

# Emerald Green Newsletter

emeraldgreeninfo.org

1st QUARTER 2020

## Recreation Board News

Mark your calendars for the next Rec Board meeting to be held on **February 18, 2020 at 7:00 p.m. in the Clubhouse.** One of the items to be discussed is resident use of the fitness area during private parties. If you have an opinion, please make it heard by attending a meeting!



O.k.—this is *finally* my last newsletter! Norm Gann has graciously agreed to take over for me. I'm guessing the newsletter will look different in the future and that's a good change! Thanks a bunch, Norm! Happy New Year and missing all of you in EG!

Lee Ann

**Elections** were held in November and the Rec Board positions are as follows: Nick Battaglia, President; Marina Neuman, Vice President; Leslie Miller, Treasurer; Steve Henrikson, Secretary; Marion Lake, Clubhouse Rentals & Passcards.

The Rec Board is working on locker room updates this spring before the pool opens. To find out more details, attend the next meeting!

The New Year's Eve resident party at the Clubhouse was a big success and tons of fun! Thank you especially to Ken and Bonnie who set up and cleaned up and probably a lot more! We greatly appreciate your help and other volunteers' help, as always.

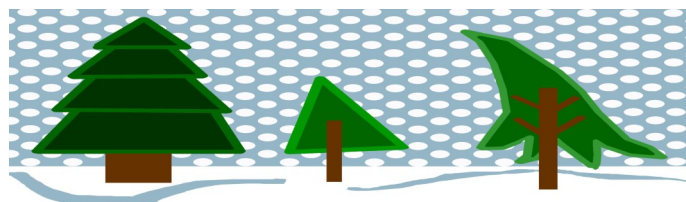
### Game Night

The next Game Night will be held on February 22 beginning at 5:00 p.m. Pizza will be provided by the Rec Board. Bring your games and have some fun!

### Community Dinners

The next three community dinners will be held on January 22, February 11 and March 18—all at 6:00 p.m. in the Clubhouse. Bring your own dinner and maybe a little to share (but not required). Great time of year to enjoy catching up with your neighbors. Stay and hang out afterwards or run if you need to. See you then!

Wishing everyone a happy and healthy New Year!



# Condo News

## Meetings

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

## New Board Meeting Dates 2020

The Board of Directors Meeting dates are Wednesday's at 7 PM in the Clubhouse: February 12, 2020; June 10, 2020; September 9, 2020; November 11, 2020 – Annual Meeting

## November Elections

Thank you to everyone who submitted a proxy or came to the Annual election in November. The following homeowners were elected to the Board for a 2-year term: Nicole Cantafio, Megan Paulson, and Jeanine Ryan. Thank you Jerry Bucko for all years you have served on the Condo Board! Condo Board: Jeanine Ryan, President ; Megan Paulsen, Vice President; Carol Zanker, Treasurer; Nicole Cantafio, Secretary; Pat Burkowski, Asst. Secretary

## Major Projects Completed in 2019

- Four balconies replaced at 2S621 Enrico Fermi Ct. Units E, F, G, & H
- Two balconies replaced at 2S641 Enrico Fermi Ct. Units F & G
- One balcony replaced at 2S407 Emerald Green Dr. Unit E
- Nine concrete patios replaced on Enrico Fermi Ct: 2S621 Unit A: 2S641 Unit A & B: 2S661 Unit C: Emerald Green Dr: 2S435 Unit A & B: 2S409 Unit B: 29W470 Unit B: 29W471 Unit D
- One concrete sidewalk replaced at 2S641 Enrico Fermi Ct
- Concrete sidewalk repairs were made throughout the community
- Exterior lighting upgrades at 2S661 Enrico Fermi Ct & half of 29W411 Emerald Green Dr.
- Retaining wall completed
- Landscape corner at Emerald Green West was refurbished
- Tree removal and pruning performed in common areas
- Three trees scheduled for replacement in November

## Approved 2019 Projects Scheduled to be completed

- Balcony Replacement: 29W371 Emerald Green Dr. Unit E

## Major Projects for 2020

The Board is undertaking the following projects during the year:

- Exterior lighting upgrades scheduled at 2S641, 2S621, 2S601 Enrico Fermi Ct. Second half of 29W411 Emerald Green Dr.
- Paint balconies that were newly replaced
- Seal coat driveways
- Courtyard renovations

## Mailings

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

## Tree Removal/Pruning

During the winter months, Kramer Tree Specialists, Inc. is scheduled to remove a number of dead and diseased trees and prune select trees.

