

Emerald Green Newsletter

emeraldgreeninfo.org

December 2018 / January 2019

Recreation Board News

The annual meeting was held on Tuesday, November 20. Marion Lake from the Condos and Leslie Miller from the Villas were re-elected to the Board for the next two years—no opposition. The minutes of the 2018 meetings were read and approved unanimously.

Please mark your calendars for our next meeting to be held on February 19, 2019 at 7:00 p.m. in the Clubhouse.

Please see page 8 for the Recreation Association 2019 Budget.

The Rec Board hosted a Chili Cook-off the evening of Saturday, November 17. We had TEN different chilies made by our residents. The winner of the \$25 Chili's gift card was Darlene! However, it was a really tough choice—ALL of the chilies were excellent! Thank you to all who participated and brought dishes to share. This will likely become an annual event!

The Clubhouse has been decorated for the holidays! Check out the decorations and the new foosball table when you have a chance.

The Rec Board will host a Game Night on Saturday, January 26, 2019 at 5:30 p.m. As usual, we will provide pizza (arrives around 6:00 p.m.), pop, water, veggie tray, paper goods. If you can bring a dish or dessert to share, please do so, but it's not required! Let's scare away those winter blues with an evening of chatting, playing games, eating and drinking—hope to see you there!

A few of the projects we plan to work on in 2019 are: painting the tennis court fence and the green backboard; replacing lighting in the Clubhouse; renovating the workout area; and building a fire pit. If anyone would like to pitch in and help with anything, we won't turn you down.



Lastly, the Board wishes you and your families a happy and healthy holiday season!



Condo News

Board Meeting

Join us for the Regular Board Meeting February 13, at 7 PM in the Clubhouse. This is your opportunity to ask questions, meet your neighbors, and learn more about Emerald Green Condo Association.



New Board Meeting Dates 2019

The Board of Directors Meeting dates are Wednesday at 7 PM in the Clubhouse: February 13, 2019; April 10, 2019; June 12, 2019; September 11, 2019; November 13, 2019 – Annual Meeting

New Senior Property Manager

Effective January 1, 2019, John Blazek will be the Senior Property Manager for Emerald Green Condos.

John received his MBA from DePaul and an accounting degree from NIU. Prior to becoming a property manager, he served as Board Director in the capacity of Treasurer for 2 years and President for 15 years at Sierra Ridge. John has worked for Northwest Property for 6½ years.

John can be reached at (815) 526-4032. His email is johnb@nwprop.com or emeraldgreencondowarrenville@gmail.com

Let's give him a warm welcome.

Rules & Regulations

The Rules & Regulations were approved by the Board at the November Board Meeting. The document is effective as of November 14, 2018. Please turn in your acknowledgement stating that the Rules & Regulations have been read by February 1, 2019.

November Elections

Thank you to everyone who submitted a proxy or came to the Annual election in November. We made our quorum of 50 ballots. The following homeowners were elected to the Board for a 2-year term: Carol Zanker, and Pat Burkowski. For the full listing of Board members and positions, see the Board Meetings and Information page.

Major Projects Completed in 2018

The Board completed the following projects during the year:

1. Repaired and painted the exterior siding and trim on 4 buildings at 2S601, 2S621, 2S641 and 2S661 Enrico Fermi Ct.
2. Removed and replaced 2 balconies at 2S641 unit F and G.
3. Removed and replaced 4 concrete patios at 2S409D, 2S641C, 29W431A, and 2S427C.
4. Removed and replaced 2 concrete sidewalks at 2S427 and 2S409 plus removed and replaced 5 squares of concrete sidewalk at 2S621.
5. Installed drainage for the downspouts at 2S435B, C, & D and 29W460A, B, & C.
6. Partial asphalt repairs at various buildings.
7. Tree removal and pruning in Common area.

Completion of two remaining capital improvement projects in 2019

1. The retaining wall on the west side of the property.
2. Removing and replacing the patio at 29W470B.

Major Projects for 2019

The Board is undertaking the following projects during the year:

1. Phased replacement of balconies.
2. Concrete replacement.
3. Lighting upgrades.
4. Drainage remediation

Mailings

In December, Northwest Property will mail the coupon assessment books to all homeowners who haven't signed up for auto-pay through Northwest Property. All homeowners will receive the adopted 2019 budget.

