

Emerald Green Newsletter

emeraldgreeninfo.org

3rd QUARTER 2020

Recreation Board News

To quote Ella Fitzgerald—"*Summertime, and the livin' is easy!*"

Happy Emerald Green Summer everyone!

2020 has brought some challenges for our community, but fortunately we are seeing the light at the end of the tunnel and our community is starting to come alive again!

The Rec Board would like to say thank you to all the residents for dealing with the changes to the pool rules we had for June. It was not easy having a limit of ten people in the pool but we got through it by working together. We saw residents being respectful of one another and making sure everyone got equal time to enjoy the pool. Amazing!!



With that being said, we have moved into the next phase and have decided to allow up to 30 people in the pool. In addition, you are allowed to have 4 guests per pass. Please continue to practice social distancing.

Mark your calendars for the next Rec Board meeting to be held on **August 18th, 2020 at 7:00 p.m. in the Clubhouse**. If you have questions or want to know more about what is happening with the recreation community, we encourage you to attend!

The Clubhouse is now available for rent for your personal events! Events have to be limited to no more than 50 people at this time. If you are interested in renting the clubhouse for an event, please contact Marion at (630) 393-7486, or email the rec board at: **emeraldgreenrecboard@gmail.com**

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.

Have a Great Summer!

Condo News

Meetings

Join us for the Regular Board Meeting September 9, 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 2020

The Board of Directors Meeting dates are Wednesday's at 7 PM in the Clubhouse: September 9, 2020; November 11, 2020 – Annual Meeting

Condo Board

Jeanine Ryan, President ; **Megan Paulsen**, Vice President; **Carol Zanker**, Treasurer; **Nicole Cantafio**, Secretary; **Pat Burkowski**, Asst. Secretary

Major Projects for 2020

- Exterior lighting upgrades scheduled at 2S641, 2S621, 2S601 Enrico Fermi Ct - **Completed**
- Second half of 29W411 Emerald Green Dr - **Completed**
- Court Yard Light Pole—29W460 & 29W470- **Completed**
- Paint balconies that were replaced in 2020 - **Completed**

Concrete Replacement Patios - Completed

2S436 C
29W460 A
2S661 A
2S621 B, C, D

Wood Replacement & Painting Buildings—In Progress, started June 2020

2S427
2S415
2S404
2S380

Fire Alarm Inspection

Fire alarm inspections will be at the end of Summer/Early fall. Please be on the lookout for a mailer with upcoming dates & times.

HouseKeeping

Guest 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.

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 Property's accounting department.

Spring Cleaning - If you have not fully cleaned your Dryer Vent within the last few years please schedule a cleaning. This will help eliminate any chances of a dryer fire and will also help with how long your clothes take to dry.

The spring is the perfect time to touch up the paint on your doors from any nicks or scratches. (Sherwin Williams BRZ4 Dark Bronze) - if you use Norm Gann's phone number 262-909-9593, they may provide a discount depending on how much paint you are buying.

Dog Poop - Dog Owners - please pick up after your dog. There has been an increase of dog poop not being picked up. If we see dog poop around your unit and know there is a dog living there, we will hire a service to pick it up and charge back the fees to your unit.

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 Emerald Green Dr Unit D

(see more Condo News on page 5)

Villa News

It's finally warm in Emerald Green! If you haven't been over to the pool and clubhouse yet this year, make sure to check out the remodeled lower level. Then jump in the pool and cool off.

With the warmer weather we are able to do some projects in the neighborhood. Driveways were sealed in June, certain units will receive brick and roof work to end leaks, and three units will have new driveways installed.

Regarding landscaping, shrubs will be trimmed twice this year. Once after spring growth, and then once in the fall. Planting/islands in your yard are your responsibility for weeding. Over the years residents have created these areas, so it is their and succeeding owners responsibility to maintain. If you have questions about these please speak to a Board member.

Gutter cleaning is done twice a year. Once in the late spring/early summer after pine trees have dropped their needles and cones, and before winter to allow snow melt to clear the drains.

The Board is already working on the 2021 budget. You may see Board members walking the neighborhood to check out siding, roofs, driveways, and trees. Our goal is to budget well and address most important items first, then regular maintenance to keep EG safe and looking good.

Please remember that items are not to be left out in yards. Likewise, bikes, garbage cans, and toys are to be kept in garages except when being used.

If you are considering any alteration to the structure of your unit or porch areas, all alterations must be approved by the Villa board. If approved, you and succeeding owners of your unit will be responsible for the maintenance of that alteration.

Have you signed into the RealManage portal yet? Go to www.ciranet.com/ResidentPortal to connect with our property management website.

As always, please submit all questions about payments and maintenance issues to our property manager David Watgen at RealManage Illinois. David's phone number is 630-897-0500. His email address is Dave.Watgen@RealManage.com. In case of emergency after hours, please call RealManage Illinois at 630-566-2900.



