

BOARD OF DIRECTORS:**PRESIDENT**
BETHSHEBA ROBINSON
H&G LIAISON**VICE PRESIDENT**
KATHERINE WALLACE
HEARING COMMITTEE
LIAISON**TREASURER**
VINCENT KELLY**SECRETARY**
DARYL ALLEN
SALES COMMITTEE
LIAISON**DIRECTOR AT LARGE**
STEPHANIE WINSTON
MARKETING COMMITTEE
LIAISON**DIRECTOR AT LARGE**
OPEN**DIRECTOR AT LARGE**
OPEN**OFFICE STAFF:**
EURICKA YOUNG
PROPERTY MANAGER**NICOLE REED**
ASST. PROPERTY MANAGER**ROSANE KRUMB**
SALES & A/R**NORMA SANCHEZ**
MELVA LARRIEU
ADMINISTRATIVE
ASSISTANTS**MAINTENANCE & GROUNDS:**
MARCUS O'NEAL - LEAD**DANIEL MARTINEZ**
HVAC/EPA CERTIFIED**GERARDO JUAREZ**
HVAC/EPA CERTIFIED**RAFAEL CRUZ**
MAINTENANCE**MARGRIT WITHERS**
GROUNDS**CESARIO SANCHEZ**
GROUNDS**MANUEL LUTIN**
SEASONAL GROUNDS294 LAKEWOOD BLVD
PARK FOREST, IL 60466
708-481-9280**GROUNDS NEWS Summer 2024****HOUSE AND GROUND'S COMMITTEE NEWS!**

Hello Shareholders,

We would like to thank each of you who took the time to "beautify" your yards to participate in our kick-off of the "2024 Beautification Award" contest. The H&G committee worked very hard traveling throughout our 40 acres looking and enjoying your hard work. We just recently finished our judging and are in the process of preparing awards for each **WINNER** selected. The criteria was shared with you in your last Newsletter. Your patience is appreciated. We will include, in a **SPECIAL FLYER**, the announcement of the following categories: individual awards, **Top 5, Top 20, and Honorable Mention** and also the **Top 5 Courts**.

Our committee officers & committee members are as follows: Sarah Yates-**Chairperson**, Wendy Withers-**Secretary**, Jackie Jones-**Assistant Secretary/Vice Chairperson**, Bethsheba Robinson-**Board Liaison**, Vanessa White, Melva Larrieu, Joyce Stegall, Kathy Wallace and Margrit Withers.

LOOK FOR OUR CURRENT/FUTURE PROJECTS!
(The H & G's Committee will be wearing name tags for identification.)

1. Beautification Award Delivery.
2. Shareholder Work Order/Repair Survey.
3. Physical Evaluation Checklist.
4. House & Grounds Manual Update.

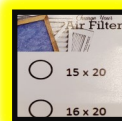
Margrit's Corner:

News flash from the "Better Homes and Co-op in the South Suburbs."

The House and Grounds Committee has spoken! There are about 6 or 7 of us and there is always room for more. Please join us! Each of us bring our individual insight and unique ideas of how a nice yard should look. The Top 5 winners showcased their yards with precision style flowers, rock, mulch, grass and a variety of Hosta's. However, we are all winners though, because we do what makes our hearts happy. Keep enjoying your outdoor space. Summer is always too short. If I treasure my future in the Co-op family as an employee and committee member, and I do, I will say thank you to everyone for letting me be a part of it.

Your old trouble maker, **Margrit****Summer Reminders**

- ☀️ To avoid charge fees please keep your grass cut and pull weeds/ tree saplings
- ☀️ Lawn bag stickers are sold at the office for \$3.05 each. (Lawn bags are no longer made by Star Disposal)
- ☀️ Furnace Filters are sold at the office for \$3.00
Small: 15x20
Large: 16x20
- ☀️ Please do not use your bar-b-que grill on the front or back porches
- ☀️ Fire pits are allowed. Never leave them unattended. Make sure to put the fire out after each use.



LAWN SERVICE FEES:
Monthly payment plan is from March - December
Small Yard \$240 annually, or \$24 monthly
Med Yard \$324 annually, or \$32.40 monthly
Large Yard \$400 annually, or \$40.00 monthly

LAWN TIP!

Those who have new grass seed and can not keep up with watering can find this soaker hose at Menards a BIG help! It does take constant watering to make the grass grow healthy.