Tree Removal/Pruning

During the winter months, Kramer Tree Specialists, Inc. is scheduled to remove a number of dead and diseased trees and prune select trees.

(Condo news continued on page 5)

Condo Sales

As of October 31, 2018, two condos were sold:

2S641 Enrico Fermi Ct., Unit B
2S621 Enrico Fermi Ct., Unit A

As of October 31, 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

NOTE: Kramer Tree Service is being contacted to perform clean-up of the branches and tree damage caused by the recent winter storm.

Villa Owners should have received a letter from Baum Property Management together with the proposed Budget for 2019. The Board approved the 2019 Budget and increase in the monthly assessment for 2019 at the November 28, 2018 Board meeting. Villa Owners will receive the Annual Letter from the Board in early December with the approved 2019 Budget. The 2019 monthly assessment is \$308.00 per unit per month. Villa Owners will be receiving a coupon book for the payment of the 2019 monthly assessments. Please be advised that owners need to pay close attention to the bank information on the coupon book as the Association is changing banks from Old Second Bank to a bank to be determined prior to January 1, 2019.

On November 23, 2018, Progressive Landscaping cleaned the gutters and performed their final fall clean up. A Snow Removal Contract has been entered into with Progressive Landscaping for snow removal. Please keep in mind that the Association pays per removal. Therefore, during a snow storm, the snow removal process will not start until the snow starts to taper off. Unfortunately, Ivan from Progressive Landscaping was in an accident in the early morning hours of the November 25th blizzard causing a delay in our snow removal. Thank you to the residents who assisted with the snow removal. Let's hope for some sun and warmer temperatures to melt the snow before the next snow fall.

Please be advised that it is the Board's understanding that the City of Warrenville will be installing new curbs and roads in Emerald Green in 2019. Although the work will cause some big inconveniences, once the project is completed, the overall appearance of Emerald Green will be greatly improved.

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 David, 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 David and obtaining prior authorization from David.

Since the Annual Meeting held October 2, 2018, the Board positions are as follows: Kathi Newell, President, Ray Eifert, Vice President, Kent Johnson, Vice President and Jennifer Cooley, Treasurer. There is a vacancy on the Board which needs to be filled. The Board would like to thank the owners who attended the Annual Meeting and/or submitted a Proxy so that a quorum was called and the Annual Meeting was conducted.

The Board's regular meetings in 2019 are: Wednesday, February 27, 2019, Wednesday, April 24, 2019, Wednesday, June 26, 2019, Wednesday, August 28, 2019 and Wednesday, December 4, 2019. The regular meetings will be held at 7:00 p.m. at the clubhouse. The Annual Meeting will be held Tuesday, October 1, 2019 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.

HAPPY HOLIDAYS AND BEST WISHES FOR 2019!

Board Meetings and Information

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

Condo Board: 2nd Wednesday of February, April, June, September and November—7:00 p.m.

Villa Board: 4th Wednesday of February, April, June, August—7:00 p.m. ; Annual Meeting: October 1—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
Leslie Miller, Member-at-Large
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
After hours emergency..... 630-566-2900

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.

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
John Blazek (815) 526-4032
johnb@nwprop.com *or*
emeraldgreencondowarrenville@gmail.com
After hours Emergency..... 815-477-6887

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.



(Condo news continued from page 2)

Winter Weather Reminders

1. Keep your overhead garage door closed at all times to help reduce the electricity cost of the hallway heaters and to prevent strangers from entering the garage and building.
2. Keep entry door closed. If your entry door does not close completely and tightly, please report to Northwest Property.
3. Keep garage hallway door closed to avoid cold entering into the hallway thus causing the hallway heater to run more frequently.
4. Second floor owners must keep balcony clear of ice and snow.
5. Sidewalk and driveway ice melt under the stairs should be used on all icy areas.
6. Run water at a trickle on extremely cold nights to maintain water movement through your water pipes to prevent freezing. Open both hot and cold spigots.
7. Winter snowbird? Please set your temperature to a minimum of 55 degrees Fahrenheit, and leave the furnace running to prevent the pipes from freezing.
8. As always, if there is a problem with the building or common area, please contact Northwest Property at (815) 526-4032.

