



MANAGEMENT UPDATE



Park Forest Cooperative IV Area E

April, 2022

2022 Annual Meeting

AREA E
BOARD OF DIRECTORS

Barbara Jackson, CCS, Interim President
Member Satisfaction Commission Chair

Barb Varner, CCS, Secretary
Membership Chair

Craig Williams, CCD, Treasurer
Finance Commission Chair

Jim Hardin, CCS, Director-at-Large
Green Commission Chair

Joel Ramirez, CCS, Director-at-Large
Planning Commission Chair

Rashad Sanford, Director-at-Large

Due to the continued uncertainty of the Covid-19 pandemic and variants, the Board of Directors has again made a decision to conduct the election to fill four (4) Director positions by mail this year. Two positions will hold a three-year term, one position will hold a two-year term, and one position will hold a one-year term. There were eight Shareholders that submitted their Letter of Intent (see Pages 2-4). Please look for the Ballot and self-addressed, stamped envelope in the mail and return your completed Ballot by the deadline of April 26th, 2022. Each completed Ballot received by mail will receive a ticket for the door prize raffle. The drawing will be held via Zoom on Wednesday, April 27th, 2022, at 2:00 p.m. If you are interested in joining the door prize giveaway via Zoom, you must provide the Management Office with your e-mail address. Please read the letter enclosed with the Ballot for more information. Thank you!



Annual Pet Registration



Don't forget, all dogs and cats must be properly inoculated and licensed in accordance with the Village of Park Forest Pet Ordinances by April 30th. A copy of the receipt for licensure of all pets must be provided annually to the Cooperative Office by May 31st. Failure to provide registration to the Office will result in a fine of \$25.00 per pet per month. All pet licenses **MUST** be in the Member's name. Please notify the Office if you no longer own your pet(s).



Village Vehicle Sticker Renewal



Village vehicle stickers have been on sale since March 1st. Stickers must be purchased and displayed by April 30th, 2022, to avoid tickets. The stickers can be purchased at the Village Hall.

Earth Month 2022

April is Earth month. The Park Forest Environment Commission and Sustainability Office will be sponsoring the following events to acknowledge Earth Month:

- April 1st - May 31 -- Plastic pots/trays recycling collection (Drop off in Village Hall lobby)
- April 2nd from 9 a.m. - 12 p.m. -- Community Clean Up (villageofparkforest.com/sustainability for more info)
- April 16th from 1 p.m. - 4 p.m. -- Southland Local Food System Expo: "For the Health of It" located at Dining on the Green
- April 30th from 9 a.m. - 12 p.m. -- Shred Event: Located in the Village Hall Parking lot. Enter the parking lot at Main Street off Orchard Drive. You are able to bring 2 copy-size boxes of paper per vehicle. You may not bring moldy paper, metal clips, or plastic sleeves. Just pull up in your vehicle, and volunteers will take the boxes out of the trunk. Residency is not required for this event.

Take advantage of some of the events to celebrate Earth Month!

Highlights of the March Board Meeting will be in the May Management Update

LETTERS OF INTENT

Barbara Jackson

Can you believe that another three years has past already and it is time to vote again for **your Board of Directors**. I, **Barbara Jackson of 42 Fir Street**, am again asking for your vote so that I may continue serving the Shareholders/my neighbors here in Area E for a new term of three years. **For the past six years I sat on your Board of Directors** and have listened to and observed many of your concerns, suggestions, and compliments and, along with the Board, I have tried to help address the issues. I also served as the **Board Secretary** where those duties included my answering your calls that come in directly to the Board and being available for each Board Meeting. Additionally, I serve as the **Chairperson of your Member Satisfaction Committee**, and I am the **liaison for the Compassion Ministry with the Thanksgiving "Boxes of Love" for those in need**. **All of this took place as I helped to govern our multi-million dollar Cooperative...our home community.**

Last fall, unfortunately, we lost our Board President, Joseph "Joe" Smith. Earlier last year Joe had asked if I would serve as his Vice President of the Board. The Directors voted, and I agreed to serve as Vice President of the Board. So, with Joe's passing, I became the Interim Board President. This position came with additional duties and responsibilities at an executive level. When serving at this level, lots of decisions are made. Some of those decisions are hard ones, and with the hard decisions, I have stepped up to lead the Board in our efforts to explain to the Shareholders, my neighbors, just why certain decisions had to be made.

In November 2020, I was appointed to serve on a National Board of Directors for the Midwest Association of Housing Cooperatives serving member co-ops in five mid-western states. This will afford Area E (**my home community**), first-hand knowledge and opportunities as we continue to enhance our home community.

It would be an honor to continue serving here in Area E.

