

Emerald Green Newsletter

emeraldgreeninfo.org

2nd QUARTER 2019

Recreation Board News

Please mark your calendars for our next meeting to be held on MAY 21, 2019 at 7:00 p.m. in the Clubhouse. Remaining meetings this year will be on August 20 and the annual meeting on November 19 - all at 7:00 p.m. in the Clubhouse. Remaining newsletters for 2019 will be quarterly: July 1 and October 1.



GARAGE SALE will be held Friday and Saturday, May 17 and 18, 2019. It is unlikely there will be a fall garage sale, so let's make this one count. Get rid of your excess stuff and make some money!!!! Hours 8:00 a.m.—3:00 p.m. We will ask Discovery Resale Shop to come around after 3:00 on Saturday to pick up any items residents are willing to donate.

POOL OPENS on Saturday, May 25, 2019. Let's hope for great swimming weather that weekend! Pool opens at 10:00 a.m. each morning.

SECURITY SYSTEM will be installed in the Clubhouse soon. Every household will be issued a card to access the Clubhouse and to be allowed into the pool area. Anyone who owes \$5 or more in Condo or Villa Association fees **is not** allowed to use the facilities. We will be scheduling dates to pick up the cards after all the security work has been completed.

CLUBHOUSE IMPROVEMENTS were made to the heating system. Also, the interior walls and trim were painted, as was the workout room. We will be replacing the flooring in the workout room this year. Thank you Jon for all your hard work!

ROAD REPAIRS As you may have heard, the City is planning to remove and replace all of the curbs and gutters within Emerald Green, and resurface the roadways this summer. This project will be extremely disruptive to our neighborhood. Per the City, they plan to advertise for bids in late March, with City Council awarding a contract in mid-April. Construction would likely begin in May. Communication will be important on this project. The City would like to have an open house at the clubhouse here in Emerald Green, after the contract is awarded, and before construction starts. The City would communicate the anticipated schedule and sequence of work. The open house would be in the evening, for a couple of hours. As more information transpires, your Boards will keep you posted.

What's Happening in Warrentville?



Did you know that Warrentville Events are displayed on the Emerald Green website (www.emeraldgreeninfo.org)? It is on the "Local Info" page. There are 10 events for the current week in Warrentville and nearby communities. If you subscribe, this information can be delivered to your inbox each week. Just click the link that says "Click Here to Subscribe". When you subscribe, you will receive a weekly email called "This Week in Warrentville". Occasionally other emails will provide other local information. At all times, your email address will be kept safe, and will not be used for any other purpose.

Condo News

Board Meeting

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

Board Meeting Dates

The Board of Directors Meeting dates for 2019 are:
 June 12, 2019
 September 11, 2019
 November 13, 2019 – Annual Meeting



New Senior Property Manager & Assistant Property Manager

Effective January 1, 2019, John Blazek is our Senior Property Manager for Emerald Green Condos. He can be reached at (815) 526-4032. John's email is johnb@nwprop.com or emeraldgreencondowarrenville@gmail.com

Rebecca Bauer is the Assistant Property Manager. She can be reached at (630) 402-6558 x301. Her email is rebeccab@nwprop.com

Major Projects for 2019

The Board is undertaking the following projects during the year:

1. Phased replacement of balconies – 2S621 units F & H (weather permitting work begins in April)
2. Concrete replacement – Work on replacement of sidewalk sections or complete sidewalks is scheduled to begin in April (weather permitting).
3. Lighting upgrades – Exploration of lighting options
4. Drainage remediation
5. Completion of the retaining wall on the west side of the property – Weather permitting work to resume in April.
6. Removing and replacing the patio at 29W470B

Annual Fire Alarm Inspection

Alarm Detection Systems (ADS) is conducting the annual inspection of the smoke and heat detectors on Monday, Tuesday, and Wednesday, April 8, 9, 10 and Monday, Tuesday, and Wednesday April 15, 16, and 17 from 5 PM – 9 PM. The inspection requires access into your unit and garage. A schedule was mailed with the times. If you did not receive a schedule, contact Northwest Property. Please note these are new dates from previous years. Please arrange to have someone present in your unit. The inspectors will no longer enter an unattended unit.

Condo Sales

During the 1st Quarter of 2019, one condo sold:

29W384 Emerald Green Dr., Unit H

New Condo Web Site

The condos have a new website. To register for your new user name and password, please log into: <https://emeraldgreen.nwprop.com>

When you log in for the first time, please ensure that you read and accept the Terms of Use of this site. Once you click on accept, you will gain full access. Please also take the time to check your member details for any updates you need to make. You may also load a picture when you update your member profile.

Carpet Cleaning

The carpet in the hallways are scheduled to be cleaned the week of May 20-24 by Cornelia Carpet. All items on the floor must be removed.

Villa News

THE NEXT BOARD MEETING is scheduled for Wednesday, April 24, 2019 at 7:00 p.m. at the clubhouse. If you have ever considered or are interested in being on the Board, now is your time. There is a vacancy on the Board which needs to be filled. Please attend the next Board meeting scheduled for Wednesday, April 24, 2019 or contact David Watgen to express your interest.

Inside-Out Painting Co. will be replacing roofs and repairing and painting building 4 this year.

Spring has finally arrived and so too will the nice weather. There are several new owners and families so let's make our new neighbors feel welcomed. People (including kids, dogs, bikes, etc.) will be out and about so please pay close attention and drive safely.