Snow Plowing

Stonehill Landscaping is contracted to plow after 2 inches of snow has fallen beginning in November and ending in April. They are not contracted to apply ice melt to the sidewalks. Ice melt will be applied to the driveways on an as needed basis. Emerald Green Condo Association has provided ice melt for your use on the sidewalks and driveways. The ice melt is located under the stairs in a bucket or in a bag. For refills of ice melt, call Northwest Property at 815-526-4032.

Janitorial Schedule

The janitorial service schedule for vacuuming the buildings is one-half of the hallways on Wednesday and the other half on Thursday every week. The lights located on the interior including garage hallways and the lights on the exterior plus the courtyard light should be checked every week. If the lights are not working please email emeraldgreencondowarrenville@gmail.com. Don't forget to give the location of the light in question (1st or 2nd floor, garage hallway, which side of the building, etc.).

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, Rules & Regulations, Declaration & By-Laws, 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.

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. **Next "Ads" due date is January 23, 2019!**



How Do You Spell THANKS?



**S
O
L
D**

Thanks To All Our Valued Clients.

For All Your Real Estate Needs...

"Call Us Today!"

630.393.1700



FROM OUR FAMILY
TO YOURS,



Happy Holidays



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2019 Annual Budget /Emerald Green Recreation Association

Income	2018 Budget	2019 Budget							
Condo Fees (246 condos)	\$118,080.00	\$121,032.00							
Villa Fees (52 villas)	\$24,960.00	\$25,584.00							
Rentals	\$4,500.00	\$1,950.00							
Pool passess									
Dividend Income									
Interest Income									
Other income: Newsletter ads, etc.	\$600.00	\$600.00							
Total income	\$148,140.00	\$149,166.00							
Expenses									
<i>Maintenance</i>									
Maintenance wages (gross)	\$10,500.00	\$11,275.00							
Landscaping (includes snow removal)	\$4,000.00	\$25,000.00							
Equipment Purchases	\$0.00	\$2,100.00							
Snow removal	\$4,000.00	\$0.00							
Grounds Improvement	\$2,000.00	\$0.00							
Total Maintenance	\$20,500.00	\$38,375.00							
<i>Clubhouse</i>									
Fire Protection & Inspection	\$3,000.00	\$0.00							
Clubhouse Advertising	\$200.00	\$0.00							
Clubhouse Water/Sewer	\$1,000.00	\$1,400.00							
Clubhouse Utilities	\$10,000.00	\$10,000.00							
Clubhouse Maint. (includes fire protection & inspection)	\$6,000.00	\$23,000.00							(+ bathroom renovations)
Insurance									
Clubhouse Supplies	\$500.00	\$900.00							
Clubhouse Hospitality	\$1,000.00	\$2,000.00							
Total Clubhouse	\$21,700.00	\$37,300.00							
<i>Pool</i>									
Maintenance (includes chemicals)	\$15,000.00	\$9,000.00							
Attendant Wages (gross)	\$13,000.00	\$11,500.00							
Opening/Closing	\$13,000.00	\$8,000.00							
Supplies	\$600.00	\$350.00							
Chemicals	\$5,000.00	\$0.00							
License	\$1,000.00	\$1,500.00							
Total Pool	\$47,600.00	\$30,350.00							
<i>Administrative</i>									
Accounting	\$3,000.00	\$3,300.00							
Insurance	\$8,000.00	\$8,500.00							
Telephone, life, security	\$2,000.00	\$2,500.00							
Taxes/Legal Fees	\$1,500.00	\$500.00							
Annual Report	\$20.00	\$0.00							
License, fees and permits	\$0.00	\$900.00							
Office Supplies (Newsletter, Meetings, Website)	\$2,500.00	\$0.00							
Postage and office supplies	\$0.00	\$500.00							
Newsletter and website	\$0.00	\$1,600.00							
Bank Service Charges	\$0.00	\$0.00							
Meetings	\$0.00	\$100.00							
Contributions	\$0.00	\$0.00							
Interest Expenses	\$0.00	\$7,655.64							
Total Administrative	\$17,020.00	\$25,555.64							
<i>Special Projects - Security System</i>	\$7,000.00	\$10,000.00							
Total Expenses	\$113,820.00	\$141,580.64							
Total Income	\$148,140.00	\$149,166.00							
Gain/Loss	\$34,320.00	\$7,585.36							