

# Emerald Green Newsletter

emeraldgreeninfo.org

3rd QUARTER 2021

## Recreation Board News

### Boy it's hot!

Summer is in full swing and we have had a number of great events so far!

Our first official tennis tournament of the year is wrapping up! We will be scheduling a doubles tournament, possibly starting this month. ALL EXPERIENCE levels are welcome! It's all about having fun! Keep an eye on the EG Facebook page for more details!

Our first EG Movie Night at the Pool was a blockbuster hit! Since it was so much fun, we will be doing 2 more this year. The movies are TBD but clear your calendars for the 2nd movie night on July 17th and then the 3rd on August 21st! We hope to see you there!



Stay tuned for upcoming dates for end of the Summer Pool Party and Fall Garage Sale!

#### Reminders:

The clubhouse is available for rental to all residents (residents must be present during the party/event). 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 [emerald-greenrecboard@gmail.com](mailto:emerald-greenrecboard@gmail.com). **Your association dues must be current in order to access the pool.**

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

# Condo News

## Meetings

Join us for the Regular Board Meeting September 8th 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 2021

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

## Condo Board:

Jeanine Ryan, President  
Mike Ramig, Treasurer  
Jerry Bucko, Asst. Secretary  
Daniele Leonard, Member at Large

## Projects for 2021

- **Replacement of decks**, will be painted when wood replacement on four buildings is completed
  - 2s404F- Completed
  - 2S435G- Completed
  - 2S414H- Completed
  - 29W460E- Completed
- **Wood Replacement/Painting Buildings**
  - 29w470
  - 29w471
  - 2s424
  - 2s435
- **Concrete replacement work to be done at (scheduled in July)**
  - 2s424
  - 2s435
  - 2s436
  - 2s405
  - 29w431
  - 29w380
  - 2s601
- **Courtyards (Scheduled date TBD)**
  - 29W431
  - 29W380
- **Outside Lighting Project on Emerald Green**
- **Driveway/ Drainage Project (remove and replace)**

## Condo Sales 2021

### February:

29W410 Emerald Green Dr. Unit B

### March:

29W384 Emerald Green Dr. Unit H  
29W460 Emerald Green Dr. Unit D  
2S531 Emerald Green Dr. Unit D  
2s661 Enrico Fermi Court Unit C

### April:

29W411 Emerald Green Dr. Unit D

### May:

29w381Emerald Green Drive Unit B  
2s409 Emerald Green Drive Unit A  
2s621 Enrico Fermi Court Unit E

### June:

2s601 Enrico Court Unit F

(see more Condo News on page 3)

## Condo News Cont.

### Landscaping

Alan Landscaping began the season on April 1, our regular landscaping day will be Fridays

### House Keeping

- **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.
- **Spring Cleaning**
  - If you have not fully cleaned your Dyer Vent within the few years please schedule a cleaning. This will help eliminate any chances of a dyer 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)
- **Window Drains**
  - Check the exterior of your windows and you will see little weep holes which allows rain water to drain out. If they become clogged due to dirt and debris, water will eventually rot the window sill. Gently clean these drains several times a year.
- **Dog Poop**
  - Dog Owners- Please pick up after your dog. There has been an increase of dog poop, if we see dog poop around your unit and know there is a dog living there we will hire a service to pick up after your pet and charge back the fees to your unit.
- **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 ClickPay at 800-533-7901.

### Did you know.... Rules and Regulations

#### SECTION 5- Appearance of the Common Property

##### D. Balconies and Patios

1. Balconies and patios may not be fenced, enclosed or altered in any manner.
2. Balcony and patio floors may not be covered with any type of carpet or tiles.
3. Balconies and patios may not be used for storage, except for storage of grills, lawn chairs, patio furniture, flower containers and firewood.
4. Balcony plant boxes are allowed but they cannot be nailed, screwed or otherwise permanently attached to the balcony
5. Clothing, sheets, blankets, laundry and similar objects cannot be hung out or exposed on balconies or patios.
6. Fire pits are not permitted anywhere on the Property.
7. Charcoal grills are prohibited per the Association insurance policy and the City of Warrentville.
8. Propane grills should not be used on balconies, under decks, or within 10 feet of the building per the Association insurance policy and the City of Warrentville Fire Department.
9. If grilling presents a danger or nuisance to others, violations may be issued.