Board Meetings and Information

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

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

Villa Board: 4th Wednesday of 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, Rentals & Passcards 630-393-7486
Steve Henrikson, Secretary
Clubhouse Reservations 630-393-7486

Newsletter:

Information due by the 25th of the month
Editor: Norm Gann

Villa Board:

Kathi Newell, President
Ray Eifert, Vice President
Kent Johnson, Vice President
Jennifer Cooley, Treasurer
Jon Miller, 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
Carol Zanker, Treasurer
Nicole Cantafio, 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
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 Marion at 630-393-7486 and leave a
message. Also call Marion to request a Club-
house/pool passcard or replace a missing one.

(Condo News continued from page 2)

Did You Know?...Rules and Regulations

Section 5-H. Garbage and Recycling

1. All garbage must be placed in sealed plastic bags. Recycling must be in plastic bins which are labeled with address and unit letter.
2. Garbage and recycling must not be placed outside for collection any earlier than 5:00 a.m. on the day of pickup.
3. Recycling must be secured so it does not blow out of the recycling bins. Brown paper bags may be used only inside the recycling bins.
4. Recycling bins must be removed the day of pickup.
5. Anything remaining on the ground after garbage pickup must be removed by the Unit Owner or Resident responsible.
6. Garbage bags and recycling bins must be kept indoors at all times other than for pickup.
7. Items such as water heaters, appliances, carpeting, mattresses, etc., require a call to the disposal company by the Resident for special pickup at their expense. Items may only be placed at the curb on the day of pickup.

***With the hot weather please double bag any garbage that has food in the bag and place in a trash can when in the garage. This will help stop the smell of garbage in the hallways along with any type of bugs.

Condo Website

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.



Community Safety

Watch your speed. Our neighborhood has lots of curves and pedestrians that you can't see until you are right up on them. It isn't a race track!

Stop at the stop sign. It isn't a suggestion.

Keep your overhead garage doors closed. If you see someone's door open, let them know. Leaving your door up not only creates an opportunity for theft, but gives access to the rest of the building.

If you see something, say something. This doesn't mean to confront someone, however you can report suspicious persons or activity to the Warrenville police by calling their non-emergency number at (630) 393-2131—if it feels like it could be an emergency or you are not sure, just use 911. The police

will sort it out when they get here.

If you have a vehicle parked outside of your garage, keep your doors locked. MOST car burglars are checking your door handles to see if it will open. Don't make it easy for them and don't assume that because we have a beautiful community that it can't happen here.

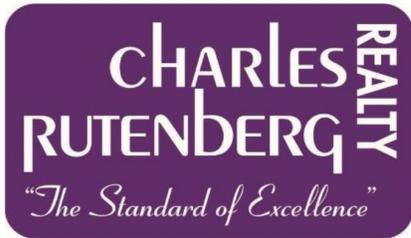
If you are planning on selling your condo please check our web site at www.nwpropertymanagement.net/emeraldgreen to see how you can advertise your condo for free.

Condo Property Management:

Northwest Property Mgmt.

429 N. Kirk Rd., Ste 100, Geneva, IL 60134 John Blazek (815) 526-4032 johnb@nwprop.com

or emeraldgreencondowarrenville@gmail.com After hours Emergency: (815) 477-6887



Mobile (847)347-4448

Chuck@yougotchuck.com

www.yougotchuck.com

Chuck Sadowski

You're in luck You got Chuck

Proud Veteran

Former Emerald Green Resident

As a full time Realtor it is my job to take the stress out of your real estate transaction so you can relax and enjoy the experience. I make you my priority by knowing the changing market and responding quickly to your communications.

Transacting during Covid-19 Sellers

- Focus on the safety of your home
- Using virtual tours decreasing the number of physical showings and ensuring possible buyers are preapproved – cutting down on the Looky Loos.
- “Showing kits” that include booties, masks, gloves and hand sanitizer for potential buyers to use while viewing your home.

Buyers

- Experienced Realtor to navigate Hot market with less inventory.
- Work with seasoned mortgage lenders, attorneys, home inspectors, etc. through to a successful purchase.
- Full time Realtor available to see homes when they come on the market

 CALL NOW! Low interest rates make NOW a great time to Buy or Sell!

Sign up for my monthly real estate email newsletter for real estate Tricks and Tips. Just email the following to Chuck@yougotchuck.com.  Look for: Chuck Sadowski Realtor, Charles Ruttenburg.....



Norm Gann

Phone: (262)909-9593

Email: norm.gann@gmail.com

*“Your Neighbor, and
Emerald Green Realtor”*



If you are considering selling your condo, but don't know where to start, I can help!

I truly ENJOY helping people in my community, and would be happy to help you come up with a plan to list your home.

If you have questions about the home selling/buying process, or if you are interested in knowing what your home is worth, call, text or email me and we can do a market analysis.

See you at the pool!