

Park Forest Cooperative III, Area J  
294 Lakewood Blvd. Park Forest, IL 60466  
Phone: 708-481-9280 Fax: 708-481-9297  
Website: www.pfcareaj.com

## Ground's Corner

The 2015 lawn care service will once again be offered by Suburban Landscaping. The rates will remain the same. You can find the prices below.

If anyone is interested in re-designing their landscape and needs some assistance, I will be available for consultation this winter. Call the office and schedule a meeting if you are interested.

The Area J Grounds Crew plans on replacing all the remaining trees from the Emerald Ash Borer epidemic and last summer's storm. Currently we have a list of nine addresses that need trees and we have six trees that will be planted in other areas this spring. If anyone feels like they have been forgotten, please let us know and we will determine whether or not a tree will be planted in the desired location.

**Jeff Barry, Grounds Supervisor**

## 2015 Lawn Care Service

Lawn forms are due in the office on February 14th. You must fill out a new form each year to be on the lawn list. The payment program goes from March through December.

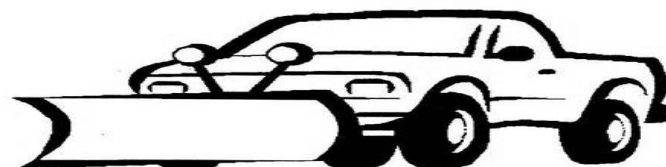
Members can, of course, pay in full or add this fee to their automated monthly payment in addition to their carrying charges.

The lawn care fees are:

- **Small Yard - \$217.00 or \$21.70 per month**
- **Medium Yard—\$280.00 or \$28.00 per month**
- **Large Yard - \$371.00 or \$37.10 per month**

## Grounds Reminders

- During the cold/icy weather, please make sure you salt your porches and sidewalks.
  - Please consider helping your neighbors.
- Area J will plow and clear sidewalks when there is 2 inches of snow or more.
  - Please yield to all plows and snow removal equipment. (It may be difficult for the operators of the equipment to see or hear you).
  - Salt will be applied as needed. (It will only work if the temperature is 10 degrees or higher.)



# Park Forest Cooperative III, Area J

Winter 2014-2015

## Manager's Comments

Happy New Year to everyone!

I would like to start off by honoring the lives of two 40 year Area J members who have passed away. Mr. Robert Withers was a member since 1973. Ms. Clara Huerta was a member since 1972. They will be greatly missed. Our condolences from the Board and staff.

Your Real Estate and Interest deduction letter has been inserted in this newsletter. I have added each member's P.I.N. on the reverse side for your convenience while filing your taxes. Area J has 5 P.I.N. numbers for our property. Your address will be found under your P.I.N.

We are excited to announce that our Emergency On-Call service has gone in-house. Your Area J On-Call maintenance men are: Daniel Haynes (maintenance supervisor) and Isaac Cruz. They will come out if you have an emergency. We have inserted a guide for you that should be helpful in determining when and who to call. Please keep this handy for emergencies. As always, if you are able to wait until the morning, this will help to keep our costs down.

Your Board of Directors will be approving the new House & Grounds Manual. Thank you to the Ground's Committee who have worked hard on updating this manual. The Board and staff have reviewed the new manual and feel there were a sufficient amount of updates to revise. This new manual will be distributed once it is approved.

In 2015 our basement waterproofing will also be going in-house. Please read the following excerpt I found in the 1990 Area J Newsletter:

"Even though Area J has spent over a quarter of a million dollars on basement waterproofing, we still have leaks. As the ground moves, new cracks appear and old ones open up again. Window wells also contribute to the leak problem. There will probably never be a time when all basements are totally dry. This raises some important questions. How much money do we continue to pour into basement waterproofing? Can we live with some occasional seepage that runs down the floor drain? Could we find a better use for this money?"

Well, fast forward 25 years to 2015. We have continued down the same path. Today, we now have the equipment and material in stock to do our own repairs. Our maintenance and ground's crew will be learning the waterproofing techniques: hydrophobic and hydrophilic urethane grout injections. They will also learn the techniques of adding the use of specialized concrete products and the use of waterproofing epoxies. By using these products and techniques it allows us to better fix, repair, and maintain our basement water issues. This will cause us to be more cost efficient and more effective in tackling the issues in a more timely manner. We will no longer have to wait for your basement to be dry in order to do work.

In conjunction with the indoor waterproofing process, Jeff & Sergio, your ground's crew, will be working on the outside of the units with basement water issues by re-leveling troubled areas where water seeps or sits, and by planting water absorbing plants. Members can help by checking their window wells throughout the year and keeping them clear of debris.

Area J is a wonderful economical place to live. Please use the enclosed flyer to refer friends and family to their new home!

