

Emerald Green Newsletter

emeraldgreeninfo.org

August / September 2018

Recreation Board News

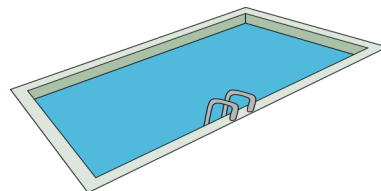
The next Rec Board meeting will be held on August 21, 2018 at 7:00 p.m. in the Clubhouse.

Thank you to all who worked to make the resident pool party a success! Especially John, the barbeque expert, and Suzanne, who was constantly running trays of cooked food up the stairs. Also thank you to Ken, Mitch, Jon, Marion, Nick, and Lee Ann and if we're forgetting anyone's name, we're sorry. Great turnout with lots of good food! You all helped to make the day a very nice one and the weather was perfect!!!

GARAGE SALE: Let's try again on September 21 and 22. Fingers crossed that the weather will cooperate!

REMINDER!!!

EMERALD GREEN POOL RULES (to keep you and the pool safe for all to enjoy!)



Unit owners must sign in and provide a valid pool pass.

Showers are required before entering the pool.

Plastic water containers are allowed on the pool deck. **All other non-alcoholic beverages and food must be consumed on the upper deck.**

Running on the pool deck or excess rough-housing in the pool or on the pool deck is NOT allowed.

Alcohol is NOT permitted in the pool, upper or lower decks.

Smoking is ONLY permitted in the fenced-in chair storage area of the lower deck. Smoking is not permitted on the upper deck.

Proper swim attire is required to enter the pool. Swimsuits only (no cut-offs). T-shirts are allowed.

Babies must be in swim diapers to enter either pool. Any disposable diapers must be thrown out in the outside garbage can – not in the locker room garbage cans.

Small swim goggles may be used in the pool. Larger goggles or snorkeling-type goggles may not be used (large items such as these can get stuck in and break the pool pump).

Floats are allowed in both the shallow and deep ends. Please do not jump on them from the pool deck.

Each condo and villa unit owner is allowed up to six guests at a time. **The owner of the unit MUST be present.**

Anyone under the age of 16 must be accompanied by a parent or guardian.

If the temperature falls below 65 degrees or there is lightning and/or storms, the pool will close.

If it's windy, please don't open pool umbrellas. They tend to fall over and break.

The locker room saunas are DRY heat – do not add water! Children are not allowed in the saunas without an adult. Very small children or babies are **never** allowed in the saunas.

7/11/16

Condo News

Board Meeting

Join us for the Regular Board Meeting September 12, 2018, at 7 PM in the Clubhouse. This is your opportunity to ask questions, meet your neighbors, and learn more about Emerald Green Condo Association.

Major Projects for 2018

The Board is undertaking the following projects during the year:

1. Partial replacement of exterior siding and trim on 4 buildings (2S601, 2S621, 2S641, 2S661 Enrico Fermi Ct.). Two buildings are completed with wood replacement (2S601 & 2S661). Wood replacement on buildings 2S621 & 2S641 is scheduled to begin in a couple of weeks. Painting will begin after the wood replacement is completed. (mid-August)
2. Phased replacement of balconies.
3. Partial asphalt repairs/replacement. Asphalt repairs will begin July 23 through July 24. Rain date July 25. Seal coating will not be done this year.
4. Concrete replacement. Concrete replacement is completed except for 29W470B which will be completed when the wall is finished.
5. Drainage remediation. Due to amount of rain received in June, drainage remediation is delayed.
6. Retaining wall. Work to resume when ComEd completes the installation of new lines to the transformer at the top and around the sides of the wall.

Email Requests to Property Management

When emailing a request to Northwest Property, please carbon copy (cc): emeraldgreen-condowarrenville@gmail.com

Past Due

As a reminder, 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. If there is an issue with an outstanding amount, please contact Northwest Properties accounting department.

Condo Web Site

The condos have their own web site: www.nwpropertymanagement.net/emeraldgreen/. The site is used to post items such as the Board of Directors meeting dates, agendas, minutes, financials, your work orders, etc. The web site has public and private areas. To access the private area you are required to enter a login name and a password. To receive your login name and password please make a request online through the web site. After you receive your login name and password you will have access to the private area. The Condo Association no longer uses emeraldgreeninfo.org to post information.

