

Emerald Green Newsletter

emeraldgreeninfo.org

September 2011

Recreation Board News

Labor Day Pool Party!

Save the date for another pool party on **Labor Day, September 5** from **Noon until 4:00 p.m.!** *The Recreation Board will once again supply the dogs and burgers and residents bring a dish to pass.* A piñata will be supplied for the children. Plan to join us for a fun day!

Pool Closing for the Season.

We are sad to say it, but pool will be closing for the season after **Sunday, September 11th**. Be sure to get your last swim in on the 11th. It has been another awesome season, thanks to the residents who shared in the fun!



Fall Garage Sale!

Back by popular demand...Emerald Green will be having another garage sale this year! Mark your calendars now for **Friday September 23rd and, Saturday September 24th**. Rain date is Sunday, September 25th. Cost will once again be \$5 per home.

Sew what?

The recreation board is looking for someone to **make new cushions for the storage boxes in the clubhouse.**

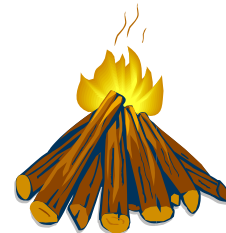
We will supply the materials if you will supply your expertise. Call Nancy 630-207-0875 if interested.



Chili Cook Off and Bonfire!

Our second annual Chili Cook Off will be held on **Saturday, October 22nd!** Last year we had five residents participate in the contest by cooking up a crock pot of their own chili recipe. **The winner receives a \$25.00 gift card.** Last year's winner has moved out of the association, so now is your chance to step up and enter the contest to win!

The bonfire will be in the evening starting at 8:30pm. Bring your beverage of choice and the makings for smores.



CLUBHOUSE & NEWSLETTER AD INFORMATION!

Newsletter Ads!

Contact Nancy at 630-207-0875 to place an ad in the newsletter and to obtain pricing information!

Clubhouse Rental:

Cost to rent the clubhouse is \$50.00. The schedule is available on emeraldgreeninfo.org. To rent, call Marion at the clubhouse at (630) 393-9101 and leave a message.

Clubhouse Keys:

Contact Linda at 630-393-9078. Cost is \$25.

Condo News

Join us for our next **Board Meeting on September 14, 2011 at 7:00 p.m.** at the clubhouse!

Turning \$2 into \$500?

Many homeowners are fond of the birds, squirrels, chipmunks, and other wildlife and enjoy feeding them. **But did you know that when \$2 worth of stale bread, peanuts, large quantities of birdseed, and other food is left out for the animals that \$2 turns into many, many hundreds of dollars?** Leaving food out for the critters, no matter how well intentioned, has caused these animals to build tunnels under the patios and buildings and animals trapped in attics. The cost to the association (which is all of us) averages out to over \$500 per animal for removal. This is not including the cost to repair any damages done by the animal. Please do not feed the animals.

November Elections

Three Condo Board positions are up for election November 9. *If you choose not to serve on the Condo Board, then please take the time to vote when you receive your ballot in the mail.*

Past Due.

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

Homeowner Parking.

We have been experiencing some problems with homeowners parking in the driveways of condos that are not their own. The Rules and Regulations state the following: Owner/resident's vehicle should be parked in garage. All other owner/resident's vehicles should be parked directly in front of owner/resident's garage. [Page 17, VI. Vehicle Regulations, A. (3).] If you are parking in the driveway of a condo that is not your own, your car can and may be towed at your expense if your vehicle is parked in someone else's driveway.



Proof of Liability Insurance.

Proof of liability insurance must be submitted to Northwest Property Management every year as your property insurance policy renews. Be sure your insurance company has that information and complies. The address for Northwest Property is: 780 Tek Dr., Crystal Lake, IL 60014. Contact Northwest Property if you have any questions.

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. *If you have a question on your assessment account, call Northwest Property at 630 584-9001 extension 14.*

To Contact the Board by Email:

The condo board has a new email address:

egca-bd@live.com

Join us for our next **Board Meeting on October 4, 2011 at 7:00 p.m.** at the clubhouse!

Important!

The Association's PO Box has been closed! All communications should be sent directly to Jones & Jones.

Tree Work: September 2nd.

The Association entered into a contract with Kramer Tree Service to remove a few dead trees and to prune trees away from the roofs and siding. Kramer Tree Service will perform the work on September 2, 2011.