Looking forward to a wonderful new year and new beginnings,

*Tania P. Sylvester*, Manager

**INSIDE: TAX DEDUCTION LETTER &  
OTHER IMPORTANT REMINDERS!**

**SAVE THE DATE: Area J Annual Meeting Wednesday, April 22nd**

**Sales Report by Rosane Krumb**

There were a total of 18 homes sold in 2014. We currently have 25 units for sale in Area J. Please encourage friends and family to come and check out our wonderful community. They can view some of the homes for sale on our website at [www.pfcareaj.com](http://www.pfcareaj.com).

The Standards of Admission for new members and the application are both available on our website along with other helpful information about the Area J Cooperative. The website is a very helpful tool in selling your unit. We encourage you to list your unit with information and pictures if possible. Even a listing without pictures is better than no listing at all. The website packets are available at the office with instructions on how to fill out the form to add your unit to our website.

**Free Senior  
Income Tax Preparation**

Beginning on Tuesday, February 3, through Wednesday, April 15, 2015, free income tax preparation, including electronic filing, will be available for those 60 years of age and older ONLY. For an appointment, please call the Rich Township Senior Center at 708-748-5454. NO WALK-INS.

**Remember, there is a \$500.00 finders fee if you refer a friend, co-worker, or family member to Area J, and they purchase a home here!**

**Don't Forget**

Carrying charges have gone up \$20.  
Make sure the office has your updated phone number.

**Code Red**

Please register for the Village's emergency notification alert system, CodeRed. The Village can then call you in times of emergency, such as the mandatory boil order that occurred in October. You can register on-line: [villageofparkforest.com](http://villageofparkforest.com) or fill out the registration form, available at the Area J office and turn it in to Village Hall.

**Home Security Systems**

Please note that if you want to get an alarm you must fill out a security alarm permit with the Village of Park Forest, forms are available at the office. The Area J office must also have your alarm code in case of emergency.

The Board of  
Directors meeting  
meets the  
4th Tuesday of  
each month  
@ 7:30 p.m.  
here at the office.  
**Board President:**  
**Kitty Watson**

The Marketing  
Committee  
meets the  
2nd Tuesday of  
each month  
@ 7:00 p.m.  
here at the office.  
**Chairperson:**  
**Don White**

The House & Grounds  
Committee  
Will Reconvene in the  
Spring  
Please Check with the  
office for any changes in  
meeting dates or times.  
  
**Liaison:**  
**Paul Narcisi**



**MAINTENANCE NEWS**

I would like to start this year off with a sincere thank you, for the warm welcome that I have received from the people I have had the privilege to serve through Area J. I am excited to share with you a few important items that we are planning for 2015...

**FURNACES- A CLEAN SWEEP**

Our team has seen a lot of furnaces in a short period of time. I would like to thank you all for your patience during this preventative maintenance process. I would also like to acknowledge Area J's very own, Isaac Cruz, for working very hard to complete many of these inspections. During the "clean and check" process, we have been able to gauge the condition of most of the furnaces. I am happy to report that the vast majority of the furnaces were operating in very good condition. There were a handful of furnaces that were added to the replacement list, simply due to natural wear and tear. The office will contact you if your furnace was added to this list, to set up the installation of the furnace. Please keep continuing to use only fiberglass filters, which can be purchased at the office. Remember to change filters monthly to keep furnaces clean, operating efficiently, and to increase furnace life expectancy.



**WATER MAIN PROJECT**

We are going full speed ahead with water mains in 2015. Beginning the third week of January we will be completing one building a week over ten weeks. We will be completing this project in-house with Perfection Plumbing. Finishing the buildings quickly with as little disturbance to our members as possible. The office will notify you with a letter stating the date of your unit pre-inspection. Typically all units within a building are pre-inspected in the same day. Once the pre-inspection is successfully completed for a building, the water main work will begin the following Tuesday. This work generally takes two days to complete; one day for water lines to be installed and a second day to wrap pipes in insulation. Please note that your water may still be interrupted while work is being completed on a building within your court, even though your building's water mains are not being replaced. You will be notified with a letter prior to the work beginning on a building that may affect you. We do apologize for this potential inconvenience. We will make every effort to complete this project swiftly. Thank you, in advance, for your patience.

I am looking forward to a great year here at Area J. Stay warm everyone!



**Maintenance Reminders**

Please remember to keep the area around the furnace and hot water heater clear at all times.

**BOARD OF DIRECTORS:**

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DIRECTOR AT LARGE  
HOUSE & GROUNDS COMMITTEE

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MANAGER

**EURICKA YOUNG**  
OFFICE MANAGER

**ROSANE KRUMB**  
SALES

**MAYRA SIMS**  
ADMINISTRATIVE ASSISTANT

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**DANIEL HAYNES**  
MAINTENANCE SUPERVISOR

**AL ROEDER**  
**LARRY KARNIS**  
**ISAAC CRUZ**

**GROUNDS DEPARTMENT:**

**JEFF BARRY**  
SUPERVISOR

**SERGIO TAPIA**