

# Emerald Green Newsletter

emeraldgreeninfo.org

2nd QUARTER 2020

## Recreation Board News

Mark your calendars for the next Rec Board meeting to be held on **May 19th, 2020 at 7:00 p.m. in the Clubhouse**. If you have questions or want to know more about what is happening with the recreation community, we encourage you to attend!



This is my first newsletter after taking over for Lee Ann (we miss you Lee Ann!!). No changes this time around, but I will be looking at updating the look and feel of the newsletter. If there is something you think might be helpful or want to see in the newsletter, please email me at [norm.gann@gmail.com](mailto:norm.gann@gmail.com).

The Rec Board is still planning the locker room updates in April, and they are still finishing up the work on the pool curtain, but should be done in time for the pool to open on May 23rd! Look for the inaugural Cannonball by a number of our residents and come join us. It's usually cold, but a lot of fun!!

Unfortunately, a lot of the community activities are on hiatus at the moment due to the Corona-virus. Rest assured, once we have the "all clear", we will get our events scheduled so everyone can come out of hibernation and commiserate. Keep an eye on the facebook page as we will post the schedule as soon as it is available. I know we are missing the community dinners and game nights, and once all this stuff is past, we will enjoy some much needed fresh air and community spirit!

It has been amazing to see neighbors checking in on one another while we shelter in place! Neighbors making calls, posting on facebook where you can get much needed supplies and just doing wellness check-ins. This is what sets our community apart from other communities and such a great place to live! Thank you all!



# Condo News

## Meetings

Join us for the Regular Board Meeting May 6th, 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: May 6, 2020; June 10, 2020; September 9, 2020; November 11, 2020 – Annual Meeting

## Condo Board

**Jeanine Ryan**, President ; **Megan Paulsen**, Vice President; **Carol Zanker**, Treasurer;  
**Nicole Cantafio**, Secretary; **Pat Burkowski**, Asst. Secretary

## Major Projects for 2020

- Exterior lihtin uprades scheduled at 2S641, 2S621, 2S601 Enrico Fermi Ct
- Second half of 29W411 Emerald Green Dr
- Court Yard Light Pole—29W460 & 29W470
- Paint balconies that were replaced in 2020
- Seal coat driveways Summer of 2020

## Courtyard renovations

29W411  
29W460  
29W470

## Concrete Replacement Patios

2S436 C  
29W460 A  
2S661 A  
2S621 B, C, D

## Wood Replacement & Painting Buildings

2S427  
2S415  
2S404  
2S380

## Alan Landscaping begins the season April 1 weather permitting

**Carpet Cleaning** - Hallway carpet cleaning is scheduled for May 25-May29. Please have all items on the floor removed including floor mats.

**Cutting the Cable?** - Each building has an over the air antenna. If you are leaving your cable or Satellite dish and want just network TV, contact NW Property Management to make arrangements for hook up. One room at no charge to the homeowner.

**Spring Cleaning** - If you have not fully cleaned your Dyer Vent within the few years please schedule a cleaning. This will help eliminate any chances of a dyer 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) - if you use Norm Gann's phone number 262-909-9593, they may provide a discount depending on how much paint you are buying.

**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 & 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 Northwest Properties accounting department.

## Condo Sales 2020

First quarter sales:  
2S531 Emerald Green Dr Unit E

(see more Condo News on page 5)

# Villa News

Happy New Year to all! Spring is here, although not the way we expected it to arrive. We wish the best health and safety to our community. Please look out for your neighbors, especially during this time. Following is our first quarter news of 2020.

We are currently re-evaluating our contracts and service providers for 2020 and want to make sure we are financially prudent for the short-term and long-term financial health of our association. Please be assured that your Villa Board is looking out for the best interests of our community.

Due to the current health situation, our board meetings may be rescheduled or held virtually, as needed. We will keep the association aware, if changes are necessary. Meetings are currently scheduled for April 22, June 24, August 26, and December 2. Unless otherwise communicated, the meetings will take place at 7 pm in the clubhouse. We highly encourage all owners to attend and be involved in what is happening in the community.

Our tree trimming company has offered us a discount to trim trees and remove limbs/trees that are threatening our homes and vehicles. Tree trimming will be started this spring. We will continue to evaluate the trees on an ongoing basis.

Our landscaping company will also begin service soon. Initial service will include clean-up and fertilization. Fortunately, we did not require a lot of snow removal this winter which will provide a savings to our landscaping/snow removal budget.

Have you signed into the RealManage portal yet? Go to [www.ciranet.com/ResidentPortal](http://www.ciranet.com/ResidentPortal) to connect with our property management website.

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



## Board Meetings and Information

**Recreation Board:** 3rd Tuesday of May, August and November—7:00 p.m.

**Condo Board:** 2nd Wednesday of May, June, September and November—7:00 p.m.

**Villa Board:** 4th Wednesday of 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: 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)

## **Did You Know?...Rules and Regulations**

### **Section 5**

#### **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.
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.
8. Garage sales are prohibited except those sponsored by the Emerald Green Recreation Association.
9. Grilling is not permitted in garages.
10. The garage is a Limited Common Element and must be made available for inspection when requested.

