

Emerald Green Newsletter

emeraldgreeninfo.org

2nd QUARTER 2021

Recreation Board News

Bring on Summer!

Yes, summer is right around the corner and so is pool season!

Memorial Day Weekend will be the official opening of the EG pool. We will do the annual Cannonball to mark the opening! Also, if you come to the pool that day, you can enter your name into a raffle for prizes, but you have to come to the pool to be entered into the raffle. We will release a list of prizes at a later date, just stay tuned to the EG Facebook page!

We will also do a another Spring/Summer tennis tournament. The dates are TBD, but all skill levels are welcome!

The EG Rec Board is working on events for this year, but if anyone has ideas for events that we can host, please email emeraldgreenrecboard@gmail.com. We would love to hear your ideas, and provided COVID restrictions are more lenient as the year goes on, we should be able to have some fun together, as a community!



Reminders:

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 25 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 **Brit Gillespie at (630) 745-0169. Your association dues must be current in order to rent the clubhouse.**

Also, if you are a new/newer resident and have not reached out to get set up with a clubhouse/pool pass, please email us at emeraldgreenrecboard@gmail.com. **Your association dues must be current in order to access the pool.**

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.

Condo News

Meetings

Join us for the Regular Board Meeting June 9, at 7 PM in the Clubhouse. This is your opportunity to ask questions, meet your neighbors, and learn more about Emerald Green Condo Association.

Board Meeting Dates 2021

2021 Board Meetings are Wednesday's at 7pm in the Clubhouse:
June 9, September 8, Annual Meeting November 10, 2021

Condo Board:

Jeanine Ryan, President
Mike Ramig, Treasurer
Nicole Cantafio, Secretary
Jerry Bucko, Asst. Secretary
Daniele Leonard, Member at Large

As announced at the February 10th 2021 Meeting, Megan Paulsen stepped down as a member of Condo board. ***Thank you, Megan for all the years you have served on the Condo Board!***

November Election

Thank you to everyone who submitted a proxy for the November Election. The following homeowners were elected to the board for a 2-year term: Jerry Bucko and Mike Ramig.

Thank you, Pat Burkowski and Carol Zanker, for all the years you have served on the Condo Board!

Projects for 2021

- **Replacement of decks**, will be painted when wood replacement on four buildings is completed
 - 2s404F- Completed
 - 2S435G- Completed
 - 2S414H- Completed
 - 29W460E- In progress
- **Wood Replacement/Painting Buildings**
 - 29w470
 - 29w471
 - 2s424
 - 2s435
- **Concrete replacement work to be done at (scheduled in July)**
 - 2s424
 - 2s435
 - 2s436
 - 2s405
 - 29w431
 - 29w380
 - 2s601
- **Courtyards (Scheduled date TBD)**
 - 29W431
 - 29W380

Condo Sales 2021

Condo Sales 2021

February:

29W410 Emerald Green Dr. Unit B

March:

29W384 Emerald Green Dr. Unit H

29W460 Emerald Green Dr. Unit

D2S531 Emerald Green Dr. Unit

D2s661 Enrico Fermi Court Unit C

Condo News Cont.

- **Loan proposal-** At our April meeting NW Property brought a loan proposal to the board to allow two capital projects to be completed along with refinancing the last year of the retaining wall loan. The new loan term would be 84 payments (7 years) at 4% keeping the payments within our budget. After discussion the board asked for more information. The board will follow up with this loan before our June meeting.

-Capital Projects

- Outside Lighting
- Driveway/ Drainage Project (remove and replace)

Landscaping

- Kramer Tree Specialist, Inc. is scheduled for April 29th to remove a number of dead and diseased trees and prune selected trees.
- Alan Landscaping began the season on April 1, our regular landscaping day will be Fridays
- Alan landscaping will mulch the common court yards late Spring early Summer.

Carpet Cleaning- Hallway carpet cleaning is scheduled for May 24-May 26. Please have all items on the floor removed including floor mats.

Fire Alarm Inspections- May 10th - May 17th Please refer to mailer

Garage Inspections- Will be done the same time as the Fire Alarm inspections this will be done by a board member, please make sure the garage door is unlocked.

House Keeping

Spring Cleaning

- If you have not fully cleaned your Dryer Vent within the last few years please schedule a cleaning. This will help eliminate any chances of a dryer fire and will also help with how long your clothes take to dry.
- The spring is the perfect time to touch up the paint on your doors from any nicks or scratches. (Sherwin Williams BRZ4 Dark Bronze)

Window Drains

- Check the exterior of your windows and you will see little weep holes which allows rain water to drain out. If they become clogged due to dirt and debris, water will eventually rot the window sill. Gently clean these drains several times a year.

