

# Emerald Green Newsletter

emeraldgreeninfo.org

4th QUARTER 2019

## Recreation Board News

Mark your calendars for our the **annual meeting to be held on NOVEMBER 19, 2019 at 7:00 p.m. in the Clubhouse.** Extending a warm welcome to Steve Henrikson, who graciously volunteered to replace Lee Ann on the Rec Board. Up for election this year: Nick Battaglia, Steve Henrikson and Marina Neuman. ***Please see the last page of this newsletter for voting instructions if you cannot attend the meeting.***



**IMPORTANT!!!** This is the last newsletter that I am sending out. My condo is due to close shortly and I'm already living in Chicago. This is not a difficult newsletter to put together and send out, so if you'd like to give it a try, please let me know! I will help with your first one if you'd like. I'm really missing the EG neighborhood and friends/neighbors and being on the Rec Board. Thank you! Lee Ann

Did everyone have a fun summer? We had a great pool season once all the rain stopped. The end of season pool party was a great success! The pool officially closed on September 22; however, the dogs had their day (wellllll...two hours) on September 23.



Next big event is the **CHILI COOK-OFF/HALLOWEEN PARTY!** Mark your calendars for Saturday, **OCTOBER 19 at 5:00 p.m.** Kids and adults can wear costumes if they wish. There will be candy for the kiddos and a prize for the winning chili. If you would like to enter your chili in the cook-off, please notify Nick Battaglia. We provide the extras, such as onions, cheese, crackers, pop and water. Any desserts would be welcome!!!

More changes are coming to the Clubhouse and pool area. Concrete will be removed and replaced in order to repair the pool lights. The concrete that is being replaced is also quite pitted. The Rec Board has been asking for bids to re-vamp the bathrooms in the pool area. Also, dead shrubs and a dead tree will be removed, along with a fire pit to be built.

We would like to extend our deepest sympathy to Pat Sheehan and family regarding the passing of her husband, Jack. Jack took care of the EG pool for many years and they were always a big part of the neighborhood. He was a WW II veteran and was married to Pat for 72 years. RIP

The next newsletter will be out on or about January 2, 2020. Therefore, the Boards wish all of you Happy Holidays!



# Condo News

## Annual Meeting

Join us for the Annual Homeowners Meeting November 13, 2019, at 7 PM in the Clubhouse. This is your opportunity to ask questions, meet your neighbors, and learn more about Emerald Green Condo Association.

## November Election

The election of board members will take place at The Annual Homeowners Meeting on Wednesday, November 13, 2019 at 7 PM in the Clubhouse. In October, Northwest Property will send the Annual Meeting notice along with the 2020 budget to all owners.

## Mailings

In December, Northwest Property will mail the coupon assessment books to homeowners who haven't signed up for auto-pay through Northwest Property. All homeowners will receive the adopted budget for 2020.



## Major Projects for 2019

*The Board is undertaking the following projects during the year:*

1. Phased replacement of balconies – 2S621 F&H are completed.
2. Concrete replacement – Patios 2S621 A, 2S641 A&B, 2S661 C, 2S435 A&B, 2S409 B were removed and replaced. The entire sidewalk at 2S641 was removed and replaced. Nine buildings had various sections of sidewalk removed and replaced.
3. Lighting upgrades – Building 2S661 and 29W411 had new lighting installed near the garages & in the courtyard.
4. Drainage remediation
5. Completion of the retaining wall on the west side of the property – The wall is completed.
6. Remove and replace patios at 29W470B & 29W471D after completion of the retaining wall.

## Landscaping

Final cleanup of the grounds by Alan Landscaping is November 16.

## 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.

## Space Heaters and Outside Water Spigots

The space heaters in the common hallways will be turned on in November. At the same time the outside water spigots will be turned off and the hoses disconnected.

## Guest/Visitor Parking

Per the November 2018 Revised Rules & Regulations, guest/visitor parking spaces located throughout the condo 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. Going out of town or on vacation, please park your remaining vehicles in your garage or on your driveway. Be considerate of your fellow condo homeowners.

## 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.
8. As always, if there is a problem with the building or common area, please contact Northwest Property at (815) 526-4032.