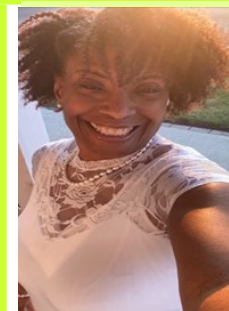
\$17.99

**Park Forest Cooperative III Area J**
Summer Newsletter 2024Website: pfcareaj.comEmail the Board & Management:
pfcareajmanager@outlook.com
<https://www.facebook.com/PFCAreaJ>
**Important Dates**

- VOPF Recycle Fest**
July 27, 2024 8 a.m.-12 p.m.
- VOPF Youth Day**
July 27, 2024 10a.m.- 2 p.m.
- VOPF Beatification Awards**
Winners will be announced in August
- National Night Out**
August 6, 2024
- Labor Day**
September 2, 2024

**Board & Committee Meetings**

- Board Meeting**
Meets 4th Tuesday of each month @ 6:00 pm
- House & Grounds Committee**
Meets 2nd Tuesday of each Month @ 7:00 pm
- Marketing Committee**
Meets 2nd Tuesday of each month @ 7:00 pm

**PRESIDENT'S PEN:**

I hope this newsletter finds you well. I am pleased to share with you the latest updates and developments for Area J. Our next Regular Board of Directors Meeting will take place at 6:00pm, Tuesday, August 27, 2024, in the management office. Please join us in person or via zoom. All comments and concerns are welcomed.

As president, I am committed to sustaining and improving the quality of living in our cooperative community. I will be working with various Area J

Committees on projects to evaluate the physical condition of Area J. I am collecting information to assist in a needs assessment to allocate funds for next year's budget and assisting shareholders with concerns and suggestions. Maintenance is doing a good job with completing previous and present work orders. To help expedite the process, I ask that you please read the explanation and directions prior to completing the Shareholder Work Order/Repair Survey that was delivered to your backdoor. The House and Grounds Committee is also currently working on completing a Physical Evaluation Checklist outside units. Management and maintenance staff are working on completing structural building assessments outside units. Please consider volunteering on the Finance Committee, House and Grounds Committee, or Marketing Committee to utilize your knowledge, skills and talents to assist in keeping Area J Cooperative moving in a successful and prosperous direction.

Area J is currently in good standing with Daily Operation Accounts with an excess of \$156,523 YTD in our June Cash Flow Statement. The Reserve Account is in good financial standing with over \$1 million dollars in the reserve fund. The June Escrow Account (\$1,107,727) has adequate funds to cover the real estate second installment tax bill and insurance. We still have an outstanding mortgage of \$2,187,885. Please consider volunteering with the Finance Committee to participate in financial decisions for Area J.

Please stay on the lookout for an upcoming notice to join your neighbors and community workers for The National Night Out event on Tuesday, August 6, 2024. Your input is crucial for the continuous improvement of our cooperative. Please share your suggestions or concerns with the Board. You may reach us at our monthly board meetings or office suggestion box.

Warm regards,

Bethsheba Robinson, Board President

MANAGER'S COMMENTS:

Greetings Shareholders! We are in the third quarter of the fiscal year and have completed three-quarters of the scheduled 2024 capital improvements. Management is working with the Board of Directors to improve your maintenance and customer service experience at Area J. **The office received 198 work orders by phone in June and we completed and closed 179.** Please remember to call the office to report your work order. If you do not call them in, your work order is not recorded. We would love to hear your feedback about how the maintenance staff is doing! Be on the lookout for a new and improved work order service ticket with a feedback survey on the back of the ticket. Please fill it out and turn it in to the office. The summer is in full swing, and milder temperatures are ahead. Enjoy a nice walk on the freshly re-sealed walking path along Krotiak Park. National Night Out is an annual community-building campaign that promotes police-community partnerships and neighborhood camaraderie. National Night Out will be held this year on Tuesday, August 6, 2024. Save the Date! Join us at Krotiak Park for our second annual Movie Night. Details to come! For the latest and most current news about your Cooperative community, **please scan the QR Code and follow us on our Facebook Page.**

Enjoy Your Summer!

Euricka K. Young, RCM, CCS, CAM, CMCA

Sales Report

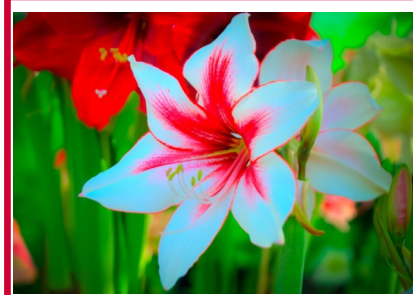
By Rosane Krumb

I hope you are enjoying your Summer. I know that I am grateful that the cicadas are finally gone. I did not want to be outside when they were around. I have finally been able to get out in my yard to clean up weeds, trim bushes and put down mulch. This is a great time for all our members to do the same. Especially if you are selling your home. Buyers will remember your unit if their first impression is a good one.