Water Heaters

- When replacing your water heater, instruct the service provider to install a pan below the water heater. If and when your water heater leaks, the pan will catch the water instead of the floor/carpet or your neighbor's ceiling. The life expectancy of a water heater is 7-10 years. How to remember the age of the water heater – take a black marker and write the date the water heater was installed.

Space Heaters and Water

- The space heaters in the common hallways will be turned off in April. At the same time the outside water will be turned on.

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 ClickPay at 800-533-7901.

Condo News Cont.

Did you know.... Rules and Regulations

SECTION 5- Appearance of the Common Property

D. Balconies and Patios

1. Balconies and patios may not be fenced, enclosed or altered in any manner.
2. Balcony and patio floors may not be covered with any type of carpet or tiles.
3. Balconies and patios may not be used for storage, except for storage of grills, lawn chairs, patio furniture, flower containers and firewood.
4. Balcony plant boxes are allowed but they cannot be nailed, screwed or otherwise permanently attached to the balcony
5. Clothing, sheets, blankets, laundry and similar objects cannot be hung out or exposed on balconies or patios.
6. Fire pits are not permitted anywhere on the Property.
7. Charcoal grills are prohibited per the Association insurance policy and the City of Warrentville.
8. Propane grills should not be used on balconies, under decks, or within 10 feet of the building per the Association insurance policy and the City of Warrentville Fire Department.
9. If grilling presents a danger or nuisance to others, violations may be issued.
10. Firewood must be stacked neatly on balconies or patios. No firewood is allowed on the grass. Because of the weight of the wood, no more than ½ cord (4 ft. x 4 ft. x 2 ft.) of firewood can be stacked by any one Unit. The stacked wood must remain at least 6 inches away from the exterior of the buildings to allow for free air passage.
11. Snow must be removed from balconies to prevent water leaking into the lower units.

E. Exterior Common Property

1. Storage of any kind is prohibited on or in any portion of the Common Property including toys, recreation equipment, bicycles and like items.
2. Fire pits are not permitted anywhere on the Property.
3. Any Common Property that is damaged by the conduct of a Unit Owner or by the Unit Owner's family, invitees or guests will be repaired by the Association and assessed to the Unit Owner responsible or, at the Board's option, may be repaired by the Unit Owner at the Unit Owner's expense.
4. Ducks, geese and wildlife (raccoons, squirrels, etc.) are not to be fed on Common Property.

G. Garages

1. Except when entering and exiting the garage, garage doors must be kept closed, to prevent water pipes from freezing during cold weather and to provide safety to the common areas of the building.
2. Residents are not to use excessive amounts of common electricity including, but not limited to, electrical outlets in garages and hallways. Any permanent workshop and appliances are strictly prohibited in the garages unless electricity in the garage is on a separate meter installed and paid for by the Unit Owner.
3. Internal combustion engines (cars, motorcycles, etc.) must not be left running in garages.
4. To prevent dangerous fumes from entering the building or units, cars are not to be backed into the garages.
5. Major repairs, oil changes or maintenance of any motor vehicle are prohibited in the garage area or the Common Property.

(see more Condo News on page 5)

Condo News Cont.

G. Garages (cont)

6. Garage storage of other property is permitted provided enough space for daily storage of a vehicle remains. If a Unit Owner or Resident stores anything in a garage that may harm other Units, it must be removed upon notification by the Manager. Nothing may be done or stored in a garage that causes harmful or offensive fumes to enter an adjacent Unit. Storage and use of flammable materials in the garage, including propane tanks, are prohibited.
7. Commercial activities are prohibited in garages.
6. Garage sales are prohibited except those sponsored by the Emerald Green Recreation Association.
7. Grilling is not permitted in garages.
8. The garage is a Limited Common Element and must be made available for inspection when requested.

SECTION 6 PETS

A. Residents are limited to two pets per unit.

B. Pets are permitted on Common Property if they are on a leash and under the direct control of a person physically capable of controlling the animal.

1. No pet may be left unattended outside a Unit at any time.
2. Pets are not allowed in planted areas.
3. Pet excrement must be removed immediately.
4. All pet excrement should be bagged and stored in 2 gallons or smaller can with a lid.
5. Cats or dogs are not allowed to roam in the common hallways.

C. Unit Owners are responsible for the actions of any pet belonging to anyone residing in or visiting their Unit. Any damage caused will be repaired at the Unit Owner's expense.

D. Pets may not create a nuisance to other residents. Pets may not be vicious to other persons or animals. Pets that are found to be an egregious nuisance or determined to be vicious in the sole determination of the Board of Directors shall not be tolerated. Owners of these pets shall be required to appear before the Board and may be ordered to remove the pet(s) from the property after notice and a hearing.