## Condo Sales 2019

First quarter sales:

29W384 Emerald Green Dr. Unit H  
2S601 Enrico Fermi Ct. Unit C

Second quarter sales:

29W460 Emerald Green Dr. Unit H

Third quarter sales:

29W384 Emerald Green Dr. Unit B  
29W390 Emerald Green Dr. Unit E  
2S424 Emerald Green Dr. Unit H  
2S436 Emerald Green Dr. Unit F

# Villa News

The next Board meeting is the Annual Meeting on **TUESDAY, OCTOBER 1, 2019 at 7:30 p.m. at the Clubhouse.** There will be 2 positions up for election at that time. Jennifer Cooley will be seeking re-election. Currently there is a vacancy on the Board which needs to be filled at this time. Owners should have received a Notice of Annual Meeting together with a Candidates Come Forward Form and Revocable Proxy from RealManage. Ballots will be distributed at the Annual Meeting. If you are interested in running for the Board, kindly complete the Candidates Come Forward Form and return same to RealManage prior to October 1, 2109 to be listed on the Ballot. Nominations will also be accepted from the floor during the Annual Meeting. If you have ever considered or are interested in being on the Board, now is your time. The Board urges all Owners to attend the Annual Meeting as a quorum is required to conduct the annual election and other official business. If an Owner is not able to attend the Annual Meeting, kindly mark, date, sign and promptly deliver your Proxy to Real Manage, any Board Member or Villa Owner who will attend the Annual Meeting to vote on your behalf. The Proxy is revocable and will not affect your right to vote in person in the event you attend the Annual Meeting.



Inside-Out Painting Co. has completed repairing and painting and replacing the roofs on building 4.

Landscaping: Progressive Landscaping will be cleaning the gutters in November after the leaves have fallen and performing their final fall clean up prior to November 30, 2019.

Pursuant to the EGVOA's Rules,

- 7. Owners shall not cause or permit anything to be placed on the outside walls of a Unit, and no sign, awning, canopy, antenna, satellite dish or any other attachment shall be affixed to or placed upon the exterior walls or roof or grounds or any part thereof, without the prior written consent of the Board.**

Owners must complete and submit to David Watgen an Architectural Change/Improvement Request Form and Release and Indemnification form to be approved by the Board prior to any satellite dish being installed. The Form must be approved by the Board prior to any satellite installation. If a satellite dish is installed on the roof and voids the roof warranty, owners will be held liable.

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 David Watgen, property manager, at RealManage Illinois – Aurora to report maintenance issues, obtain Architectural Change/Improvement Request Form and Release and Indemnification forms and with general questions or concerns. David may be reached by emailing him at EMGREEN@CiraMail.com (preferred) or calling him Mon-Fri 7:30AM-7:00PM at (866) 473-2573. In case of an emergency after hours, please call RealManage Illinois – Aurora'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 630-393-7486  
Steve Henrikson  
Clubhouse Reservations 630-393-7486

### **Newsletter:**

Information due by the 25th of the month  
Editor: \_\_\_\_\_

### **Villa Board:**

Kathi Newell, President  
Ray Eifert, Vice President  
Kent Johnson, Vice President  
Jennifer Cooley, Treasurer  
\_\_\_\_\_, 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:**

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  
*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. Also call Marion to request a Clubhouse/pool passcard or replace a missing one.





# Homes Wanted

## In Emerald Green.

I haven't found  
what I am  
**LOOKING FOR!**

Cora has Buyers!

List Now With  
Cora  
and receive a

**Free**  
**Home Warranty.**

\*Restrictions may apply.

Call Now for a  
**FREE Market Analysis**

For All Your Real Estate Needs... "Call Us Today!"

Ask For

**Cora Coonich - Skamra**

Marketing Specialist/Broker



**630.808.2994**

630.393.1700

**Daniel  
And  
Associates  
Real  
Estate**  
**www.daare.com**





WINDOW CONCEPTS

847-621-2680

[www.window-concepts.com](http://www.window-concepts.com)



Experts in  
windows &  
patio doors  
custom made to  
fit your needs  
with a vast selection  
of glass and finishing  
options.

Call us today for a **FREE** in-home estimate!  
**847-621-2680**

We are Insured and Bonded  
and work directly with  
Northwest Property Management  
and the City of Warrenville  
to secure permission and permit  
needed to work in your community

Emerald Green  
Condominium  
Association  
Approved  
Contractor



**EMERALD GREEN RECREATION ASSOCIATION**  
**Annual Election**

**Date: November 19, 2019**

**Time: 7:00 p.m.**

**Place: Clubhouse**

**Villa Owners Only: vote for one (1) only**

\_\_\_\_\_ Marina Neuman – 2 year term

\_\_\_\_\_ Write-in candidate: \_\_\_\_\_ - 2 year term

**Condo Owners Only: vote for two (2) only**

\_\_\_\_\_ Nick Battaglia – 2 year term

\_\_\_\_\_ Steve Henrikson – 2 year term

\_\_\_\_\_ Write-in candidate: \_\_\_\_\_ - 2 year term

\_\_\_\_\_ Write-in candidate: \_\_\_\_\_ - 2 year term

**If you cannot attend the Annual Meeting, please use this ballot to vote and then follow the instructions below:**

Fold your ballot

Put your ballot in an envelope

Seal the envelope

Write your name and unit number on the envelope

.....and then.....BEFORE November 19, please drop it off in the Rec Board Mailbox  
by the tennis court....

OR give it to a board member....

OR give it to a neighbor who is planning on attending the meeting.