

WINTER GROUND'S NEWS



Last year's winter season was treacherous with tons of snow. This year, Freezing Rain and Slick courts/sidewalks conditions greeted everyone the first weekend in January. It will take a cooperative effort to get through the winter season. Two of the key features of a cooperative are joint ownership of the property & joint responsibilities to maintain the property. Participation by individual members toward group goals is what builds strong cooperative communities. This is what cooperative living is all about.

Starting this year we will work together in a communitive partnership to get through the winter season. Bags of professional grade ice melt will be available, upon request, at a wholesale cost of \$10.00 to members. Please call the office and do not go to the shop. We will deliver it to you. Maintenance will plow the front common sidewalks. Members are still responsible for salting the sidewalks.

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.



2022 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:

- Small Yard - \$301.00 or \$30.10 per month
- Medium Yard - \$350.00 or \$35.00 per month
- Large Yard - \$434.00 or \$43.40 per month

First payment is due on March 1st.

FREE GRASS SEED AVAILABLE AT THE OFFICE

Park Forest Cooperative III Area J

Winter Newsletter 2022

Winter WONDERLAND

Here's to new beginnings!

By: Euricka K. Young | Property Manager

It's the most wonderful time of the year! The twinkling lights and crackling fires remind us to slow down and appreciate our families, our friends, our Area J members/neighbors, and all that we have accomplished in 2021. **THANK YOU** to our dedicated staff for yet another great year of hard work during this global "pandemic."

Hopeful that we are moving past the other side of Covid-19 this year. The Board and Management continue to find ways to increase social distancing. To reduce the risk of exposure in the office, we will provide a more convenient way for members to pay carrying charges online & so much more.



Grateful for the outpouring of support our members continue to show us throughout the year. The staff and I appreciate all the calls received from members who took the time to express gratitude for the excellent service we provide all year round.

Joyful that we sustained a year of fiscal responsibility. We are invested in the Co-op's success and have great plans to continue enhancing your cooperative experience in 2022.

2022 Budgeted Capital Improvements

Main Roof Replacements	\$45,000
Main Sewer Lining	\$72,000
Asphalt/Sidewalks	\$45,000
Porch Program (rear/front)	\$150,000
Tub Replacements	\$35,000
Kitchen Flr Replacement	\$14,000
Carpentry/Siding	\$25,000
Tuck-pointing	\$30,000
Basement Repairs	\$20,000

Sneak peak at what's NEW to come in 2022:

🌟 Page: connect and follow us <https://www.facebook.com/Park-Forest-Cooperative-III-Area-J-Townhomes-100396132543834/>

🌟 Skyline Member portal to report work orders & pay carrying charges by credit/debit card

Inserts: TAX DEDUCTION LETTER * SENIOR HOMEOWNER EXEMPTION LETTER * 2022 LAWN LETTER

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SUPERVISOR

MARGRIT WITHERS
CESARIO SANCHEZ
GROUNDS CREW

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

By Rosane Krumb



Winter's sales have definitely slowed down compared to the same time last year. Not because we don't have buyers wanting to purchase but because there are no homes available. We have an extensive list of approved buyers waiting to purchase a home in Area J in 2022.

The weather is cold and snowy and we are staying home to keep warm. It is a good time to clean, declutter and refresh the inside of your home to be ready to sell in the Spring.

Something to think about:

'We are all snowflakes, all different in our own beautiful way.'
Author Unknown



The Booker Family	J-18
The Perez Family	J-5
The Scott Family	J-20
The Terry Family	J-11

- * Please include your name and address on all your checks. We have many checks to process each month, we do not accept post dated checks.
- * When dropping off your payment 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 H06 Condo policy every year for your file.

Gramma's Corner:

Hello Co-op Friends,

Happy New Year everyone! I hope it was an exciting new start. I'm not asking for your New Year's resolutions. By now you would have broken most of them anyway.

Since my flower beds are resting under a white coat, I have been hanging out a lot more with our maintenance crew. They have taken me for troubleshooting calls, like furnaces on the Fritz. I learn from them, that it is all about elimination of what has gone wrong, when you wake up to a cold house. Well, it's hard to believe how many parts make the furnace lend us comfort when it works. I can relate that to my life, the nuts & bolts & wires are my life line to happiness. I know, you too, will find the one part in your life that brings family and friends closer to your heart. Don't be afraid of life and living. Just take Euricka's advice and don't slip on the ice! We need all of you, you are our Co-op family.

Your pleasantly plump grounds worker,

Margrit

Thanks to all your Holiday treats! Enjoyed! Again, thank you!



Winter Safety Tips

BE SAFE

Prevent Falls This Winter

When the rain and snow start to fall, so do people. In fact, falls are the leading cause of non-fatal injuries in adults 45 and older. Protect yourself from a life-changing injury this winter with these safety tips:

1. **Choose the right shoe.** Shoes and boots need to fit properly and have soles with good traction. Snow boots will provide the best protection for the worst type of weather.
2. **Leave early.** Falls are more likely to happen when you're in a rush. Allow yourself plenty of time to get to where you're going.
3. **Walk like a penguin.** Take short steps and walk as flat-footed as possible on icy or slippery ground.
4. **Keep your hands free.** You'll need them to help you balance, so avoid carrying heavy loads and keep those hands out of your pockets and off your cell phone.
5. **Remove snow and ice from walkways frequently.** Don't wait for it to melt. That could take awhile. Apply ice melt and ask for help if you need it.
6. **Keep the lights on.** If you have exterior lights on your home use them to help see where you're walking at night.



IN THE WINTER, please **back your vehicles ALL the way in** as close to the curb as you can 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.



We want to remove and clear away as much snow from the courts as possible. Please leave room for the maintenance guys to properly plow as much snow as they can. Thank you in ADVANCE!!!