

Emerald Green Newsletter

emeraldgreeninfo.org

February / March 2019

Recreation Board News

Please mark your calendars for our next meeting to be held on February 19, 2019 at 7:00 p.m. in the Clubhouse. Remaining meetings this year will be on May 21, August 20 and the annual meeting on November 19 - all at 7:00 p.m. in the Clubhouse.

Leslie Miller be taking over as Treasurer and Marion Lake will be the Member-at-Large. Marion will continue to take care of Clubhouse rentals. Thank you VERY MUCH Marion for all your hard work and dedication!!! The Treasurer position takes a lot of time and energy, so thank you Leslie for taking this on!

The Boards are most likely going to change the newsletter to quarterly editions instead of bi monthly. If you have a strong opinion about this, please let a Board member know. This means that the remaining newsletters this year will be dated on or around April 1, July 1 and October 1.

NEWS
LETTER

Game Night was held on January 26 —many different games were played and a lot of good food was chowed down on! It was snowing and cold, so the turnout wasn't quite as good as usual, but we still had a lot of fun.

A few of the projects we plan to work on in 2019 are: painting the tennis court fence and the green backboard; replacing lighting in the Clubhouse; renovating the workout area; and building a fire pit. If anyone would like to pitch in and help with anything, we won't turn you down.



As a community, we aren't doing the best job with recycling. There are many items in bins that do not belong there, such as **plastic bags**. Plastic bags wreak havoc on processing equipment and pose safety hazards to workers. Stores such as Target will accept plastic bags. Styrofoam also cannot be recycled. Also all items should be clean! If containers have a lot of food particles in them, they are basically garbage unless you wash them out.

Let's be responsible recyclers everyone!

Condo News

Board Meeting

Join us for the Regular Board Meeting February 13, 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 2019

The Board of Directors Meeting dates are Wednesday at 7 PM in the Clubhouse:

February 13, 2019

April 10, 2019

June 12, 2019

September 11, 2019

November 13, 2019 – Annual Meeting

New Senior Property Manager

Effective January 1, 2019, John Blazek is our Senior Property Manager for Emerald Green Condos.

John can be reached at (815) 526-4032. His email is johnb@nwprop.com or emeraldgreencondowarrenville@gmail.com

Rules & Regulations

The Rules & Regulations were approved by the Board at the November Board Meeting. The document is effective as of November 14, 2018. Please turn in your acknowledgement stating that the Rules & Regulations have been read by February 1, 2019.

Major Projects for 2019

The Board is undertaking the following projects during the year:

1. Phased replacement of balconies.
2. Concrete replacement.
3. Lighting upgrades.
4. Drainage remediation
5. Completion of the retaining wall on the west side of the property.
6. Removing and replacing the patio at 29W470B.

Median Prices for 22 Condos Sold in 2018

Located on Emerald Green Dr:

| | |
|------------------------|-----------|
| ASPEN – 2 Br/1 Bath | \$137,500 |
| POPLAR – 2Br/2 Bath | \$145,000 |
| CHESTNUT – 2Br/2 Bath | \$150,350 |
| HAWTHORNE – 3Br/2 Bath | \$132,300 |

Located on Enrico Fermi Ct:

| | |
|-------------|-----------|
| 2 Br/1 Bath | \$124,000 |
| 2 Br/2 Bath | \$141,500 |

Disposal of Paint Cans

Prior to setting paint cans out for Waste Management:

Add kitty litter to the can to dry up all remaining paint

Remove the lid so driver can see litter

Auto Deduction Form

If you would like your monthly assessment payment automatically deducted on the first business day of each month, see the attached form to implement this service.

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.

(Condo news continued on page 5)

Condo Sales

During the 4th Quarter of 2018, four' condos sold:

2S661 Enrico Fermi Ct., Unit C
 29W384 Emerald Green Dr., Unit H
 29W391 Emerald Green Dr., Unit H
 29W391 Emerald Green Dr., Unit C

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

NEW MEETING DATE: The next Board meeting scheduled for Wednesday, February 27, 2019 **has been rescheduled to Tuesday, March 5, 2019 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. There is a vacancy on the Board which needs to be filled. Please attend the next Board meeting scheduled for Tuesday, March 5, 2019 or contact David Watgen to express your interest.

