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**MARGRIT WITHERS
GREG REYNOLDS**

**AREA J
294 LAKEWOOD BLVD
PARK FOREST, IL**



Ground's News

Fall 2015

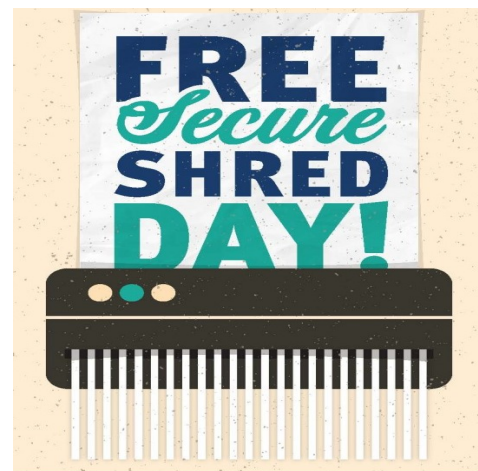
We will be disconnecting hoses before below freezing temperatures. If hoses are left attached over the winter, the faucet will freeze and crack which can cause basement flooding.

Please do your best not to park your car too close to the curbs (especially the front of your vehicle), this way the grounds crew can mow the grass efficiently.

Please stay 50 feet away from all Grounds Equipment! It can be hard to see or hear you. Safety is essential. Thank you for your cooperation!

Last day for lawn bag pick up is Nov. 30th!

Members are responsible for bagging their own leaves using approved bags or stickers. Or, you can rake them onto the parkway or mall area 2-3 feet from the sidewalk. Please do not include branches, twigs or other refuse as these items will clog the pickup equipment. Please do not put leaves in the mall or parkway after December 1st.



**JUNIPER ISLAND
OCTOBER 3, 2015
10 AM TO NOON**

Area J is providing a free document shred day for all our members! This will take place on Saturday, October 3rd from 10am until noon. The shredding truck will be parked in the Area J parking lot located along Juniper Street.

Bring any personal documents, old check stubs, bank statements, old files, IRS tax forms and other miscellaneous paper documents for destruction. Documents will be shredded on site by Pro shred.

Do not bring newspapers, metal items, hazardous waste, food waste, wet documents or cardboard. Take advantage of this opportunity to get rid of all your old documents.

Hope to see you there!

PARK FOREST COOPERATIVE III

AREA J

FALL 2015

MANAGER'S COMMENTS

Welcome FALL: Crisp air, falling leaves, hot cocoa or cider, bonfires, pumpkin pie, etc. Who's excited?

Look out for a very busy season as we continue with many capital improvement projects.

Condolences go out to the families of three Area J members who have passed away. Robert Gilmore (former board president) had made his home here since 1964. Another long time member, William Merritt, lived here since 1971. Barbara Hamper had lived here since 1987. Prayers are welcomed for these families.

It is budget time once again. Our goal is to make the corporation structurally sound and to ensure that we are financially stable. Please fill out the enclosed brief questionnaire to help your management team and Board of Directors with the 2016 budget preparations. The 1st draft of the budget will be discussed at the **October 27th** Board Meeting at 7:00 p.m. It is open to all Area J members.

It is Area J's Staff, Board of Director's and the Marketing Committee's intention to make an effort to improve the market value of cooperative owned units. These two units below were updated this year. The first one has been sold. The second one was shown for the first time at our Open House and is under contract. Members are always encouraged to make improvements to their units. Please stop by the office for ideas on improving your unit. A request to alter dwelling form is available at the office and must be approved before beginning work.



1st unit: Improvements on this unit included: a half bath on the first floor, kitchen wall removal, new cabinets, kitchen island, stainless steel stove, floor sanding, custom color painting, ceiling fan installation, etc.



2nd unit: Improvements on this unit included: kitchen wall removal, cabinet remodeling, kitchen island with a slide in stainless steel stove, stainless steel refrigerator, floor sanding, custom color painting, new ceiling fans,



Life starts all over again when it gets crisp in the fall....