E. Unit Owners guilty of more than two violations of the Sections A-C of the above rules may be required by the Board to permanently remove the pet from the Property, following an opportunity for a hearing, upon 30 days written notice. The Board may elect to prohibit the violator from replacing the pet with a similar pet.

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, Rules & Regulations, Declaration & By-Laws, 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 emeraldgreen-info.org to post information.

Condo Property Management:

Northwest Property Mgmt.
429 N. Kirk Rd., Ste 100, Geneva, IL 60134

Jennifer Kelley (815) 526-4032

JenniferK@nwprop.com

emeraldgreencondowarrenville@gmail.com

After hours Emergency: (815) 477-6887

Villa News

The grass is becoming green, the trees are budding, flowers are coming up....Happy Spring in the Villas.....

As the temperatures heat up, so are housing prices. Our prices have broken the \$200k barrier. That's great for our equity and our community. Keep up with prices on Zillow.com, Realtor.com, or the EG Facebook page. By the way if you do Facebook, stay up to date with happenings and pics on Facebook at Emerald Green Residents in Warrenville IL. This page is for all of EG-both the Villas and the Condos.

Your Villa Board consists of the following members with their remaining terms as follows:

- Kathi Newell, Secretary (2 years);
- Ray Eifert, Vice President (1 year);
- Kent Johnson, Vice President (3 years)
- Jennifer Cooley, Treasurer (1 year)
- Jon Miller, President (2 years).

We are looking for an additional Board member to replace Jen as Treasurer. While it would be great to have some knowledge of accounting, budgets and spreadsheets, it is not necessary. We can train you! Our property management company does all of our day to day accounting, so the only real work is working with the budget overall and preparing the budget for the next year. Who wants to take this on and join a great group of people who care about their community? See a board member for more info, or come to the next meeting.

As it warms up, you will see that our major project for 2021 is the siding, roofing and painting on Building 2. If you have concerns about the condition of your building, please bring it to our new property manager Erica Herbert at RealManage or a board member. The same is true for landscaping and tree care.

As you know by now, we are using new containers from Groot for waste. You must use these new containers, and they must be stored in your garage. When you put the containers near the street for collection, please place them a few feet apart, with the open edge toward the street. This will allow the waste truck to use the arm to reach out and lift the container for dumping.

Spring lawn fertilizations and weed control will be done shortly. Likewise, Progressive Landscaping will be doing a spring clean-up of the property and initial mowing.

Maintenance Requests - Owners should contact RealManage to report any non-emergency as well as emergency maintenance requests. If you are contacting RealManage for an emergency issue, please listen to their telephone prompt closely as it will direct you as to how to contact RealManage in case of an emergency.

The Board's regular meetings in 2021 are: Wednesday, April 28, 2021, Wednesday, June 23, 2021, Wednesday, August 25, 2021 and Wednesday, December 1, 2021. The regular meetings will be held at 7:00 p.m. at the clubhouse. The Annual Meeting will be held Tuesday, October 5, 2021 at 7:30 p.m. at the clubhouse.

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.

Clubhouse Rental & Passcards:

Brit Gillespie, Rentals & Passcards
630-745-0169

Newsletter:

Information due by the 25th of the month
Norm Gann - emeraldgreennl@gmail.com
Or call 262-909-9593

Villa Board:

Jon Miller, President
Ray Eifert, Vice President
Kent Johnson, Vice President
Jennifer Cooley, Treasurer
Kathi Newell, 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
Mike Ramig, Treasurer
Nicole Cantafio, Secretary
Jerry Bucko, Asst. Secretary

Rec Board:

Nick Battaglia, President
Marina Neuman, Vice President
Leslie Miller, Treasurer
Steve Henrikson, Secretary
Brit Gillespie, Events Coordinator
Zack Hajduk, Member at Large

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 Brit at 630-745-0169 and leave a message. Also call Brit to request a Clubhouse/pool passcard or replace a missing one.



Norm Gann

Phone: (262)909-9593

Email: norm.gann@gmail.com

*"Your Neighbor, and experienced
Emerald Green Realtor"*



If you are considering selling your condo, but don't know where to start, I can help!

I truly ENJOY helping people in my community, and would be happy to help you come up with a plan to list your home.

If you have questions about the home selling/buying process, or if you are interested in knowing what your home is worth, call, text or email me and we can do a market analysis.

See you at the pool!

**Daniel
And
Associates
Real
Estate**

IL. 630.231.8090



Everyone is talking.
Have they given you the facts?



**The Demand for
Homes to SELL is Now!!!**
Low inventory means Top \$\$\$s!



**Do YOU Know How To
Get Top \$\$\$ For Your Home?**



Call Cora Now
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Cora Coonich - Skamra
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630.808.2994

