

Emerald Green Newsletter

emeraldgreeninfo.org

June / July 2018

Recreation Board News

The next Rec Board meeting will be held on August 21, 2018 at 7:00 p.m. in the Clubhouse.

The very hot weather helped to make pool opening weekend a success! Meet your 2018 pool attendants (plus Ken) below. If you do not have a pool pass, please contact Marion.



Ken, Judson, Francisco, Ryan, Mitch, Jon

On the other hand, the weather could have been a little bit better for the spring garage sale. We will hold another garage sale this autumn.

Game Night for Adults ONLY! EG residents Jon & Leslie Miller and Jeanine Ryan are hosting a game night for grown-ups only in the Clubhouse on Saturday, June 16, 2018 beginning at 5:30 p.m. The Rec Board will pay for pop and pizza. Please bring a dish or dessert to share and get ready to have fun!!!!

Pool Party will be held on Sunday, July 8 beginning at noon. We will grill hot dogs, hamburgers, chicken burgers. The Rec Board will also supply pop, water, condiments, chips, buns. Please bring a dish or dessert to share if you are able to. Hope to see you there!

Hope you all have a happy and safe summer!

Condo News

Board Meeting

Join us for the Regular Board Meeting September 12, 2018, at 7 PM in the Clubhouse. This is your opportunity to ask questions, meet your neighbors, and learn more about Emerald Green Condo Association.

Major Projects for 2018

The Board is undertaking the following projects during the year:

1. Partial replacement of exterior siding and trim on 4 buildings (2S601, 2S621, 2S641, 2S661 Enrico Fermi Ct.). Work has started.
2. Phased replacement of balconies.
3. Partial asphalt repairs/replacement. Asphalt repairs will begin July 23 through July 24. Rain date July 25. Seal coating will not be done this year.
4. Concrete replacement. Concrete replacement is completed except for 29W470B which will be completed when the wall is finished.
5. Drainage remediation. Work will begin in June.
6. Retaining wall. Work to resume when ComEd completes the installation of new lines to the transformer at the top and around the sides of the wall.

Annual Fire Alarm Inspection

Alarm Detection Systems (ADS) will conduct the annual inspection of the smoke and heat detectors on Wednesday, Thursday, and Friday, June 6, 7, 8 and Wednesday, Thursday, and Friday June 13, 14, and 15. The inspection requires access into your unit and garage. A schedule will be mailed with the times. If you do not receive a schedule, contact Northwest Property or check our website at www.nwpropertymanagement.net/emeraldgreen/

Email Requests to Property Management

If you email a request to Northwest Property, please carbon copy (cc): emeraldgreencondowarrenville@gmail.com

Carpet Cleaning

The next carpet cleaning in the hallways is the week of October 22-26. A letter from Northwest Properties will be sent instructing homeowners that all items on the floor must be removed.

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 Properties accounting department.



No Butts About It

Cigarette butts create litter and are bad for dogs and wild animals. Please help Emerald Green keep the property free of cigarette butts.

Love 'Em & Leash 'Em

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

Condo Web Site

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, 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.

Condo Sales

As of April 30, 2018, three condos were sold:

2S621 Emerald Green Dr., Unit E
29W410 Emerald Green Dr., Unit C
29W391 Emerald Green Dr., Unit E

As of April 30, 2018, there were no bank owned properties.

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

Villa News

David Worley is retiring from Baum Property Management effective June 8, 2018. Therefore, Dave Watgen at Baum Property Management is the Association's new property manager. Dave will have the same phone number (630) 270-1827 and the same email address david@baumprop.com.

MEETING DATE: The next Board meeting is scheduled for Wednesday, June 27, 2018 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. Although the Annual Meeting isn't until October, please be advised that there will be 2 positions up for election at that time. There is a vacancy on the Board which needs to be filled at this time. The Board is looking for villa owners who may be interested in serving on the Board. Please attend the next Board meeting or contact Dave Watgen, property manager, to express your interest.

Inside-Out Painting Co. will be replacing various roofs and repairing and painting building 10 this year.

Progressive Landscaping will clean the gutters and downspouts in June 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.

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 Dave at Baum Property Management, immediately.

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 Dave, 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 Dave and obtaining prior authorization from Dave.

The Board's regular meetings in 2018 are: Tuesday, March 6, 2018, Wednesday, April 25, 2018, Wednesday, June 27, 2018, Wednesday, August 22, 2018 and Wednesday, November 28, 2018. The regular meetings will be held at 7:00 p.m. at the clubhouse. The Annual Meeting will be held Tuesday, October 2, 2018 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 January, March, May, July, September and November—7:00 p.m.

Villa Board: 4th Wednesday of February, April, June, August—7:00 p.m. ; Annual Meeting: October 4—7:30 p.m.