Get A Whiff of This!

"There are multiple diseases that can be spread through your dog's feces. Giardia, E.coli and salmonella can all be contracted by humans as well as other pets. Viruses such as coronavirus or parvovirus, which can be extremely harmful to other pets, can be transmitted through contaminated pet waste. Parasites such as roundworm and hookworm are able to live in soil for long periods of time as well. By not picking up after your pet, this is inviting the presence of these harmful parasites that are transmitted through the contaminated waste.

A single rain shower can easily make the pet waste travel into local waterways. Contaminated waterways are harmful to the surrounding environment by adding too much nitrogen in the water; this is know as nutrient pollution. This can affect local wildlife as well as continue to spread disease. The United States Environmental Agency advises that pet owners pick up the waste to reduce the risk of nutrient pollution.

Although we love our furry companions, we are inviting other creatures to the area as well by not picking up after them. Rats, mice and other common rodents are attracted to the pet waste. Excessive amounts of pet waste can increase the chances of these small critters coming onto the property. This also increases the chance of these critters entering your home due to the high volume present in one area.

Last but not least, it is courteous to those residents around you to pick up after your pet. When living in a community, it is important to respect each other as well as the property itself."

For more information on this subject, Taylor Minadeo: "Get A Whiff of This!" *COMMON INTEREST*, Summer 2018 pp: 14-15 <http://www.modernpubsonline.com/Illinois-CAI/CommonInterestSum18/html/index.html?page=14&origin=reader>

Condo Sales

As of June 30, 2018, six condos were sold:
 2S661 Enrico Fermi Ct., Unit E
 29W371 Emerald Green Dr., Unit H
 29W410 Emerald Green Dr., Unit H
 2S416 Emerald Green Dr., Unit C
 29W431 Emerald Green Dr., Unit E
 29W411 Emerald Green Dr., Unit F

As of June 30, 2018, there were no bank owned properties.

If you are planning on selling your condo this year, please check our web site at www.nwpropertymanagement.net/emeraldgreen to see how you can advertise your condo for free.

Villa News

David Worley retired from Baum Property Management effective June 8, 2018. Therefore, Dave Watgen at Baum Property Management is the Association's new property manager. Dave will have the same phone number (630) 270-1827 and the same email address david@baumprop.com.

MEETING DATE: : The next Board meeting is scheduled for Wednesday, August 22, 2018 at 7:00 p.m. at the Clubhouse. Currently there is a vacancy on the Board which needs to be filled at this time. The Board is looking for villa owners who may be interested in serving on the Board. Please attend the next Board meeting or contact Dave Watgen, property manager, to express your interest.

SINCE THE NEXT NEWSLETTER DISTRIBUTION ISN'T UNTIL OCTOBER, PLEASE NOTE: The Annual Meeting is Tuesday, October 2, 2018 at 7:30 p.m. at the Clubhouse. There will be 2 positions up for election at that time. Owners will be receiving a Notice of Annual Meeting together with a Candidates Come Forward Form, Revocable Proxy and Census Form from Baum Property Management. Ballots will be distributed at the Annual Meeting. If you are interested in running for the Board, kindly complete the Candidates Come Forward Form and return same to Baum Property Management to be listed on the Ballot. Nominations will also be accepted from the floor during the Annual Meeting. If you have ever considered or are interested in being on the Board, now is your time. The Board urges all Owners to attend the Annual Meeting as a quorum is required to conduct the annual election and other official business. If an Owner is not able to attend the Annual Meeting, kindly mark, date, sign and promptly deliver your Proxy to Baum Property Management, any Board Member or Villa Owner who will attend the Annual Meeting to vote on your behalf. The Proxy is revocable and will not affect your right to vote in person in the event you attend the Annual Meeting. Also, please complete the Census Form and return same to Baum Property Management. Owner's information will be kept confidential.

Inside-Out completed repairing and painting of building 10. D.C. Enterprise installed new gutters and downspouts on bldg. 10. The work on bldg. 10 has been completed and greatly improves the look of the Association.

