 630-776-0205.

AVON IN THIS AREA!

BUY GREAT VALUE PRODUCTS!!!!

Jim Jatzak

Independent Sales Rep.

630-393-0693