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MARGRIT WITHERS

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MAURICE BROWN
HENRY CONNER JR.-ASST.

294 LAKEWOOD BLVD
PARK FOREST, IL
708-481-9280

Our deepest condolences to the Schmehl Family.

Sally Schmehl Court J-3 December 28, 2018

Family and friends will gather Saturday, April 27, 2019 from 2-4:30 p.m. for a Memorial Visitation at Lain-Sullivan Funeral Home 50 Westwood Drive, Park Forest, IL 60466. Interment is private. In lieu of flowers, donations of time or money may be made to your local or national animal shelter.

For information or to express your condolences please visit our www.lain-sullivan.com or call 708-747-3700



HOUSE AND GROUNDS (SECTION 2. PAGE 6)

RESPONSIBILITY OF MEMBERS: EXTERIOR

A. WALKS

1. Members should keep the front and rear entrance porches and access walks clear of snow, ice, and any obstacles, e.g., bikes, toys, skateboards, that would create a tripping hazard or be a nuisance.
2. The common peripheral walks are generally cleared by the maintenance staff after a two inch snowfall unless the weather report indicates the snow is likely to melt during the day. Members are responsible for salting their sidewalks when ice is present.
3. Access walks include the walkways from the common walkway to the member's front and rear entrances. In the true spirit of cooperative living members might consider also cleaning the walks of the elderly, disabled, and vacant units.
4. If a member fails to keep his/her walks free of snow and a complaint is registered, the cooperative may clear the walkway and bill the member. If the member fails or refuses to clear the walkways as stated above, and the cooperative is sued for an injury resulting there from, the cooperative reserves the right to cross sue the unit member for negligence or take any other action in law or in equity.

CALL THE OFFICE IF YOU CAN HELP SHOVEL FOR YOUR NEIGHBORS

2019 Lawn Care Service

Lawn forms are due in the office by February 15th. **Previous lawn fees must be paid in full in order to sign up for this year's lawn service.** 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 monthly payment in addition to their carrying charges. Copies of the Lawn Letter are available online on our member's web page.

The lawn care fees are the same as last year:

- Small Yard - \$273.00 or \$27.30 per month
- Medium Yard - \$322.00 or \$32.20 per month
- Large Yard - \$399.00 or \$39.90 per month

First payment is due on March 1st.



Park Forest Cooperative III

Area J

Winter 2019

Manager's Comments:

Wintertime is finally here! Our guys have been out plowing and salting. Remember, to be a Cooperative neighbor by helping to clear your sidewalks that lead to your parking lots and by looking out for our seniors. If you can't shovel your own sidewalks, the office can help you find someone that will help for a fee. You are responsible to keep your walkways clear of snow.

Thank you to all our members who volunteered in any capacity in 2018 to help make Area J the best place to live! We are planning our volunteer party now. It is scheduled for Tuesday evening, March 26th, here at the office model. Mrs. Withers is already discussing a few of the main menu items. If you would like to volunteer or join a committee in 2019, please stop in at the office to inquire.

Thank you to our nine members who sent in friends or family to make Area J their home. We have a lovely new couple moving here in February and both of their daughters already live here!

Planning & ready for another great year!

Until next time, stay warm. Tania Schreiber, manager

Margrit's Corner:

Happy new year! How soon did you break your new years resolution?

Oh well, there is always next year, not so for our management and board. You must have seen in the last newsletter the long list of improvements and upkeeps for our great Co-op which came with a mere \$5.00 increase a month.

For us employees it is the beginning of another exciting new year. We will know when summer is here, when all the noise of the equipment is going all over the neighborhood by all kinds of contractors. Of course we won't let you get away with your part as a home owner. Look around your house for clutter. Our garbage guys will be happy to take things you haven't needed in a long time off your hands. Just give your home a little TLC during the winter months, when we are stuck in the house.

If you want to go all out, there are alter dwelling forms at the office for more extensive improvements to your unit. Well that's just me, always preaching to you. Please don't make me stand out as one voice that loves, loves, loves my Co-op. We are always happy to hear your ideas on what is important to you and your quality of comfort.

