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LEAD**

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HVAC/EPA CERTIFIED**

**RAFAEL CRUZ
MAINTENANCE**

**GROUNDS CREW:
MARGRIT WITHERS
CESARIO SANCHEZ**

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



Ground's News

It's Spring!! Well, one day on, one day off. We are going in the right direction though. Our contractors are waiting in the wind to keep our property looking good with new porches and sidewalks, etc. Then there is my co-op community forgetting all the advice I gave them in the past newsletters to help make their yards stand out. *What's so difficult about listening to grandma!*

Here are a few reminders:

- clean out your window wells.
- rake last year's leaves.
- pull weeds & tree weeds.
- check around your units for loose downspouts.
- plant flowers, perennials are more rewarding than annuals since they grow back every summer.

Did you know the office will give you a little money for flowers, mulch & rocks. The office even lets me help you out with weeding for a co-op fee, if bending for you is an issue. Everywhere I drive my gator right now, I see the beautiful daffodils in full bloom. Their beauty is so rewarding. The bulbs can be planted in the late fall by just digging a 4 to 5" inch hole and after months & months of winter they are brave enough without our help to give us this endless joy year after year. Thank you for listening, hope you are paying attention this time my friends.

Hope you had a Happy Easter! From Margrit "aka" grandma!

Homewood Disposal Yard Waste Sticker Increase effective April 1, 2024.

Lawn stickers can be purchased at the office for \$3.05

Topsoil and grass seed will be rationed out on a need-be basis. If you feel you may need some topsoil for problem spots in your yard, please call the office so we can determine how much is needed. The grass seed bags will be available at the office. Please water your grass daily after planting seeds in needed areas. We encourage flower planting and offer a **\$35.00** per year reimbursement on mulch, flowers & plants, if you bring your receipt to the office. Yard waste pick up began April 1st.

Tree Branches must be cut up to 4ft long and tied in a bundle with a yard sticker on it. You can't leave them in mall areas or Area J property by the shop.

****Please do not put branches, yard waste or garbage in shop dumpster. Doing so generates additional cost to the Co-op Home Disposal monthly bill.****

2024 Lawn Care Service

Sebert Landscaping will begin cutting members lawns (who have signed up). The Lawn Letter is available online on our members webpage.

The lawn care fees:

- Small Yard - \$240.00
- Medium Yard - \$324.00
- Large Yard - \$400.00



*Please make all checks payable to Area J and Sebert. We will pay the contractor.



Park Forest Cooperative III, Area J Spring Newsletter

Website: pfcareaj.com

Email the Board & Management:

pfcareajmanager@outlook.com

<https://www.facebook.com/PFCAreaJ>

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

All about Spring Cleaning

Earth Day Recycling & Shred Event April 22th, 2024

15800 S. State Street
South Holland, IL

Every Thursday 1:00-5:00pm

Shred/Drug Take-back Event

Village Hall Parking Lot
350 Victory Dr.

Saturday, April 27th
10:00AM - 12:00PM

Board & Committee Meetings

Board Meeting

Meets 4th Tuesday
@6pm

House & Grounds Committee

Meets 2nd Tuesday of
each month

Marketing Committee

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

Manager's comments:

Dear Members,

Spring has sprung! This time of year, our cooperative has to be one of my favorites and the best in the Village of Park Forest. With all the beautiful and mature landscaping across our community, Spring is in full bloom, full of beautiful flowers and exciting colors. So, take a stroll on a nice day and send us pictures of your favorite landscapes.

*This season also brings about Spring cleaning and new projects. It is great to see our members taking pride in their homes by improving their properties and our cooperative community. **A few things to remember when considering a project:***

-Property Improvement Request: Please remember to submit an Alter Dwelling Request Form for big projects (exterior, fencing, decks, etc.). Remember that tree removal is the co-op's responsibility, and bush trimming and removal are the members'. The Alter Dwelling form is under the Document tab on the Area J website at www.pfcareaj.com.

-Timelines: Please complete projects in a reasonable amount of time. Be mindful of your neighbors' property, and try not to leave your project materials in your front or back yard.

-Spring Cleaning: Coming soon, our Grounds Committee will be coming around to review landscaping, porches, and building structures. Let's get our lawns into shape for our Area J Beautification Award for 2024 (**more information to come**). Spring is a good time to spruce up your unit. Did you know that Section (4) (1.) in the House and Grounds manual states that failure to comply with the Hoarding rule may lead to fines of \$100 or more and a meeting with the Hearing Committee? During the Attic insulation project, many units were found to be in violation of this House Rule. Please adhere to the rules to avoid heavy fines and meetings with the Hearing Committee.

Our community has excellent resources for yard work, home improvement projects, and other services you may need. If you need a recommendation for a service provider, feel free to reach out to us, and we can help provide some options. Let's be good neighbors and remember to "Do unto others as you would have them do unto you."