Memorable Quote: "Summer: Hair gets lighter. Water gets warmer. Nights get longer. Life gets better." -Unknown



The Lane Family J-6
The Herrera Family J-16
The Tilley Meza Family J-7
The Williams Family J-5



*Remembering those we lost.
Our Sincere Condolences to the
Crabb Family court J-2
Jackson Family court J-2
Larson Family court J-1
Evans Family court J-20
Carreon Family court J-11*

Please remember to bring in your HO6 Condo policy every year when it renews. Please write your name and address on your checks and money orders.

A Message from Office Staff

A perfect summer day is when the sun is shining, the breeze is blowing, the birds are singing. We are the magnificent Area J office crew, Euricka, Norma, Melva, Rosane, and Nicole. We are always eager to serve all of you. We want to share a few useful reminders.

1. Carrying charges are due on the 1st of every month. Late fees will be assessed after the 5th of every month. **The late fee is \$50. An additional \$100 will be assessed if you are late a second time within a twelve month period.**
2. Make sure the office has your updated phone number and email.
3. You can purchase furnace filters for \$3.00. Remember, they must be changed every 30 days.
4. You can pay your carrying charges online. "Set up is easy" Join today! Come by the office or call our office staff would love to help you.
5. Please provide your most updated HO-6 insurance policy to the office.
6. Please report all permitted occupants to the office. Unapproved occupants is a violation of your occupancy agreement.
7. Did you know all Park Forest residents must register their vehicle with the Village. Vehicles not registered and improperly tagged can be towed at owners expense. Please keep your vehicle registration current with up to date tags.

Gumball Contest
Winner!
Cheryl Johnson
Congratulations!

Maintenance News



Welcome Gerardo Juarez HVAC/EPA CERTIFIED

You may see a new face around the Co-op. Please welcome Gerardo Juarez. He was hired in July as our part-time maintenance employee. He is a Certified Heating and cooling technician. He is ready to serve the community. He jumped right in to assist with cleaning and checking the A/C units.



Recently Completed/Current Projects:

- Attic Insulation: Completed
- Main roof replacement: 202-204 Fir, 269-279 Juniper
- New gutters: 202-204 Fir, 269-279 Juniper
- Re-wiring of units: 310 Lakewood, 283 Fir, 102 Forest, 207 Krotiak, 261 Juniper, 319 Fir, 310 Juniper
- Front porch roof replacements: 284 Lakewood, 278-282 Lakewood, 269 Fir, 263-267 Fir, 299-301 Fir, 289-293 Fir
- Front porch base replacements: 284 Lakewood, 278-280 Lakewood, 282 Lakewood, 269 Fir, 263-265 Fir, 267 Fir, 299-301 Fir, 289 Fir, 291-293 Fir, 307 Fir, 303-305 Fir
- Rear porch base replacements: 128-130 Forest, 132-134 Forest, 136-138 Forest
- Sidewalks: 284 Lakewood, 278-280 Lakewood, 282 Lakewood, 269 Fir, 263-265 Fir, 267 Fir, 299-301 Fir, 289 Fir, 291-293 Fir, 307 Fir, 303-305 Fir
- Common Sidewalks: 307 Fir, 282-284 Lakewood, 276 Lakewood, 295-297 Fir
- A/C clean and checks: 137 and counting
- Tub replacements: 7 units, Tub Refinishing: 4 units
- Seal Coating: Krotiak Walking Path, Krotiak Driveways
- Basement repairs: 308 Lakewood, 250 Krotiak, 230 Krotiak, 224 Fir, 174 Park, 234 Juniper, 302 Juniper, 319 Fir

Upcoming Projects:

- Re-wiring of units as they are sold/empty
- Front porch roof replacements: 273-277 Fir, 279-283 Fir, 204 Fir, 323 Fir
- Front porch base replacements: 273-277 Fir, 279-283 Fir, 204 Fir, 323 Fir
- Tuck-pointing & brick repair: 222 Fir, 323 Fir, 204 Fir, 314-316 Juniper
- Basement repairs: ongoing
- Tree Trimming
- Sewer Lining
- Kitchen Floors: 178 Park, 281 Juniper, 260 Lakewood
- Curb Painting



Did you know that the Village of Park Forest requires all residents to obtain a permit for security alarms yearly? Permits for the 2024-2025 year were due June 30, 2024. The Village will assess a fee on August 1st for any security alarm systems not properly registered. Please submit a copy of your current permit to the Cooperative office by September 30, 2024.