

WINTER GROUND'S NEWS



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

Furnace Cleaning project has begun on the North end of the property and will continue until spring. Please keep in mind these important points:

- Do not store anything within three feet of the area around your hot water heater or furnace. Also, the furnace area must be accessible for work at all times. Provide adequate work space to allow for the proper servicing of equipment. If the area is not clear maintenance will move the items at a \$30 an hour charge. If maintenance discovers a dirty filter they will install a clean one, and you will be charged a \$25 fee. Thirty day filters are sold at the office.
- DO NOT STORE any flammable liquids in your unit.

*OUR DEEPEST CONDOLENCES
TO THE MAUNE FAMILY.
WILLIAM MAUNE
KROTIK ROAD OCTOBER 2019*



2020 Lawn Care Service

Lawn forms are due in the office by February 14th. **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 2020

Manager's Comments:

Dear Members,

Welcome 2020 and a new budget! I hope everyone is excited for a brand new decade.

A huge thank you to our staff, Board of Directors, committee members, court captains and volunteers for a terrific 2019. Join our volunteers in the new year.

Please mark your calendars for Wednesday, April 22nd, for our Annual Meeting where we will review all the progress and improvements that took place.

Please try to enjoy our Chicagoland winter and be safe out there.

Tania Schreiber, Property Manager



**Our staff wishes everyone a
HAPPY 2020!**

Margrit's Corner: A Happy New Year to everyone! Sadly, a few members have to struggle to make this happen. A few of us had to say goodbye to loved ones. Other neighbors have to deal with ill health and hospital stays and adjustments to their homes to make living in our CO-OPs possible. Never, never forget the less fortunate, please. Sometimes a kind word to them goes a long way.

To change the subject to 2020; we can count on the fact that, Tania, our manager and the office staff are spreading out plans in every room, on the tables, on the floors to improve our CO-OPs even more. To their frustration at times, it is easier said than done. What do we need? A budget! Who gives it to us? The Board of Directors! How many of you bother to put a face behind the names of the Board members on the back of our newsletters? Or listen to the Board introduce themselves during our annual meeting? Too often it's about the door prizes or refreshments. How many of you had to budget for the Holiday Season? It's tempting to blow it and buy things we don't even need. So, I think a shout out to our Directors is in order. They live among us, have the same ideas to improve our aging homes, without bankrupting our accounts, or raise carrying charges too much. As employees we get treated with respect and also as members.

Can you tell, I need to be out on the Gator more, indoor living and working are bad for my thought process.

Yours truly, Margrit

Attached: TAX DEDUCTION LETTER * SENIOR HOMEOWNER EXEMPTION LETTER * 2020 LAWN LETTER

BOARD OF DIRECTORS:
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PRESIDENT

KATHY WALLACE
VICE PRESIDENT/
HOUSE & GROUNDS

LOUIS LARRIEU
TREASURER

BARBARA SCHOON
SECRETARY

STEPHANIE WINSTON
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SUPERVISOR

HUMBERTO HERRERA
HVAC

RAFAEL CRUZ
MAINTENANCE

GROUNDS STAFF
JASON HEFNER
SUPERVISOR

MARGRIT WITHERS
BRANCH MANAGER

PROJECT MANAGER
MAURICE BROWN

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

Sales Report

By Rosane Krumb

2020 WINTER SALES REPORT

The beginning of 2019 was slow for sales. Typically the slowest time to sell a home is in the winter months when we all have to deal with our Chicago weather. The last quarter of last year was our most successful with 10 units sold. We sold a total of 17 units in 2019 compared to 18 units in 2018. Sales are steady which is a good sign.

The average prices of our units continues to rise. Our 2 bedroom interior units sold at an average price of \$16,650 last year. The average price of a 3 bedroom end unit was \$18,750. The units on Krotiak Road with garages and or additions sold for the highest averages on our Area J property. The average price of a 2 bedroom with a driveway was \$41,250. The average price of a 3 bedroom with a driveway was \$47,300.

Please continue to tell your friends and family about Area J and how nice it is to live in our community. As always, Area J wouldn't be what it is without our members. We thank you for helping our Area remain a pleasant place for you to live and to bring us new members to enjoy living here as well.

Welcome 2020 with these words:

“What a wonderful thought it is that some of the best days of our lives haven't even happened yet.”

- Anne Frank



- The Fefee Family J-6
- The Green Family Krotiak Rd.
- The White Family J-13
- The Johns Family J-20
- The Condon Family Krotiak Rd.

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 22, 2020

- * Area J's website has a Member's Only Page. Call the office for your password.
- * Your carrying charges went up \$0.00 on January 1st, 2020.
- * ***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 6th from 10:00 a.m. to 12:00 p.m.

Maintenance Happenings



❄️ IN THE WINTER, please back your vehicles ALL the way in so that we can plow as much snow as possible. Thank you!!



Please leave room for the maintenance guys to properly plow as much snow as they can.

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.

What's Happening

Recently Completed

- New Roofs: 239-249 Fir, 278-284 Lakewood, 286-292 Lakewood, 287-297 Fir
- Siding installation at 152-166 Park Building
- Front Porch Replacements: 154 Park, 156 Park, 158 Park, 160 Park, 162 Park & 164 Park
- Front Porch Replacement: 276 Juniper
- Replaced over 2000+ batteries in the smoke and co detectors
- Replaced the detectors over 10 years old

Current & Upcoming Plans

- Furnace clean and checks
- Basement Waterproofing Repairs (Staff has been checking and prioritizing their winter repair schedule)
- Finished basements will be worked on in the order the members call in to let us know they have removed finished walls. We can not work on two basements at the same time. Thanks for your patience.
- Plaster tickets (on-going)
- Re-wiring interior units

The House & Grounds Committee

Will reconvene in the spring.

Liaison:
Kathy Wallace

Chairperson:
Bernadette Maune

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 @ 6:30 PM here at the office.

Board President:
Kitty Watson

