

Emerald Green Newsletter

emeraldgreeninfo.org

1st QUARTER 2021

Recreation Board News

2021 Has Begun!

Happy New Year!

We hope that everyone had a safe and happy Holiday Season!

The EG Rec Board is working on events for this year, but if anyone has ideas for events that we can host, please email

emeraldgreenrecboard@gmail.com. We would love to hear your ideas, and provided COVID restrictions are more lenient as the year goes on, we should be able to have some fun together, as a community!

Reminders:

The clubhouse is available for rental to all residents (residents must be present during the party/event).

However, due to covid-19 restrictions you are limited to 10 people at your party/event. Please follow the covid-19 precautions listed by the state or local health departments. There is a 75.00 rental fee and a 300.00 security deposit required to rent the clubhouse. Reservations are required and can be made by contacting **Brit Gillespie at (630) 745-0169. Your association dues must be current in order to rent the clubhouse.**

Also, if you are a new/newer resident and have not reached out to get set up with a clubhouse/pool pass, please email us at emeraldgreenrecboard@gmail.com.

Pool season will be here before you know it, as it is 145 days away! So make sure your passes are all set to go. There is nothing worse than showing up at the pool with your favorite floatie only to find out your pass isn't current or you didn't get a pass at all!

If you would like to place an ad within the Newsletter, contact Nick Battaglia at (773) 820-1752 or send an email to emeraldgreennl@gmail.com. Rates are \$25 for a 1/4 page, \$50 for a half page and \$75 for a full page ad.



SPRING IS COMING

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Condo News

Meetings

Join us for the Regular Board Meeting February 10th at 7 PM in the Clubhouse. This is your opportunity to ask questions, meet your neighbors, and learn more about Emerald Green Condo Association.

2021 Board Meetings are Wednesday's at 7pm in the Clubhouse: February 10, April 14, June 9, September 8, Annual Meeting November 10, 2021

Condo Board:

Jeanine Ryan, President
Megan Paulsen, Vice President
Mike Ramig, Treasurer
Nicole Cantafio, Secretary
Jerry Bucko, Asst. Secretary

November Election

Thank you to everyone who submitted a proxy for the November Election. The following homeowners were elected to the board for a 2-year term: Jerry Bucko and Mike Ramig.

Thank you, Pat Burkowski and Carol Zanker, for all the years you have served on the Condo Board!

2020 Projects

- Exterior lighting upgrades scheduled at 2S641, 2S621, 2S601 Enrico Fermi Ct. Second half of 29W411 Emerald Green Dr
- Fire Alarm testing has been completed- if you have not had your alarms tested please contact NW Property Management.
- Court Yard Light Pole--29W460 & 29W470- Completed
- Balconies were painted that were replaced in 2019 were completed the beginning of June
- Patio Replacements-completed
2S436 C
29W460 A
2S661 A
2S621 B,C,D
- Wood Replacement and Painting on Emerald Green Dr.
2S427, 2S415, 2S404, 2S380
- Balcony at 2S415 E has been replaced and will be painted
- Court Yard Replacements, Sidewalks and landscaping
29W411
29W470
29W460

2021 Projects

- Replacement of decks
- Wood Replacement/Painting Buildings
- Concrete replacement
- Lighting upgrades
- Drainage remediation
- Sealcoating driveways

(see more Condo News on page 5)

Condo Sales 2020

January:

2s531 Emerald Green Dr. Unit E

April:

29W390 Emerald Green Dr. Unit B

2S436 Emerald Green Dr. Unit B

June:

2S641 Enrico Fermi Unit D

2S424 Emerald Green Dr. Unit C

July:

2S661 Enrico Fermi Unit G

2S427 Emerald Green Dr. Unit B

2S416 Emerald Green Dr. Unit F

2S661 Enrico Fermi Unit H

August:

29W451 Emerald Green Dr. Unit A

29W410 Emerald Green Dr. Unit F

2S415 Emerald Green Dr. Unit G

September:

29W410 Emerald Green Dr. Unit G

November:

29W380 Emerald Green Dr. Unit H

December:

29W391 Emerald Green Dr. Unit D

Villa News

Happy New Year from the Villa Board!

News from the Villas.....

The Board now consists of the following members with their remaining terms as follows:

Kathi Newell, Secretary (2 years)
Ray Eifert, Vice President (1 year)
Kent Johnson, Vice President (3 years)
Jennifer Cooley, Treasurer (1 year)
Jon Miller, President (2 years).

Based on expected maintenance expenses for 2021, as well as other fixed costs, the Board has voted to increase the monthly assessment for 2021 to \$321.00 per unit per month as of January 1, 2021. The Recreational Association's monthly assessment will remain the same for 2021 as last year at \$42.00 per unit per month effective January 1, 2021 which is paid out of the \$321.00. Payment coupons for monthly assessment mailings have been mailed. Please mail your monthly assessments to the address on the coupon and not to RealManage. If you are interested in Direct Debit to automatically make assessment payments and have any questions regarding same, please contact David Watgen, Property Manager.