Please be advised that the common area is not to be used as storage. Therefore, all garbage cans must be stored inside of the unit and not outside of the unit. Owners who continue to store their garbage cans outside of their unit will be sent a violation notice. Thank you in advance for your cooperation.

Although we all greatly appreciate owner's participation in making Emerald Green a beautifully landscaped neighborhood, all plantings require prior Board approval. Remember that landscaping materials such as soil, mulch, rocks, etc. cannot be placed against the siding outside of a unit as it deteriorates the siding. 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 move or 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 by the landscapers under the Board's direction. The Board would like to thank the owners who have taken the proper actions to comply with this request.



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, installation of new windows or doors, etc., is required to obtain prior Board approval. 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 Dave, property manager, 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 Dave and obtaining prior authorization from Dave.

The Board's regular meetings in 2018 are: Tuesday, March 6, 2018, Wednesday, April 25, 2018, Wednesday, June 27, 2018, Wednesday, August 22, 2018 and Wednesday, November 28, 2018. The regular meetings will be held at 7:00 p.m. at the clubhouse. The Annual Meeting will be held Tuesday, October 2, 2018 at 7:30 p.m. at the clubhouse.

Reminder: Villa owners should contact Dave Watgen, property manager, at Baum Property Management to report maintenance issues, obtain architectural change request forms and with general questions or concerns. Dave may be reached by emailing him at david@baumprop.com (preferred) or calling him at (630) 270-1827. In case of an emergency after hours, please call Baum Property Management's emergency phone number at (630) 566-2900.

Board Meetings and Information

Recreation Board: 3rd Tuesday of February, May, August and November—7:00 p.m.

Condo Board: 2nd Wednesday of January, March, May, July, September and November—7:00 p.m.

Villa Board: 4th Wednesday of February, April, June, August—7:00 p.m. ; Annual Meeting: October 2—7:30 p.m.

Recreation Board:

Nick Battaglia, President 773-820-1752
Marina Neuman, Vice President 630-605-0832
Marion Lake, Treasurer 630-393-7486
“Limo” Mike Mont Pas Member-at-Large
630-244-6075
Lee Ann Meiborg, Secretary
Clubhouse Reservations 630-393-7486

Newsletter:

Information due by the 25th of the month
Editor: Lee Ann Meiborg

Villa Board:

Kathi Newell, President
Ray Eifert, Vice President
Kent Johnson, Vice President
Jennifer Cooley, Treasurer
_____, Secretary

Villa Property Management:

Baum Property Management
Mailing address: P.O. Box 46,
Aurora, IL 60507-0046
David Watgen, Property Manager
David@baumprop.com (preferred)
David’s phone no.: 630-270-1827

Condo Board:

Megan Paulsen, President
Jeanine Ryan, Vice President
Jerry Bucko, Treasurer
Carol Zanker, Secretary
Pat Burkowski, Asst. Secretary

Condo Property Management:

Northwest Property Mgmt.
780 Tek Dr, Crystal Lake, IL 60014
815-459-9187 ext 216 PamD@nwprop.com
After hours Emergency..... 815-477-6887

Garbage Removal & Appliance Removal:

Villas: Groot 877-775-1200
Condos: Waste Management 800-796-9696

Regular pickup is Thursday.

When New Year’s Day, Memorial Day, July 4th, Labor Day, Thanksgiving or Christmas falls on Monday, Tuesday, Wednesday or Thursday, pickup is on Friday.

CLUBHOUSE & NEWSLETTER AD INFORMATION

Newsletter Ads:

Contact Nick Battaglia at 773-820-1752 to place an ad in the newsletter and to obtain pricing information!

Clubhouse Rental:

Cost to rent the clubhouse is \$75.00. The schedule is available on emeraldgreeninfo.org. To rent, call Marion at 630-393-7486 and leave a message. Clubhouse Keys: Contact Nick Battaglia at 773-820-1752. Cost is \$25.