Asking for your vote, Barbara Jackson

Sharon Walker

My name is Sharon Walker. I have resided in Area E Cooperative for 17 years. I am respectfully submitting my Letter of Intent for a position on the Park Forest Cooperative IV Area E Board of Directors.

My past and present experience of working with boards will help to move this Cooperative into a new era. I have the energy and creativity to make us stand out among the other cooperatives. I am asking for your vote in the April 2022 election. To ensure that everyone's vote is counted, make sure that your Ballot is filled out thoroughly or it will be invalid.

I have always held a major interest in our Cooperative; this is my home and my community that I have invested years in.

Sincerely yours, *Sharon Walker*

Aurelia Bronaugh

Greetings Cooperative IV Area E Shareholders Membership,

My name is Aurelia Bronaugh and I'm excited to announce my candidacy for a position on the Park Forest IV Area E Board of Directors. I'm looking forward to working harmoniously with other board members and volunteers as well as the management team in an effort to continuously make Cooperative IV Area E a great place to live in.

For those of you who don't know me, I have lived in Cooperative IV Area E for 12 years and have thoroughly enjoyed my time here. I have a loving spouse, and four adult children. I am a retired Social Worker/S.E.I.U. Shop Steward (Local 660). I am also an Ordained Minister. And in my spare time, I teach a Zoom Bible Study class. My main hobby is working in my flower garden.

Area E Board Member must; know how to plan and understand the budget, deal with disputes, discuss and carry out ideas, listen to and resolve membership issues and concerns.

I believe my 20 years of social work at the Department of Public Social Services, and 10 years of shop steward training/experience in areas of "Bargaining and Dispute Resolution", and my background in Ministerial work involving planning budgets, discussing ideas, providing care and counseling to church members in crisis situations make me a qualified candidate for the job.

I know what this job entails and believe I have the necessary tools to do it well. I am a very enthusiastic team member and give my all to every job that I am given.

Therefore, if you believe that my experience, training, and skills would be an asset towards helping (Area E) achieve its goals then, please vote for me in the next Cooperative IV Area E Board of Directors election! Thank you!

Regards, *Aurelia Bronaugh*

Rashad Sanford

Hello Area E Shareholders:

I, **Rashad Sanford**, current director at large, am seeking your vote for a position on the Area E Board. My experience spans 3 decades of management in retail and supplemental education. Having been an Area E resident for 17 years now, I was inspired by my Area E neighbor to pursue a board position. I have been director at large roughly 1 year now and have benefitted from observing and participating in our monthly board meetings.

I have learned that a strong board and management are critical to the maintenance and direction of the Area E Cooperative. My experience managing fortune 50 companies: developing and adhering to budgets, controlling cost and diversifying revenue streams, devising strategies from income statements, balance sheets, and cash flow statements, and most importantly gaging and supporting cooperative effort toward maximum efficiency throughout the organization.

My ultimate objective is to serve the shareholders to the best of my ability. I have walked the grounds with management, discussed budgets and constraints, helped strategize to keep assessment fees manageable, and supported or discouraged activities and policies that strengthen the Area E way of life.

I am asking for your vote in the upcoming election so that I can continue to help preserve a high Area E quality of life!

Rashad Sanford

Karin Gerson

Dear Area E Members:

Hello, my name is Karin Gerson and I am running for a seat on the Area E Cooperative Board of Directors. I moved to Area E six years ago. I learned from my sister, who moved here years before I did, that an Area E co-op home is a comfortable and affordable option for living in community. Over the years, I have thought that cooperative living calls us all to participate in the work of the community. Now I am responding to that call by offering to do the work of a director-at-large on our Area E Board of Directors.

As a library manager in the south suburbs, I have experience working with library community members as well as staff, management, and the board of trustees. I have an understanding of how all of these components can work together, and I will bring that understanding to this job. I will also bring my certain knowledge that together we create a beautiful living space for us all.

With your vote, my hope and interest in working as a Director is that I can help to maintain and improve Area E, and that I can encourage all members to contribute where they can.

Thank you for your time and thanks so much for your own contributions to a beautiful, safe, and welcoming Area E Community. I would appreciate your vote.

Karin Gerson

Joel G. Ramirez

I, Joel G. Ramirez, have resided at 2890 Western Ave. (Court E-8) since November of 1990 with my wife, Carol. I am writing this letter with the intention of being put on the ballot as a candidate once again for the Office of Chairperson on the Board of Directors for the Area E Cooperative Housing Inc. of the Town of Park Forest, IL, at our Annual Meeting election of April, 2022.

Since my initial start as a Board Member in April of 2013, I have a part in a number of improvements and changes that have taken place. Some of these are trees which have been uprooted and replaced with ones that will improve our look and improve our environment. Our roofs have been replaced. The water drainage system of Court E-9 parking lot has been revised. New LED lighting of our common areas and in our court area parking lots has been noticed by our neighboring Cooperative Housing associates. We have and are replacing front porches to our units.