Projects:

In 2021 major work of siding and painting will focus on Building 2. A new company was used for gutter and downspout cleaning this year. The company thoroughly cleaned both and we were very pleased with their service. Regarding driveways, in 2020 all driveways and guest parking surfaces were sealed. Driveways were replaced on 2D, 2C, 6D, 7A, and 13B. The driveway replacement was the major construction expenditure for 2020. In 2020, Holton Brothers, Inc. made masonry repairs to Buildings 2,3,5,6, and 8. Waterproofing was applied to brick on building 5. New masonry caps were installed on units 8D and 5C.

Garbage/Recycling:

Under a new 2021 Contract with Groot, Owners are required to use the new Groot containers and will have a 35 or 65 gallon trash container, and a 35 gallon recycle container. The new containers must be kept in garages. Residents with the 35 gallon trash container are allowed 2 additional trash bags to be placed next to the trash container if needed. This new 3 year contract and use of wheeled containers will save over 40% on the previous year's contract. Pick ups will continue to be on Thursday. Additional garbage such as large appliances, furniture, carpet, construction materials, etc. will require previous pick-up arrangements with Groot. Owners are responsible to make said arrangements with Groot and make payment for same.

Landscaping and Snow Removal:

The Association will continue a Landscaping Contract with Progressive Landscaping covering 2021. The Board was pleased with the service provided by Progressive in 2020. Arrangements were made again for 2021 with Progressive Landscaping to pick up our yard waste bags. Please also be reminded that Progressive Landscaping has limitations as to the amount of excess yard waste due to their truck's capacity and landfill restrictions. All yard waste must be contained in proper brown paper yard waste bags. Owners are required to notify the management company and obtain prior approval before undertaking a large landscape removal project (this includes any landscaping work in the common area including, but not limited to cutting of branches from trees and bushes). The Association will continue a Snow Removal Contract with Progressive Landscaping for the 2020-2021 winter seasons which ends on or about March 30, 2021. Please keep in mind that the Association pays per removal after 2 inches of snow. Therefore, during a snow storm, the snow removal process will not start until the snow starts to taper off.

Tree Care-Kramer Tree Specialist, Inc. removed dead trees and pruned trees as needed in March 2020. The Summer of 2020 drought was particularly hard on pine trees, and several need to be removed. The Association will take advantage of the winter discount again and have Kramer remove dead trees and prune trees as needed prior to March 31, 2021.

Maintenance Requests:

Owners should contact David Watgen at RealManage to report any non-emergency as well as emergency maintenance requests, including, but not limited to, roof leaks. If you are contacting RealManage for an emergency issue, please listen to their telephone prompt closely as it will direct you as to how to contact RealManage in case of an emergency.

The Board's regular meetings in 2021 are: Wednesday, February 24, 2021, Wednesday, April 28, 2021, Wednesday, June 23, 2021, Wednesday, August 25, 2021 and Wednesday, December 1, 2021. The regular meetings will be held at 7:00 p.m. at the clubhouse. The Annual Meeting will be held Wednesday, October 6, 2021 at 7:30 p.m. at the clubhouse.

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.

Clubhouse Rental & Passcards:

Brit Gillespie, Rentals & Passcards
630-745-0169

Newsletter:

Information due by the 25th of the month
Norm Gann - emeraldgreennl@gmail.com
Or call 262-909-9593

Villa Board:

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

Villa Property Management:

RealManage Illinois
Mailing address: P.O. Box 46,
Aurora, IL 60507-0046
David Watgen, Property Manager
Dave.Watgen@RealManage.com (preferred)
David's phone no.: 630-897-0500
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:

Jeanine Ryan, President
Megan Paulsen, Vice President
Mike Ramig, Treasurer
Nicole Cantafio, Secretary
Jerry Bucko, Asst. Secretary

Condo Property Management:

Northwest Property Mgmt.
429 N. Kirk Rd., Ste 100,
Geneva, IL 60134
(630) 402-6558
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 sched-
ule is available on emeraldgreeninfo.org.
To rent, call Brit at 630-745-0169 and leave a
message. Also call Brit to request a Club-
house/pool passcard or replace a missing one.

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.

Winter Weather Reminders

1. Keep your overhead garage door closed at all times to help reduce the electrical cost of the hallway heaters and to prevent strangers from entering the garage and building.
2. Do not warm your car up in the garage. Carbon monoxide can enter the common hallway causing potential problems. Back your car completely out of the garage and close the garage door.
3. Keep entry door closed. If your entry door does not close completely and tightly, please report to Northwest Property.
4. Keep garage hallway door closed to avoid cold air entering the hallway which causes the hallway heater to run more frequently.
5. Second floor unit owners must keep their balcony clear of ice and snow. Any water damage to a first-floor unit will be charged back to the second-floor unit owner.
6. Run water at a trickle on extremely cold nights to maintain water movement through the water pipes to prevent freezing. Open both hot and cold spigots.
7. Winter snowbird? Please set your furnace thermostat to a minimum of 60 degrees Fahrenheit, to prevent the water pipes from freezing.

Please remember to contact Northwest Property Management with questions you may have, you can contact them by using the group email address and or using their main phone. Please contact Northwest Property Management if you would like a new magnet with the contact information.

Our new Property Manager at Northwest is **Jennifer Kelley**.

Condo Property Management:

Northwest Property Mgmt.

429 N. Kirk Rd., Ste 100, Geneva, IL 60134

(630) 402-6558

emeraldgreencondowarrenville@gmail.com

After hours Emergency: (815) 477-6887