FREE NEIGHBORHOOD ADS

This is a new addition to our newsletter! Any Emerald Green resident can submit an ad to sell something, give something away, services (i.e. babysitting, dog walking, electrician, etc). We are limiting space to two lines, no photographs. Ads can be submitted through Facebook Messenger to Lee Ann via the EG Facebook page, or write up your ad and drop it in the Clubhouse mailbox near the tennis court.

FOR SALE:

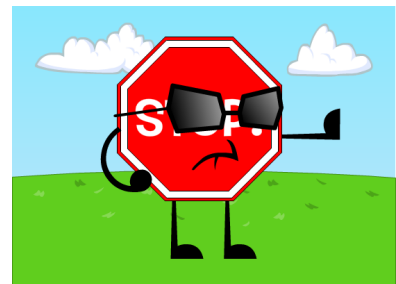
Stair lift—excellent condition. \$1500.00 OBO. Please contact Suzanne Gil at 630-269-1616.

Over-the-range microwave. Whirlpool, black, model #WMH31017AB-0, 6 years old, clean and works perfectly. \$40.00 Contact Law Sedory at 708-482-0037.

iPhone 6S Plus in good condition. If interested, call Norm Gann at 262-909-9593.

NOTICE:

Residents have been complaining about the number of people who do not stop at the stop sign by the condos. Particularly a motorcyclist who — daily — doesn't even slow down . A full stop takes only takes seconds. There are too many people, kids, dogs, who walk around our neighborhood. Let's be safe! Otherwise, the Warrenville Police Dept. would most likely be more than happy to hand out tickets.



Next due date for ads will be October 23, 2018.



Mobile (847)347-4448

Chuck@yougotchuck.com

yougotchuck.com



Chuck Sadowski

Proud Veteran

You're in luck. You've got Chuck.

Former Emerald Green Resident

**Chuck's Recent EG Sales
Last 6 months**

UNDER CONTRACT JULY – 2S380 Emerald Green Dr, #A

UNDER CONTRACT – 2S409 Emerald Green Dr, #H

SOLD May – 2S416 Emerald Green Dr, #C

SOLD April - 29W391 EG Dr, #C

SOLD March – 2S621 Enrico Fermi, #E

**Still a *HOT* seller's market –
WATER VIEWS ARE IN DEMAND.**

MORE SELLERS WANTED

Seeking 2 &3 bedroom 2 bath villas – We have interested buyers!

All buyers & Sellers are welcome.

PICK YOUR NEIGHBOR

☎ CALL TODAY

847-347-4448

Trusted * Respected *Recommended

Office (331) 244-9221
Cell (331) 425-4229

E-Mail johnbyrd28@yahoo.com

John Byrd
General Agent



2 S 380 Emerald Green Dr., Unit D • Warrenville, IL 60555



SENIORS

Are you looking for an affordable Medicare Supplement insurance solution?

WE MAY HAVE IT!

If you are in relatively good health, it may make sense to consider an HDF policy with United American for the considerable savings in premiums!

UA ProCare Monthly Premium Comparison*

Plan F	Plan HDF	How much can the HDF policy save you annually in premiums?
\$201	\$33	\$168 × 12 = \$2,016

* UA ProCare national average monthly premium, female, age 65 nonsmoker. Per Company records 05/18. For illustrative purposes only.

United American Insurance Company's Medicare Supplement Plan HDF offers the benefits of Plan F with an annual deductible of \$2,240 for 2018.

Medicare still pays all eligible benefits.

Example Medicare Claim*

Office Visit	Medicare Pays Approved Amount	Balance	
\$100	\$80	\$20	If you had Plan F, it would pay \$20.
			If you had Plan HDF, the \$20 you pay would be applied to your deductible.

WHY PAY FOR CLAIMS YOU MAY NEVER HAVE?

Check out the average claims of UA ProCare Plan F policyholders below.

2016 UA ProCare Plan F Average Claim Amount**

Ages	Under 68	68-72	73+
Average Claim Amount	\$531	\$655	\$750

You should select a Medicare Supplement insurance product that is suitable to your needs and budget.

United American offers a variety of quality Medicare Supplement plans to meet your needs.

*For illustrative purposes only

**UA policies. United American Claims Data, claim amounts under the 2016 \$2,180 annual deductible, per company records 09/17.