Pursuant to 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. Therefore, the Board is advising each Owner to request that their insurance agent provide a current copy of their declaration page which includes the dwelling information as well as the effective dates to David at Baum Property Management, immediately.

Progressive Landscaping will begin spring cleanup in April and will be performing landscaping services until November. The usual day for lawn mowing is Friday (weather permitting). There is no usual day for trimming and fertilizing. Several years ago, Groot stopped picking up Emerald Green's yard waste. Arrangements were made with Progressive Landscaping to pick up our yard waste bags. Please be reminded that these services are not contained in the Progressive Landscaping Contract and such services are being performed as a courtesy. 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. Therefore, Owners' yard waste bags may not be picked up. Owners are required to notify the management company and obtain prior approval before undertaking a large landscape removal project. Without prior management company approval, the picking up of excessive yard waste cannot be guaranteed. Also, yard waste does not include dirt, clay, gravel, stone and/or mulch and will not be disposed of by Progressive Landscaping. Remember: All yard waste must be contained in proper brown paper yard waste bags.

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 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.

The Board's regular meetings in 2019 are: Tuesday, March 5, 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.

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
Leslie Miller, Treasurer
Marion Lake, Member-at-Large 630-393-7486
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.
429 N. Kirk Rd., Ste 100, Geneva, IL 60134
John Blazek (815) 526-4032
johnb@nwprop.com
Rebecca Bauer (630) 402-6558 ext. 301
rebeccab@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)

Bulk Item Disposal

Due to our new contract with Waste Management, each Unit Owner is allowed to put out one bulk item per week for free pick-up. Bulk items include such items as chairs, sofas, tables, box springs and mattresses. Mattresses must be wrapped in plastic or in a mattress bag. Uncovered mattresses will not be picked up.

Electronic items, including anything operated electrically (computers, refrigerators, televisions, microwaves, etc.) are **not** allowed for bulk item pick-up. If you have any questions contact us. Property Manager, John Blazak at (815) 526-4032 or by email at johnb@nwprop.com

Heat Off/Water On

The heat is scheduled to be turned off April 1-15. The outside water will be turned on at the same time.

Landscaping

Alan Landscaping begins the season at Emerald Green on April 17.

Dryer Vent Cleaning

If your dryer vent has not been professionally cleaned within the last 10 years, you should consider having it done especially if your clothes are taking longer than usual to dry or the dryer frequently turns off due to over-heating. The lint screen in the dryer should be cleaned before/after every dryer cycle to prevent lint buildup.

Consent for Email Notice

Attached to the newsletter is a consent for electronic notice. Please read and take the opportunity to complete the form and either email to johnb@nwprop.com or send to Northwest Property Management at 429 N. Kirk Road, Suite 100, Geneva, IL 60134. By submitting the form, you will receive real time communications from the Board.

Love 'Em & Leash 'Em

And scoop the poop for the safety of your dog, other dogs and the residents of Emerald Green.

Guest/Visitor Parking

Per the November 2018 Revised Rules & Regulations, guest/visitor parking spaces located throughout the property are primarily for the use of visitors and are not assigned to any specific building or unit owner but are first-come, first-serve basis.

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 June 23, 2019!**

Don't forget!

GARAGE SALE MAY 17 and 18!!!

Northwest **PROPERTY &
FINANCIAL MANAGEMENT**
Corporation

780 Tek Drive • Crystal Lake, Illinois 60014
815-459-9187 • Fax 815-459-1306
www.nwpropertymanagement.net/emeraldgreen/

EMERALD GREEN CONDOMINIUM ASSOCIATION
Consent for Electronic Notice

The undersigned, a record owner for address and unit _____
within the Emerald Green Condominium Association (“Association”) do hereby elect to receive
Association notices and information electronically rather than hard copy. I hereby designate the
following electronic mail address: _____ as the address
to which all Association notices and information should be sent. I hereby agree that I will
consider all such communication to be proper notice of Association matters.

This consent may be rescinded or modified at any time by sending written notification to
the Association in care of its managing agent via certified mail, return receipt requested.

Dated this _____ day of _____, _____.

Owner Name (Print)

Owner Signature

**CHARLES
RUTENBERG** REALTY

"The Standard of Excellence"

Chuck Sadowski

P: (847) 347-4448

E: chuck@yougotchuck.com

W: yougotchuck.com

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

Proud Veteran

Former Emerald Green Resident



Spring
into
action!

“ We have buyers, buyers, buyers!

WE NEED SELLERS,
sellers, sellers!

”

Now is the time to list your home for the 2019 real estate season. Home prices have been on the rise and this year promises to be another great year.

It is still a HOT seller's market!

Here are specific seller styles in high demand with interested buyers:

> 2 & 3 bedroom, 2 bath villas > Waterviews

All buyers and sellers are welcome. Just think, you can pick your neighbor!

Call to List or Sell (847) 347-4448!

→ Chuck's Recent EG Sales in the Last 3 Months ←

UNDER CONTRACT 2S601 Enrico Fermi, Unit C
CLOSED 2S563 Pierre Curie Lane



Seeking "2 & 3 Bedroom, 2 Bath Villas" and "Waterviews."

Call now for 6+ reasons to use me as your real estate professional.

Trusted, Respected, Recommended, call (847) 347-4448.

chuck@yougotchuck.com · (847) 347-4448 · YouGotChuck.com