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COMMITTEE LIAISON

DIRECTOR AT LARGE
JOHN LESTER
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OFFICE STAFF:
EURICKA YOUNG
PROPERTY MANAGER

NICOLE REED
ASST. PROPERTY MANAGER

ROSANE KRUMB
SALES & A/R

NORMA SANCHEZ
MELVA LARRIEU
ADMINISTRATIVE
ASSISTANTS

MAINTENANCE:
DANIEL MARTINEZ
HVAC/EPA CERTIFIED

VALENTE FLORES
HVAC/EPA CERTIFIED

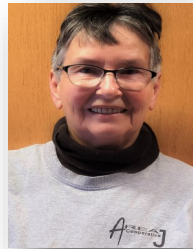
RAFAEL CRUZ
MAINTENANCE

GROUNDS CREW:
MARGRIT WITHERS
CESARIO SANCHEZ

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

Ground's News

Winter 2024



Margrit



Cesario

Dear Coop friends, while you are enjoying practicing all of your healthy New Years Resolutions avoiding sugar and salt, please make sure you don't forget to add that salt to your sidewalks. I certainly don't have my penguin walk down pat but then I was never known for my gracefulness. The good news is once all the snow and ice melts my flowers will benefit and winter will just be a bad memory. I may even be looking forward to weeds.

Don't forget dreams are free. *Yours truly Margrit.*

Beware of coyotes, they are still in the area. Do not leave your pets or food out. You may also consider taking down your birdfeeders. *Thank you, Cesario*



Lawn Care Fees:

- Small Yard - \$240.00 or \$24.00 per month
- Medium Yard - \$324.00 or \$32.40 per month
- Large Yard - \$400.00 or \$40.00 per month

Monthly payment plan is from March -December



Winter Reminders

Please pull 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 bigger plow needs more space.



Please consider helping your neighbor shovel their snow when they are in need of help.

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 .



If you need help shoveling your sidewalks please call the office. Becky Cruz has volunteered to help. Thank you Becky! ❤️



www.facebook.com/PFCAreaJ/

Website: pfcareaj.com



Email the Board & Management:

pfcareajmanager@outlook.com

2024 Annual Meeting

Save the date! Area J Annual meeting will be held Wednesday, April 24th, at Freedom Hall.

Free Tax Preparation

Help with tax prep has been moved from Rich Township to Matteson Library. Beginning on Friday, February 8th, free income tax prep will be available for those 60 years of age & older, and persons w/disabilities. By appointment Only!

Appointment times: Thurs 9:30—3:30 & Fri 9:30—2:30

Matteson Library
801 School Avenue
Matteson, Illinois
708-748-4431

Board & Committee Meetings

Board Meeting
Meets 4th Tuesday @6pm

House & Grounds Committee
Reconvening in Spring

Marketing Committee
Meets 2nd Tuesday of each month @7:00 pm

Park Forest Cooperative III Area J Winter Newsletter 2024

Inserts:

TAX DEDUCTION LETTER * SENIOR HOMEOWNER EXEMPTION LETTER * 2024 LAWN LETTER * NEWS BRIEF

MANAGER'S COMMENTS:

Euricka K. Young | Property Manager RCM, CMCA, CAM

Happy New Year to all members! As we turn the page to a new year, I can't help but feel a sense of renewal. A new year always brings new beginnings, and I am filled with determination and hope. The staff and I are geared up for another year to serve all of you. Thank you to all of our thoughtful and wonderful members that showered us with lovely gifts over the holiday season. We are grateful for all the treats, food, gift cards, and flowers.

THANK YOU to all our staff, Board of Directors, committee members, and volunteers for an outstanding job in 2023! This year, we are looking for more volunteers to help update our House and Grounds Manual and By-laws. If you're interested, please call the office. Our year-end senior day was a big hit. Thank you to Margrit Withers for spoiling us with many scrumptious desserts and appetizers. We are grateful!

It is bittersweet to announce that Dale Perry will be moving on to pursue a different career path. His last day is Friday, February 2nd. Dale jumped right in and filled the gap this past summer to help with plumbing, heating & cooling, plastering, electrical, and basement work orders. He was no stranger to going above and beyond. Always willing to jump in when needed. We appreciate the time he has spent with all of us and we wish him well.



Dale

We realize that change is not always easy or welcomed, but we want to ensure all our members that you will be in good hands with our remaining qualified maintenance crew: Rafael, Daniel, Valente, Cesario, and Margrit. Rafael has maintenance experience in plumbing, carpentry, electrical, and basement repair; Margrit's touches have been seen through out the co-op, from flower beds to the beautiful wild flowers along the walking path, and Cesario has mastered cutting the lawn and operating our snow diesel. Daniel and Valente are our newest staff members. Both are HVAC/EPA-certified maintenance technicians with experience in plumbing, electrical, carpentry, basement repair, and grounds combined.