See you around.

Yours truly, *Margrit Withers* / Grounds Keeper

Enclosed:

- ◆ TAX DEDUCTION LETTER
- ◆ SENIOR HOMEOWNER EXEMPTION LETTER
- ◆ 2019 LAWN LETTER



Not pictured: our lovely administrative assistant Norma Sanchez

A huge shout out to our talented, hardworking, team for another great year here at Area J. As we are diligently finalizing all our 2018 capital improvement figures, it appears that we once again have completed more projects than the previous year. This efficient staff joins right in to make sure all projects have the attention they need. Thank you for your patience as no heat and plumbing calls may reprioritize our schedules daily.

A snowy view from Krotiak



Sales Report

By Rosane Krumb

2019 WINTER SALES REPORT

Sales in 2018 have slowed down from the previous 2 high volume years. We still sold a total of 18 units: fourteen 2 bedroom interiors, one 2 bedroom end, two 3 bedroom ends and one 3 bedroom twin drive.

Now is a good time for sellers and those thinking of selling to prepare your unit so that it shows its best to buyers. Here are some tips to get your unit ready.

- * Cut the clutter: Clutter makes it hard for buyers to envision themselves in your home. Clear shelves, countertops, closets and basements.
- * Perform small repairs: Repair holes in drywall and apply touch-up paint where needed.
- * Do a deep clean: Vacuum in hard-to-reach places, dust ceiling fans and light fixtures, wash walls, windows and window sills. Consider cleaning carpets, window treatments and bathroom grout. Buyers will absolutely take notice of your immaculate home.
- * Finally, as Spring approaches (and it will come) clear your yard and porches of clutter and keep your lawn and planting areas weed free. Maybe add a seasonal wreath to your door to welcome guests.

All your hard work will pay off and hopefully bring you a buyer.

Something to think about:

“Winter is the time for comfort, for good food and warmth, for the touch of a friendly hand and for a talk beside the fire: it is time for home.”

~ Edith Sitwell



Welcome

The Perkins Family J-7

The Jackson Family J-2

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!

KEEP IN MIND

ANNUAL MEETING

Wednesday, April 24, 2019

- * Area J's website has a Member's Only Page. Call the office for your password.
- * Your carrying charges went up \$5.00 on January 1st, 2019.
- * Please include your name and address on all your checks.
- * When dropping your payment after hours, place your payment inside the gold mail slot on the left side of the office front door. Push your payment all the way down the slot.
- * Please bring in your updated HO6 Condo policy every year for your file.
- * Shred Day is on June 1st from 10:00 a.m. to 12:00 p.m.

Maintenance Happenings



Yes, in the summer we do not want you to pull your vehicle ALL the way in and cover the grass that needs to be cut, but, IN THE WINTER, please back you vehicles ALL the way in so that we can plow as much snow as possible. Thank you!!

When clearing the snow around your car push it towards the grass and curb, not towards the center of the court. Also, maintenance can only plow your spot if there is at least three or more open spots, depending on which plow. The new bigger plow needs more space.

**Please use the Clear Ice Melt salt for your sidewalks.*

Basements, basements, basements, are all that I dream about. We are working on one basement at a time. Each basement is different. Some take one day and some take up to four days.

Please be patient. We have not forgotten about you. You are in our minds and hearts.

Sergio Tapia, Maintenance Supervisor



What's Happening

Current & Upcoming Plans

- * New main roofs coming soon: 276—290 Juniper and 78-88 Norwood
- * New pitched lower roofs at: 248 Fir, 271 Fir, 285 Fir, 309 Fir, 318 Juniper and 168 Park to start
- * Paving of court: J-20
- * Seal coating of: court J-3, court J-11, and Krotiak driveways

The House & Grounds Committee

Will reconvene in the spring.

Liaison:
Kathy Wallace

The Marketing Committee

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

Liaison:
Carol Macklin

Board of Directors Meeting

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

Board President:
Kitty Watson