## Garbage Pick Up

Garbage pick-up is now back to our regular schedule. Please DO NOT put garbage out before 5 am on the day of pick-up. Several coyotes have recently been seen in our area. We do not want to attract them with garbage being left out overnight. Please be considerate to your neighbors and community by waiting until the day of pick-up to put out your garbage.



## Holiday Decorations

Per the Rules and Regulations- Seasonal decorations may not be installed any earlier than one month before and must be removed no later than one month after the date of the holiday.

(see more Condo News on page 5)

## 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

### Fourth quarter sales (as of 10/31/19):

2S416 Emerald Green Dr. Unit G  
29W440 Emerald Green Dr. Unit F  
2S641 Enrico Fermi Ct. Unit C  
2S531 Emerald Green Dr. Unit D

# Villa News

Villa Owners should have received a letter from RealManage Illinois together with the proposed Budget for 2020. The Board approved the 2020 Budget and increase in the monthly assessment for 2020 at the December 4, 2019 Board meeting. Villa Owners should have received the Annual Letter from the Board in December with the approved 2020 Budget. The 2020 monthly assessment is \$311.00 per unit per month. Villa Owners should have received a coupon book for the payment of the 2020 monthly assessments.

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 David at RealManage Illinois, immediately.

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.

Since the Annual Meeting held October 1, 2019, the Board positions are as follows: Kathi Newell, President, Ray Eifert, Vice President, Kent Johnson, Vice President, Jennifer Cooley, Treasurer and Jon Miller, Secretary. The Board would like to thank the owners who attended the Annual Meeting and/or submitted a Proxy so that a quorum was called and the Annual Meeting was conducted.

The Board's regular meetings in 2020 are: Wednesday, February 26, 2020, Wednesday, April 22, 2020, Wednesday, June 24, 2020, Wednesday, August 26, 2020 and Wednesday, December 2, 2020. The regular meetings will be held at 7:00 p.m. at the clubhouse. The Annual Meeting will be held Tuesday, October 6, 2020 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](mailto: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.

**HAPPY NEW YEAR AND BEST WISHES FOR 2020!**



# 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, Rentals & Passcards 630-393-7486  
Steve Henrikson, Secretary  
Clubhouse Reservations 630-393-7486

**Newsletter:**

Information due by the 25th of the month  
Editor: new for 2nd Quarter 2020—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 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)

### Winter Weather Reminders

1. Keep your overhead garage door closed at all times to help reduce the electricity cost of the hallway heaters and to prevent strangers from entering the garage and building.
2. Keep entry door closed. If your entry door does not close completely and tightly, please report to Northwest Property.
3. Keep garage hallway door closed to avoid cold entering into the hallway thus causing the hallway heater to run more frequently.
4. Second floor owners must keep balcony clear of ice and snow.
5. Sidewalk and driveway ice melt under the stairs should be used on all icy areas.
6. Run water at a trickle on extremely cold nights to maintain water movement through your water pipes to prevent freezing. Open both hot and cold spigots.
7. Winter snowbird? Please set your temperature to a minimum of 55 degrees Fahrenheit, and leave the furnace running to prevent the 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.



### 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 only 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. Please help yourself and your neighbors by putting down ice melt on the driveway and sidewalks. 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.

### Janitorial Schedule

The janitorial service schedule for vacuuming the buildings is one-half of the hallways on Wednesday and the other half on Thursday every week. The lights located on the interior including garage hallways and the lights on the exterior plus the courtyard light should be checked every week. If the lights are not working please email [emeraldgreencondowarrenville@gmail.com](mailto:emeraldgreencondowarrenville@gmail.com). Don't forget to give the location of the light in question (1st or 2nd floor, garage hallway, which side of the building, etc.).

If you are planning on selling your condo please check our web site at [www.nwpropertymanagement.net/emeraldgreen](http://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](mailto:johnb@nwprop.com)  
or [emeraldgreencondowarrenville@gmail.com](mailto:emeraldgreencondowarrenville@gmail.com) After hours Emergency: (815) 477-6887