Noise Complaints and disturbances have been on the rise. We all know the rules, please respect your neighbors. **Take some time and review House & Grounds Manual Section 5, Noise & Disturbances.** Usually, there are always two sides to a story. When disputes are not resolved by both parties, our Hearing Committee Members come together to help members resolve their differences. A BIG thank you to our Committee Members Kathy Wallace, Anna Manson, Bill Schrader. Each of you does an outstanding job volunteering your time.

Remember we are a community of family, friends, and neighbors. We must all do our part in spreading a little joy and kindness. **Signing off for now, stay warm and cheerful!**

Important Dates

- February 15th - Lawn Letter Due
- February 19th - Presidents Day (Office Closed)
- February 26th - March 22nd - Phase 6 of Attic Insulation (Final Phase)
- April 24th - Annual Meeting at Freedom Hall
- June 1st - Recycling/Shred Event (more details in the Spring Newsletter)

Sales Report

By Rosane Krumb

Once again, the cold and snow has slowed sales down for the winter. Spring will bring flowers and an increase in the sales market.

Our average number of sales over the past 5 years is 19/6 sales per year. 2023 was an average year with 20 total sales. We still have a waiting list of approved applicants hoping to fine their own Co-op.

If you are thinking of moving this year, please come to the office and pick up a sales packet. We will explain everything that you need to do to sell your home and make your move to your new location. This is a good time to prepare the inside of your home by cleaning, decluttering and purging.

Wishing everyone in Area J a healthy and happy new year.

"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 the time for home." —Edith Sitwell



Welcome our newest members

THE WALKER FAMILY J-11
THE MOORE FAMILY J-19
THE GERACI FAMILY J-6



AREA J WOULD LIKE TO EXPRESS OUR DEEPEST CONDOLENCES TO

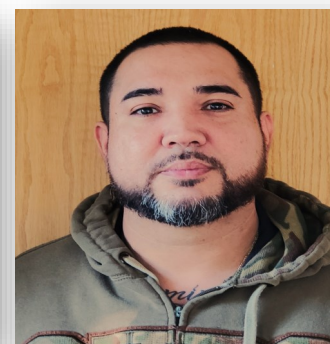
THE FAMILIES THAT HAVE LOST A DEAR FAMILY MEMBER.

WALLACE FAMILY
 JACKSON FAMILY

Maintenance News & Helpful Tips!



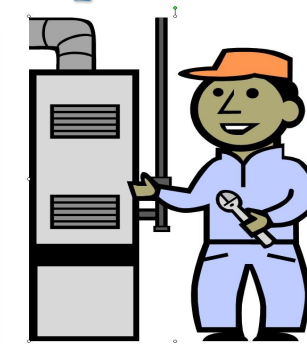
Rafael



Daniel



Valente



Happy New Year from your maintenance crew!

Few tips to get you through the winter season.

If you are going to leave your house for 2 weeks or more, we recommend putting your water heater on vacation mode or at the lowest setting. It may also be a good idea to turn off your water supply at the main shut off valve to avoid unexpected leaks.

1. Set your thermostat to at least 67 degrees.
2. Do not store kitty liter near furnaces .
3. Please remember to keep the area around the furnace & hot water heater clear at all times.
4. Make sure all air vents are not blocked.
5. Do not use oven or stove to heat your home.
6. If the temperature drops below 20 degrees, keep one or two faucets running slowly at all times. This prevents pipes from freezing.
7. If you have ceiling fans, turn them on low in reverse (clockwise when looking up) to circulate warm air.
8. Plunge toilet before calling maintenance.



Euricka



Norma



Melva



Rosane



Nicole

Happy New Year! We are the magnificent Area J office crew, Euricka, Norma, Melva, Rosane, and Nicole. We are eager to serve all of you this year. We can't wait to see your faces when you visit the office. Don't forget, every 4th Friday we serve hot coffee and light refreshments to help you stay warm throughout the winter. We want to share a few useful reminders.

1. Carrying charges are due on the 1st of month and have gone up \$5 this year.
2. Make sure the office has your updated phone number and email.
3. We sell 50 lb. bags of ice melt for \$12.00, with a special Area J helpful hand of delivery to your back door.
4. You can purchase furnace filters for \$1.00. Remember, they must be replaced every 30 days.
5. You can pay your carrying charges online. "Set up is easy" Join today! Come by the office or call & our wonderful staff would love to help you.

