

# Emerald Green Newsletter



emeraldgreeninfo.org

4th QUARTER 2020

## Recreation Board News

It's Fall & the holidays are just around the corner!

We are sorry to see the summer go and everyone preparing to hibernate.

Everyone's cooperation and the lifting of some restrictions saw another successful pool season, not to mention a few Tennis tournaments!

**Thanks** to Ken for keeping the pool in **great** shape, as always.

**Halloween Trunk or Treat is coming!** Saturday October 31, 2020 from 1-4pm. You can either use the trunk of your car or set up a goody station in your garage. **ALL** residents who participate in the Trunk or Treat event will have a chance to receive a prize for best decorated trunk/garage!!

Reminder that 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 50 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 **Marion Lake at (630) 393-7486. Your association dues must be current in order to rent the clubhouse.**



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.



Stay Warm & check on your neighbors!

# Condo News

## Annual Meeting

Join us for the Annual Homeowners Meeting November 11, 2020, 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 11, 2020 at 7 PM in the Clubhouse. In October, Northwest Property will send the Annual Meeting notice along with the 2021 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 2021.

## 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

## Landscaping

Final cleanup of the grounds by Alan Landscaping is November 15.

## 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.

### 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

*(see more Condo News on page 5)*

# Villa News

We're sliding into Fall, and the subdivision is looking great! Before we know it, we will all be hunkered down hiding from the cold and snow.

In spite of Covid, slowdowns, delays, and all kinds of unknowns in this un-normal year, we have accomplished great work during the summer. These major projects were completed:

- Seal coating of all driveways and guest parking
- New roof on one unit and roof repair on one unit in Building 12
- Masonry repair on buildings 2,3,5,6,8. Water proofing of brick on building 5
- Driveway and guest parking replacement 2D, 2C, 7A, 13B, 6D
- New masonry caps at 8D, 5C

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**These projects are planned for the Fall and Winter:**

We tried out and were happy with a new company to clean our gutters and downspouts this Spring. We will use them again this Fall. Pine cones and needles are almost done falling.

Shrubs will be trimmed.

We will take advantage of Kramer Tree's Winter trim discount to remove some limbs and trees.

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The next board meeting is October 6 at the Clubhouse. Two board members' terms are expiring, and they are up for re-election. Additional nominees will be accepted. If you want your voice to be heard in the future of EG Villas, please attend the meetings.

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. Also remember that snow removal is performed after 2+ inch snowfalls.

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.

As always, please submit all questions about payments and maintenance issues to our property manager, Dave Watgen at RealManage Illinois. Dave's phone number is 630-897-0500. His email is [Dave.Watgen@RealManage.com](mailto:Dave.Watgen@RealManage.com). In after hour emergency situations call RealManage at 630-566-2900.

**Remaining board meetings this year:**

October 6, November 2



## Board Meetings and Information

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

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

**Villa Board:** October 6 and November 2nd —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  
(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 Marion at 630-393-7486 and leave a message. Also call Marion to request a Clubhouse/pool passcard or replace a missing one.

*(Condo News continued from page 2)*

### **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.

### **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.

As always, if there is a problem with the building or common area, please contact Northwest Property at (630) 402-6558

As many of you know our Property Management Company is NW Property and we have been working with John Blazek who is the Senior Property Manager. In August we were notified of John's passing. Going forward for communication please use the group email address and we will make sure the email is addressed.

Condo Property Management:  
Northwest Property Mgmt.  
429 N. Kirk Rd., Ste 100, Geneva, IL 60134  
(630) 402-6558  
[emeraldgreencondowarrenville@gmail.com](mailto:emeraldgreencondowarrenville@gmail.com)  
After hours Emergency: (815) 477-6887