Recreation Board:

Nick Battaglia, President 773-820-1752
Marina Neuman, Vice President 630-605-0832
Marion Lake, Treasurer 630-393-7486
“Limo” Mike Mont Pas Member-at-Large
630-244-6075
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

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.
780 Tek Dr, Crystal Lake, IL 60014
815-459-9187 ext 216 PamD@nwprop.com
After hours Emergency..... 815-477-6887

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.

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!

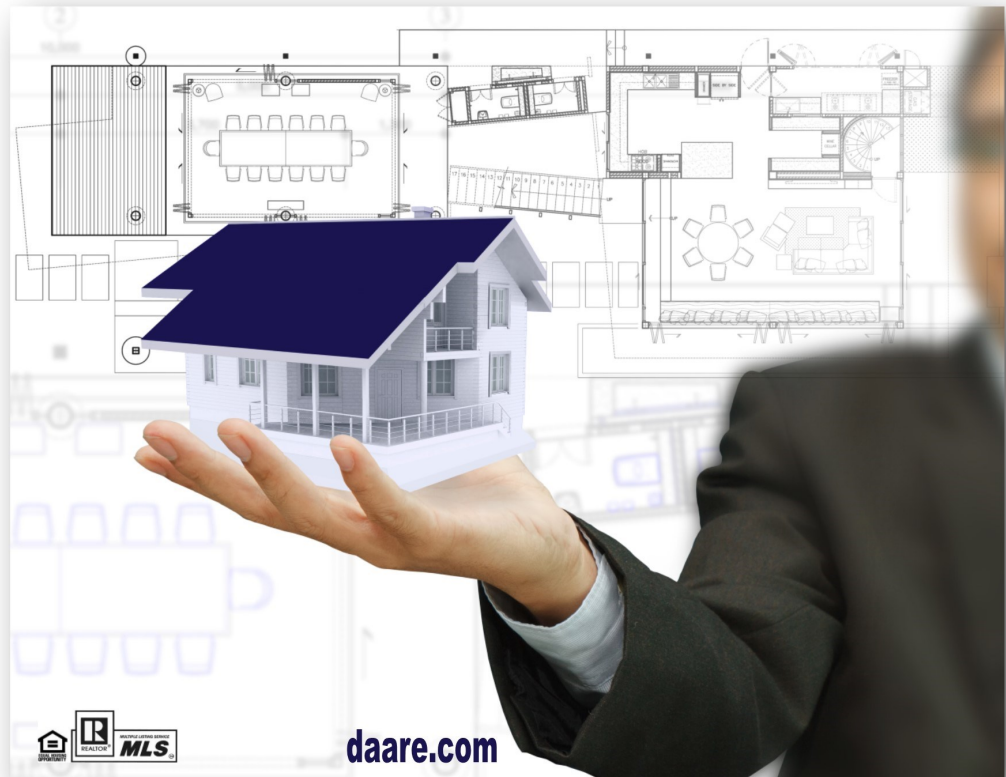
Clubhouse Rental:

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.



**LOTS,
LOTS!**

We
Have
LOTS
of
LOTS!



Big LOTS, Little LOTS
We have a LOT for YOU!



Have Your Home Built Your Way

For All Your Real Estate Needs...
"Call Us Today!"
630.393.1700



West Chicago, IL. Serving DuPage, Kane, Cook and surrounding communities.





Mobile (847)347-4448

Chuck@yougotchuck.com

yougotchuck.com



Chuck Sadowski

Proud Veteran

You're in luck. You've got Chuck

Former Emerald Green Resident

**Chuck's Recent EG Sales
Last 6 months**

UNDER CONTRACT – 2S409 Emerald Green Dr, #H

SOLD May – 2S416 Emerald Green Dr, #C

SOLD April - 29W391 EG Dr, #C

SOLD March – 2S621 Enrico Fermi, #E

SOLD December – 2S531 Emerald Green Dr, #C

Coming Soon

2 Bedroom, 2 Bath, 1st Floor

PICK YOUR NEIGHBOR

📞 CALL TODAY

847-347-4448

SELLERS WANTED

~Seeking 3 bedroom 2 bath villas – We have interested buyers!

ALL BUYERS AND SELLERS WELCOME!

ELIZABETH HEAVENER HOMES

When you're ready to sell or purchase a property, you know there's a lot to consider along the way. One of your first decisions is to select a real estate agent who will join you in the process. I am a REALTOR® with expertise in the Western Suburbs. My focus is providing my clients with a first class home selling or purchasing experience. I use my extensive background in sales, marketing and customer service to facilitate a real estate transaction that is smooth and hassle-free, while obtaining the best possible price for my client.

When you partner with me, you partner with Keller Williams—the #1 Real Estate Company in the United States!



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