Annual Meeting.

The next Board meeting is the Annual Meeting set for Tuesday, October 4, 2010 at 7:30 p.m. at the Clubhouse. **There will be 2 positions up for re-election at that time.** Maury Weiser will be seeking re-election. Jerry LeCompte has decided not to run for another term. Owners will be receiving a letter from Jones & Jones regarding the Annual Meeting. The letter will include a Candidates Come Forward Form. *If you are interested in running for the Board, kindly complete the Form and return same to Jones & Jones, to be listed on the official annual meeting notice and ballot.* Nominations will also be accepted from the floor during the Annual Meeting.

Masonry Repairs.

The Association has entered into a contract with Dakota Evans Restoration, Inc. to perform masonry repairs. The contractor may require access to water and/or electrical outlets if the work is performed. Owner's cooperation will be greatly appreciated.

Painting.

The Association is close to entering into a contract with Inside-Out Painting Co. to paint the 4 gray buildings (2, 5, 8 and 11), and is negotiating a second contract with Inside-Out to make repairs to the gray buildings prior to painting. The work will be performed in September or early October, 2011. Therefore, all landscaping materials such as soil, mulch, rocks, etc. must be removed immediately from around the 4 gray buildings. This rule also pertains to all buildings. 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 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 under the Board's direction.

Villas for Sale.

There are 2 Villas for sale: 2S644 Enrico Fermi Court and 2S670 Enrico Fermi Court. The appearance of Emerald Green greatly affects our property values whether good or bad. Therefore, kindly assist with making a good appearance.

Building Insurance.

A reminder that per the EGVOA's Declaration and Rules and Regulations, each **Villa Owner is required to obtain building insurance to cover both the exterior and the interior of their unit.** Each Villa Owner is also required to submit a declaration of insurance for each policy term to the Board. **The Board is requesting that each Owner contact their insurance agent to request a current copy of their declaration page which includes the dwelling information as well as the effective dates to be mailed to Jones & Jones, Inc. At this time there are only 15 out of 52 owners in compliance.** Since the Association's P.O. Box has been closed, please contact your insurance carrier and request that your Declaration be sent to Jones & Jones or to bring their Declaration to the Annual Meeting.

Architectural Changes.

Please be reminded that an Owner who would like to make an architectural change to any unit or common area, including, but not limited to, landscaping changes, satellite dishes, etc., is required to obtain prior Board approval. Please contact Jim Bouse to obtain an Architectural Change Request Form. Please be advised that contractors or any person is not permitted on the roofs of the Villa buildings without prior Board approval. Any contractor or person needing access to a roof is required to provide a Certificate of Insurance to Jim Bouse prior to accessing a roof. For example, contractors or employees of satellite dish companies or cable companies are not permitted on a roof without providing a Certificate of Insurance to Jim Bouse and obtaining prior authorization from Jim Bouse.

Emergency Information.

Reminder: 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 issue, please listen to their telephone prompt closely as it will direct you as to how to contact Jones & Jones in case of an emergency.

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
Jeff Forth, Mbr.-at-Large	
Clubhouse Reservations	630-393-9101

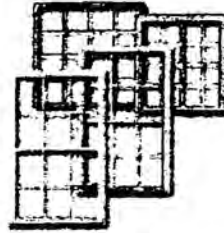
Villa Board	
Kathi Newell, President	630-393-4033
Jerry LeCompte, Vice Pres.	630-393-1306
Maurice Weiser, Vice Pres.	630-393-1224
Barbara Lipps, Secretary	630-836-1953
Jennifer Cooley, Treasurer	
<u>Villa Property Management</u>	
Jones & Jones, Inc.	630-963-9000
Jim Bouse, Mgr.: Emergency & non-emergency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

Condo Board	
Megan Paulsen, President	630-393-6630
Bill Crabtree, Vice President	630-836-9798
Julie Shawback, Secretary	630-836-0065
Jerry Bucko, Treasurer	630 465-3259
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 x16
PamD@nwprop.com	
After hours Emergency.....	815-477-6887
Garbage Removal & Appliance Pickup: Groot	
<u>Regular pickup is Wednesday.</u> 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.	877-775-1200
Newsletter	
Information due by the 25th of the month	
Editors: Julie Shawback and Kaye Biesenthal	

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Ruth Mayer, Agent

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ruth.mayer.c8os@statefarm.com

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