*(see more Condo News on page 4)*

## Condo News Cont.

### Did you know.... Rules and Regulations

#### SECTION 5- Appearance of the Common Property

##### D. Balconies and Patios

10. Firewood must be stacked neatly on balconies or patios. No firewood is allowed on the grass. Because of the weight of the wood, no more than ½ cord (4 ft. x 4 ft. x 2 ft.) of firewood can be stacked by any one Unit. The stacked wood must remain at least 6 inches away from the exterior of the buildings to allow for free air passage.
11. Snow must be removed from balconies to prevent water leaking into the lower units.

##### E. Exterior Common Property

1. Storage of any kind is prohibited on or in any portion of the Common Property including toys, recreation equipment, bicycles and like items.
2. Fire pits are not permitted anywhere on the Property.
3. Any Common Property that is damaged by the conduct of a Unit Owner or by the Unit Owner's family, invitees or guests will be repaired by the Association and assessed to the Unit Owner responsible or, at the Board's option, may be repaired by the Unit Owner at the Unit Owner's expense.
4. Ducks, geese and wildlife (raccoons, squirrels, etc.) are not to be fed on Common Property.

### Condo Web Site

The condos have their own web site: <https://emeraldgreen.nwprop.com>

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](http://emeraldgreeninfo.org) to post information. *(see more Condo News on page 5)*

### Condo Property Management:

Northwest Property Mgmt.  
429 N. Kirk Rd., Ste 100, Geneva, IL 60134

Jennifer Kelley (815) 526-4032

[JenniferK@nwprop.com](mailto:JenniferK@nwprop.com)

[emeraldgreencondowarrenville@gmail.com](mailto:emeraldgreencondowarrenville@gmail.com)

**After hours Emergency: (815) 477-6887**

# Villa News

**New to the area? New to Emerald Green? Find out what is happening in the Emerald Green Villas, Condos and Rec Board by joining our Facebook page at *Emerald Green Residents in Warrenville IL*.**

- The Board would like to remind Villa residents that the exterior of the units are maintained by the community, and there are rules regarding the exterior:
- No items should be attached to the exterior of units that require holes in the siding or brick
- Soil should not be in contact with the wood siding
- No changes can be made to the exterior including windows, doors, lighting, and landscaping without the completion of an architectural change form and Board approval
- The Board and Property Management company can request items be removed that are not in compliance with the rules

Our major project for 2021 is the siding, roofing and painting on Building 2. This work should begin in July. The Board is working on the budget and major project work and landscaping work for 2022.

**Garbage** - All residents must use the new containers, and they must be stored in your garage. When you put the containers near the street for collection, please place them a few feet apart, with the open edge toward the street. This will allow the waste truck to use the arm to reach out and lift the container for dumping.

**Maintenance Requests** - Owners should contact **RealManage** to report any non-emergency as well as emergency maintenance requests. If you are contacting RealManage for an after-hour emergency issue, please listen closely to their telephone prompt to be directed to a person who can help.

**Your Villa Board 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) and Jon Miller, President (2 years). We are looking for an additional Board member to replace Jen as Treasurer. While it would be great to have some knowledge of accounting, budgets and spreadsheets, it is not necessary. Our property management company does all of our day to day accounting, so the only real work is working with the overall budget and preparing the budget for the next year. Are you interested in joining a great group of people who care about their community? See a board member for more info, or come to the next meeting.

The Board's remaining regular meetings in 2021 are Wednesday, August 25, 2021 and Wednesday, December 1, 2021. The regular meeting begins at 7:00 p.m. at the clubhouse. The Annual Meeting will be held Tuesday, October 5, 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:

Erica Herbert, Property Manager  
Erica.herbertRealManage.com (preferred)  
Erica's phone no.: 630-897-0500  
After hours emergency: 630-897-0500

### 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  
Mike Ramig, Treasurer  
Jerry Bucko, Asst. Secretary  
Daniele Leonard, Member at Large

### Rec Board:

Nick Battaglia, President  
Marina Neuman, Vice President  
Leslie Miller, Treasurer  
Steve Henrikson, Secretary  
Brit Gillespie, Events Coordinator  
Zack Hajduk, Member at Large

### 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 schedule is available on emeraldgreeninfo.org. To rent, call Brit at 630-745-0169 and leave a message. Also call Brit to request a Clubhouse/pool passcard or replace a missing one.



## Norm Gann

Phone: (262)909-9593

Email: norm.gann@gmail.com

*"Your Neighbor, and experienced  
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!***