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

Important Dates

April 24th - Annual Meeting at Freedom Hall

May 27th - Memorial Day (Office Closed)

June 1st - Area J Recycling/Shred Event

June 19th - Juneteenth (Office Closed)

Sales Report By Rosane Krumb

Sales so far this year have been slow. The overall housing market is at a low and we are experiencing the same trend. We currently have 1 two bedroom end, 1 three bedroom end and 1 two bedroom interior units for sale. We have sold one (1) unit since January 2024.

On a positive note, we have approved buyers and we are always getting more membership applications from future buyers.

As always, if you are thinking of selling, get ready to clean up your yard, plant some flowers and improve your curb appeal. Remember: You only have 1 chance at a first impression.

Something to make you smile: Spring means I can finally go for a run outside. I won't, but it's nice to know that I have that option.



FREE SHRED DAY

Area J is providing a free document shred day for all our members! A dumpster will be available for spring cleaning. Please do not throw into the dumpster any household electronics or TVs.

AM Green Tek will be on site to take electronics for FREE. There will only be a \$20.00 fee for any size TV.

This will take place on Saturday, June 1st, from 10:00 a.m. - 12:00 p.m. The shredding truck will be parked in the Area J parking lot located along Juniper Street. (The west lot)

Bring any personal documents, old check stubs, bank statements, old files, IRS tax forms and other miscellaneous paper documents for destruction. Documents will be shredded on site by Shred-it.

Do not bring newspapers, metal items, hazardous waste, food waste, wet documents or cardboard. Take advantage of this opportunity to get rid of all your old documents.

If you would like to recycle a TV at anytime for a \$20.00 fee, you can call AM Green Tek at 708-543-3428. It is located at 3241 East End Ave. S. Chicago Heights, IL.

Welcome

The Edward Family—court J-8



DID YOU KNOW?

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!

2024-2025 Vehicle Stickers should be purchased and properly displayed by 5-1-2024 to avoid village late fees and fines.

Office hours starting April 1st - November 1st:

M, T, TH, & F 8:30 am — 4:30 pm
Wednesdays 8:30 am — 7:00 pm

Star Disposal Schedule Pick-up:

Trash - Tuesday & Friday
Yard waste - Tuesday & Friday
Recycle - Thursday

****Note: Holiday pickups are delayed one day ****

Lock Out Policy: After hours call a locksmith. During office hours there is a \$75.00 fee for locks to be changed.

Call ComEd if your electricity goes out, and you have ruled out your breaker box.

If you smell gas call Nicor Gas.



Maintenance Happenings



Marcus O'Neal was hired as lead to help oversee Maintenance and Grounds staff. Marcus holds a bachelor's Degree in Business Administration from Eastern IL University. He worked for Burlington Northern/Santa Fe Railroad as Supervisor of Terminal Operations for seven years and as Manager of Operations for six years with Union Pacific Railroad. Marcus also gained 19 years of experience in facility management, vendor relations, contract management, and maintenance/grounds while working for MLO Logistics Company. We are happy to have him on board.



A/C Clean and Checks will take place beginning in May. Members will receive a notice with the a schedule time and date. It is very important to clean around the outside of your A/C unit before your scheduled date and time. Not doing so will delay the cleaning of your A/C unit. During property inspections management have identified several A/C units with weeds and items growing near the units.

Believe it or not, your air conditioning unit (or heat pump) needs a lot of breathing room to function properly – somewhere in the area of 3-5 feet on at least two sides.

Most Plumbing calls can be avoided. Please DO NOT flush disposal wipes, sanitary products, flushable wipes, &/or extreme amounts of toilet paper at one time. Members could be charged for toilet, sewer clogs, etc.

what's happening?

Recently Completed/Current Projects:

- Attic Insulation: DNR Completed 386 units
- Siding replacement: 136-138 Forest
- Re-wiring of units: 310 Juniper , 319 Fir
- Front porch base replacements: Starting Mid April
- Furnace clean and checks: 261 and counting
- Tub and tile replacements: 5 units
- Tub Refinishing: 4 units
- Basement repairs: 308 Lakewood, 250 Krotiak, 230 Krotiak, 224 Fir, 174 Park



Upcoming Projects:

- Main roof replacements: 202-204 Fir, 269-279 Juniper
- Re-wiring of units as they are sold/empty
- Seal coating courts: Krotiak Driveways, Krotiak walking path
- Court Repaving: Court J3 & Court J4
- Curb Painting: 17 Courts
- Front porch roof replacements: 178-284 Lakewood, 263-269 Fir
- Front porch base replacements: 178-284 Lakewood, 263-269 Fir
- Rear porch repairs/handrails: 128-138 Forest, 126 Forest-201 Fir, 132-134 Forest
- Tuck-pointing & brick repair: 222 Fir, 278 Lakewood, 202 Fir, 232 Fir
- Basement repairs: ongoing
- Glass block: ongoing



Our deepest condolences and prayers for the:
Scaccia Family & Chenier-Allen Family