#### **Condo Website**

The condos have their own web site:

[www.nwpropertymanagement.net/emeraldgreen/](http://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 [emeraldgreeninfo.org](http://emeraldgreeninfo.org) to post information.

#### **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



**Emerald Green Recreation Association  
2020 Budget**

| <b>Income</b>   | <b>2019 Budget</b>  | <b>2019 Actuals through Sept</b> | <b>2020 Budget</b>  |
|---|---------------------|----------------------------------|---------------------|
| Condo Fees (246 condos)                                       | \$121,032.00        | \$107,670.00                     | \$123,984.00        |
| Villa Fees (52 villas)  | \$25,584.00         |                                  | \$26,208.00         |
| Rentals   | \$1,950.00          | \$1,645.00                       | \$2,100.00          |
| Pool passess  |                     |                                  |                     |
| Dividend Income   |                     | \$182.00                         | \$150.00            |
| Interest Income   |                     | \$2,142.00                       | \$2,000.00          |
| Other income: Newsletter ads, etc.                            | \$600.00            | \$0.00                           | \$600.00            |
| <b>Total income</b>   | <b>\$149,166.00</b> | <b>\$111,639.00</b>              | <b>\$155,042.00</b> |
| <b>Expenses</b>   |                     |                                  |                     |
| <i><b>Maintenance</b></i>                                     |                     |                                  |                     |
| Maintenance wages (gross)                                     | \$11,275.00         | \$9,232.00                       | \$11,556.00         |
| Landscaping (includes snow removal)                           | \$25,000.00         | \$9,746.00                       | \$12,000.00         |
| Equipment Purchases   | \$2,100.00          | \$12,561.00                      | \$2,500.00          |
| <b>Total Maintenance</b>                                      | <b>\$38,375.00</b>  | <b>\$31,539.00</b>               | <b>\$26,056.00</b>  |
| <i><b>Clubhouse</b></i>                                       |                     |                                  |                     |
| Clubhouse Water/Sewer   | \$1,400.00          | \$575.00                         | \$1,500.00          |
| Clubhouse Utilities   | \$10,000.00         | \$8,718.00                       | \$9,200.00          |
| Clubhouse Maintenance (includes fire protection & inspection) | \$23,000.00         | \$32,962.00                      | \$43,000.00         |
| Insurance   |                     | \$4,175.00                       | \$5,500.00          |
| Clubhouse Supplies  | \$900.00            | \$691.00                         | \$900.00            |
| Clubhouse Hospitality   | \$2,000.00          | \$1,620.00                       | \$2,200.00          |
| <b>Total Clubhouse</b>  | <b>\$37,300.00</b>  | <b>\$48,741.00</b>               | <b>\$62,300.00</b>  |
| <i><b>Pool</b></i>  |                     |                                  |                     |
| Maintenance (includes chemicals)                              | \$9,000.00          | \$1,645.00                       | \$17,630.00         |
| Attendant Wages (gross)                                       | \$11,500.00         | \$13,388.00                      | \$13,500.00         |
| Opening/Closing   | \$8,000.00          | \$10,165.00                      | \$10,500.00         |
| Supplies  | \$350.00            | \$43.00                          | \$100.00            |
| License   | \$1,500.00          |                                  | \$1,650.00          |
| <b>Total Pool</b>   | <b>\$30,350.00</b>  | <b>\$25,241.00</b>               | <b>\$43,380.00</b>  |
| <i><b>Administrative</b></i>                                  |                     |                                  |                     |
| Accounting  | \$3,300.00          | \$2,423.00                       | \$3,255.00          |
| Insurance   | \$8,500.00          |                                  | \$6,451.00          |
| Clubhouse phone/lift  | \$2,500.00          | \$3,204.00                       | \$2,900.00          |
| Taxes/Legal Fees  | \$1,400.00          | \$266.00                         | \$1,500.00          |
| License, fees and permits                                     | \$0.00              | \$640.00                         |                     |
| Postage and office supplies                                   | \$500.00            | \$86.00                          | \$150.00            |
| Newsletter and website  | \$1,600.00          | \$914.00                         | \$1,300.00          |
| Bank Service Charges  | \$0.00              |                                  | \$250.00            |
| Interest Expenses   | \$7,000.00          | \$4,971.00                       | \$7,500.00          |
| <b>Total Administrative</b>                                   | <b>\$24,900.00</b>  | <b>\$12,504.00</b>               | <b>\$23,306.00</b>  |
| <i><b>Special Projects</b></i>                                |                     |                                  |                     |
| Security System   | \$10,000.00         |                                  |                     |
| <b>Total Expenses</b>   | <b>\$140,925.00</b> | <b>\$118,025.00</b>              | <b>\$155,042.00</b> |
| <b>Total Income</b>   | <b>\$149,166.00</b> | <b>\$111,639.00</b>              | <b>\$155,042.00</b> |
| <b>Gain/Loss</b>  | <b>\$8,241.00</b>   | <b>\$6,386.00</b>                | <b>\$0.00</b>       |