F. Scott Fitzgerald

We are heading towards a record year for sales! We are thrilled with the influx of applicants wanting to make Area J their home! Thank YOU for telling your friends, family and co-workers about our beautiful economical homes.

All Area J members are invited to attend the Village's Neighborhood Meeting on Wednesday, October 7th at 7:00 p.m. at Freedom Hall. This meeting is for Park Forest residents living in Area J and Area E.

Please read this newsletter to get up-to-date information on your cooperative including the upcoming document shred event THIS SATURDAY!

Tania Sylvester, RCM

Sales Report

By Rosane Krumb

This summer has been a very successful sales season. We have sold eight more units bringing the total units sold to 24 for 2015. (1) 2 bedroom end unit and (7) 2 bedroom interior units were sold this quarter.

The unit owned by Area J that was completely rehabbed with an open floor plan and a 1st floor bathroom has sold. We hope the new members will be very happy there. The second unit that has been updated with an open floor plan and white painted kitchen cabinets has a sales contract on it. It seems that updating these units has been a successful investment.

Area J held an open house on September 19th. It turned out to be a great day and we had a lot of interest in our homes. There were four pre-approved applicants and one has already signed a sales agreement to purchase a unit.

Thank you to our Marketing Committee and Don White for their hard work. We also want to thank Larry Garza (Marketing Liaison), Linda & Gary Marron, and John Lester for volunteering to help. We couldn't have done it without you!



- The Carlson Family J-20
- The Stibolt Family J-7
- The Stevens Family J-6
- The Kent Family J-16
- The Clear Family J-6
- The Vance/Clayton Family J-19
- The Wright Family J-7
- The Alacaraz Family J-16

DID YOU KNOW?

- Members are responsible for changing their furnace filters every 30 days (available at office).
- The speed limit in parking areas and entrances to the parking court is five (5) miles per hour.
- No interior doors may have a keyed doorknob (per village code).
- If members put grease down any drain there will be a charge to rod.

CROSSWORD PUZZLE CONTEST

DRUM ROLL....

AND THE WINNER IS...

Margaret McKerral



We hope you enjoyed your gifts!



fall backward

don't forget to set your clocks back Sunday November 1st, 2015

STARTING NOVEMBER 2nd
OUR NEW OFFICE HOURS
WILL BE:
8:30 a.m. to 5:00 p.m.



Maintenance Happenings

Thank you to all the members for your continued patience during our busy year. Our staff continues to work diligently on work orders and on-going projects.

Completing your work-order request in a timely manner is a priority. To avoid having to reschedule, make sure to clear away all personal items around the area in need of repair so that maintenance has access to the area and adequate space to work.

Since the fall season is upon us it is important that Area J members ensure that their furnace filters are clean and free of dust. A dirty filter can cause unnecessary stress on your furnace. Changing your filters every thirty (30) days, or as soon as they become FILTHY, helps with proper air flow. Remember to keep vents unobstructed from furniture and/or objects.

What's Happening

Recently Completed Projects

- New flat roof replacement (288-290 Juniper)
- Sidewalk section replacement (On-Going)
- Gutters & Downspouts inspected: repaired or replaced (On-Going)
- Seal Coated All Krotiak Driveways
- Gutter cleaning
- Furnace Clean & Checks (On-Going)
- Siding (280-286 Juniper)
- Roof Repairs
- Basement Waterproofing Repairs (On-Going)

Future Projects Include:

- Power washing, scraping and painting curbs & window wells
- Paving, curb & gutters, and enlarge entrance to Court J-8
- Siding on units 312-318 Juniper
- Siding on units 294-296 Juniper
- Flat Roof Replacements
- Lining Sewer Mains
- Krotiak Side Porch Roofs
- Gutter Cleaning
- Patch & Seal Coat J-17

The House & Grounds Committee

Meets the 2nd Tuesday of each month @ 7 PM here at the office.

Liaison:
Paul Narcisi

The Marketing Committee

Meets the 2nd Tuesday of each month @ 7 PM here at the office.

Liaison:
Larry Garza
Chairperson:
Don White

The Board of Directors

Meets the 4th Tuesday of each month @ 7:30 PM here at the office.

Board President:
Kitty Watson