I have worked and will continue to work (with the Board of Directors) in becoming more of a unified team for the Shareholders of the Area E Town Homes community. I will say to you respectfully that it is not easy because neither I, nor the Board of Directors, can please or perfectly solve all of the problems that we have or may encounter in our Cooperative. However, I will do my best to improve and resolve the circumstances that we face together as a fellow Shareholder and Board Member if I am elected. Thank You!

Respectfully, *Joel G. Ramirez*

Park Forest Cooperative IV Area E
April, 2022

66 Fir Street
Park Forest, IL 60466

Phone: 708-748-9005
Fax: 708-748-7004
Emergency Maintenance: 708-754-2003

AREA E COOPERATIVE STAFF

Sandra J. Isaac, RCM, CCM, CAM, Property Manager
Katie Paraday, Sales/Bookkeeping
Roxanne Shutts, Maintenance Secretary
Luis Hernandez, Maintenance Supervisor
Juan Vega, Maintenance Staff
Eric Lewis, Maintenance Staff
Mark Metzner, Groundskeeper

Mission Statement

Our mission is to work as a team, and fulfill the needs of the Members by providing quality service and workmanship, in a timely and professional manner in order to achieve the highest level of satisfaction of our Members.

If we fail to meet this mission in any way, please let us know so that we can improve our service and workmanship standards to meet your needs.



www.parkforestcooperative.org

Pamela McCullough

I am respectfully submitting my name for election to the Area E Cooperative Board of Directors. My husband and I moved into Area E in November of 2016 and have found this Cooperative to be a very quiet, peaceful, and lovely place to live. We also find it very grandchild-friendly. 2021 sadly, Cardell McCullough passed away unexpectedly at our home in my arms. He served in the United States Army and received an honorable discharge, he also worked at Northwestern University for 50 years. He was a spiritual man and served on the Deacon Board. Our entire family extends love and thanks to all of the Members of Area E who offered their care, compassion, and respect during our extremely painful loss of Cardell.

This diverse community is one of the best places to live in the South Suburbs. Of all the Cooperatives, Area E is by far the best place to live in Park Forest. I am grateful to be a Shareholder and Member of a community surrounded by people who care. In recent years I have observed rapid changes living here continuing up to today. Our small Maintenance Staff is now a larger professional, reliable, hardworking, tight nit team. We have a very diverse group of Board Members. It is **My Intent** to serve as a **Valuable Asset**. If elected, I will provide a listening ear and empathic responses to all of our Shareholders. Communicating with other Shareholders to motivate and encourage will be done intentionally through either formal Board Meetings or spontaneously during informal neighborly events. We each have a responsibility to continuously build a positive community that is inclusive. In honor of my husband and to support community I will continue to serve as much as I can. For this reason, I humbly submit my name for election to the Area E Cooperative Board.

Thank you and God Bless, *Pamela McCullough*

Keri Miller

Neighbors, please consider me, Keri Miller, for a position on our Cooperative Board of Directors. I've made a career as a paralegal, in the real estate field, dealing mostly with title work, taxes, mortgages and liens. I have prepared department budgets and supervised teams of up to 20 employees. I'm certain that these skills will be of benefit to our cooperative.

My vision for our cooperative includes the following:

Reduce our \$6.5 M loan/payments for the back porches. We are currently paying 5.09% interest and \$460,000.00 payments each year. At this rate, we will need new porches before the these porches are paid off.

Put a hold on all traveling by the board and staff. These convention expenses can be used for improvements on our property or put toward any future increases in carrying charges. We are not getting a decent return on this expense. I would suggest the Board meet regularly to review the bylaws of our cooperative with special attention to Roberts Rules of Order, directing their conduct during meetings.

Improve landscaping. Add substantial planters, much like Birch coop has done. Take a walk, bike ride or drive through Birch Street Townhomes. It's impressive.

Birch and Cedarwood are/have replaced all or a lot of streets within their areas. Many with grant funds. I want to focus on improving our streets, with attention to additional parking.

I'd like to see a better quality and larger trees planted in all of the common areas. We should strive for 2 trees planted for every 1 tree that is removed.

Inspect back porches for bowing and attempt to repair. Yearly power washing of the back porches.

Also of importance, all members of this cooperative should be treated fairly and with respect, by our staff and our Board.

Some of the above is just a matter of attention to detail. Some will require special knowledge. If you have experience or skills that could be of assistance to the Board, please attend the meetings. Actually, I encourage all of my neighbors to attend the Board meetings.

This summer, I plan to spend Tuesday nights in my garden. Stop by and let me know your thoughts on our cooperative.

Sincerely, *Keri Miller, 20 Fir, Court E-9*
