



Park Forest Cooperative III Area J



*** Winter Newsletter ***

Dear Members,

We want to thank you for making Area J a great neighborhood and a desirable place to live. We appreciate all your efforts in keeping the property outside your unit clean and organized. Your patience is very much appreciated as we transition to the new year with many projects inside and outside the units. Making our property stand out from all is always our aim, 2026 will not be the exception.

Please join us for Coffee & Community—Coffee, treats & good neighbors!

On Friday, February 6th 9:30 am—11:30am.

Stop in, say hello, and enjoy a warm start to the day with Area J.



SENIOR EXEMPTION and SENIOR FREEZE CHECKS

We are currently awaiting the correct, updated exemption printout from the Assessor's Office regarding the 2024 exemptions.

Once the information is received and verified for accuracy, we will begin issuing refund checks promptly. We appreciate your patience.

Thank you for your understanding.

IMPORTANT DATES TO KEEP IN MIND

Board Meeting @ Area J Office

Meets 4th Tuesday @6pm

Mark your calendars for January 27, 2026

The Furnace Inspections are ongoing. Keep eye out on your back porch for the day you are scheduled, We are in Court J-4 & J-5.

January 19th -Martin Luther King Jr. Day (Office Closed)

February 16th - Presidents Day (Office Closed).

February 17th - Lawn Service sign up due.

April 29th - Annual Meeting at Freedom Hall

June 1st - Recycling/Shred Event (more details in the Spring Newsletter)

IMPORTANT REMINDERS

- As of January 1st the Carrying Charges increased \$15.00.
- Keep an extra key with your family or neighbor. Spare keys can be made @ Goldie Locks in Tinley Park. If you get locked out we will let you in during business hours for a fee of \$25.00. It's a 75.00 fee to change Locks.

Quick Winter Tips for Members



Winter Treat: Whip up quick cinnamon sugar muffins—warm, cozy, and perfect with cocoa!

Comfort: Keep a soft blanket and a good book handy—perfect for snowy evenings.

Cozy Sip: Enjoy hot chocolate with a dash of cinnamon to chase away the winter chill.

Pipes: Open cabinet doors under sinks and let faucets drip slightly to prevent frozen pipes.



Preventative Maintenance

Report any water leaks, basement water seepage or damage to the outside of your unit to prevent further work.

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. Remove any small solar light poles or decorations on the edge of grass so our small snow removal tractor doesn't damage your property as the sidewalks are cleaned. Thank you!!

When clearing the snow around your car push it towards the grass and curb, not towards the center of the court. Maintenance will only plow courts not personal parking spots. We will attempt to clear snow throughout business day 4 p.m.

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

If you need help shoveling your sidewalks, Becky Cruz has volunteered to help for a fee. 708-574-6583

Grounds News

2026 Lawn Care Fees:

- 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
- Lawn Service sign up sheet is attached. Please return promptly.
- [Monthly payment plan is from March -December](#)

Sales Report

We have seven units on the market. Three of them have sales contracts and will be closing soon. We continue to have new applicants that will hopefully find their dream home soon in Area J.



Please Welcome our newest members:

The Ramirez Family Court J-17

The Spikner Family Court J-8

**AREA J WOULD LIKE TO EXPRESS OUR DEEPEST CONDOLENCES
TO THE FAMILIES THAT HAVE LOST A DEAR FAMILY MEMBER.**

**GRIFFITH FAMILY, LESTER FAMILY, SWILLEY FAMILY,
SANDERS FAMILY, MARCIAL-CALVERT FAMILY**