Villa Owners should have received a coupon book for the payment of the 2019 monthly assessments. Effective January 1, 2019, the monthly assessment is \$308.00 per month per unit due the 1st of each month. Please note the new mailing address indicated on the new coupon books. Monthly assessments should be made payable to Emerald Green Villa Owners Association in the amount of \$308.00 and sent to c/o Baum Property Management, 27 N. Wacker Drive, #825, Chicago, Illinois 60606-2800. Monthly assessment payments should not be sent to Baum Property Management in Aurora, Illinois, as this delays the payment process and the Association is charged for forwarding the assessment to the proper address. Please contact David at Baum Property Management for information regarding Direct Debit.

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 Baum Property Management, immediately.

Please be advised that it is the Board's understanding that the City of Warrenville will be installing new curbs and roads in Emerald Green in 2019. Although the work will cause some big inconveniences, once the project is completed, the overall appearance of Emerald Green will be greatly improved.



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 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 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, Member-at-Large 630-393-7486
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
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.
780 Tek Dr, Crystal Lake, IL 60014
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.

Clubhouse Keys: Contact Nick Battaglia at 773-820-1752. Cost is \$25.



(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 60 degrees Fahrenheit, and leave the furnace running to prevent the pipes from freezing.

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 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 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.

FREE NEIGHBORHOOD ADS



This is a new addition to our newsletter! Any Emerald Green resident can submit an ad to sell something, give something away, services (i.e. babysitting, dog walking, electrician, etc). We are limiting space to two lines, no photographs. Ads can be submitted through Facebook Messenger to Lee Ann via the EG Facebook page, or write up your ad and drop it in the Clubhouse mailbox near the tennis court. **Next "Ads" due date is March 23, 2019!**



Northwest **PROPERTY &
FINANCIAL MANAGEMENT**
Corporation

780 Tek Drive • Crystal Lake, Illinois 60014
815-459-9187 Fax 815-459-1306

EMERALD GREEN CONDOMINIUM ASSOCIATION

AUTOMATIC DEDUCTION PLAN FOR ASSESSMENTS

I hereby authorize Northwest Property & Financial Management Corporation, as managing agent for Emerald Green Condominium Association, and the financial institution designated by the Board of Directors to begin deductions for Automatic Payment Plan payments of my assessments. I understand my Automatic Payment of the assessment amount will be made on the first business day of each month.

This agreement will remain in effect until Northwest Property Management and the financial institution have received written notification from me of termination.

You can return this form and a copy of your voided check via fax – 815-459-1306, mail to Northwest Property Management, 780 Tek Drive, Crystal Lake, IL 60014 or email to katieb@nwprop.com.

Enclosed is a **VOIDED CHECK** from my account from which I want the Automatic Payments withdrawn.

BEGIN AUTOMATICALLY DEDUCTING PAYMENTS: _____
Month/Year

SIGNATURE

DATE

NAME (PRINT)

ADDRESS

CITY

STATE

ZIP CODE

UNIT ADDRESS AT EMERALD GREEN
(if different from above)

Chuck Sadowski

P: (847) 347-4448

E: chuck@youtgotchuck.com

W: youtgotchuck.com

You're in luck! You've got Chuck!

Proud Veteran & Former Resident



LIST WITH ME
to *feature your*
HOME
HERE!

We sincerely thank you for all of your business and referrals last year. We're making changes this 2019 to better serve your real estate needs. Same great service, now even better marketing. Cheers to a hot market in 2019!

UNDER CONTRACT

28653 Pierre Curie Lane (Villa)

↓ JUST LISTED ↓

28601 Enrico Fermi, Unit C

Interested? *You're in luck! You've got Chuck!*

- ✓ Sought After River View property
- ✓ Newer Remodeled Kitchen
- ✓ Engineered Floors
- ✓ Newer Windows & Slider



Newly Painted

Bright Living Room

We have buyers in search of water views and 3 bedroom, 2 bath villas!

Contact me for a speedy sale of your home!

Contact
• CHUCK SADOWSKI
• for more details
• (847) 347-4448