



MANAGEMENT UPDATE



Park Forest Cooperative IV Area E

January, 2023

AREA E COOPERATIVE
BOARD OF DIRECTORS



January Board Meeting



The January Board Meeting will be held on Wednesday, January, 25th, 2023, at 7:00 p.m. in the Board Room. While this will be an open meeting, there will be a limit of six (6) Shareholders that will be able to attend so that we can continue to practice social distancing. Masks will be required. If you would like to attend the Board Meeting, please call the Management Office to reserve a seat. Once all six (6) seats are reserved, the attendance to the Meeting will be closed. The deadline to request a seat will be Thursday, January 19th, 2023. Unfortunately, Executive Session Board Meetings that are held prior to the General Session Board Meetings may run longer than expected. We apologize for any inconvenience.

Craig Williams, CCS, President

Jim Hardin, CCS, Vice-President
Green Commission Co-Chair

Barb Varner, CCS, Secretary
Green Commission Co-Chair

Rashad Sanford, CCS, Treasurer
Finance Commission Chair

Barbara Jackson, CCS, Director-at-Large
Finance Commission Co-Chair
Member Satisfaction Commission Chair
Membership Chair

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

Karin Gerson, Director-at-Large
Planning Commission Co-Chair

REMINDER: Carrying Charges increase 2% beginning January



Christmas Tree and Light Recycling



Recycling is available for Christmas trees and lights. Lights are accepted from November 22nd - January 18th. Lights can be dropped off at the Village Hall. Christmas trees are accepted December 26th - January 18th. Trees can be dropped off at the Aqua Center parking lot. This event is being sponsored by Gaby Iron and Metal. Please think about recycling these items as opposed to throwing them away.



Snow Removal Reminders



When shoveling snow out of your parking stall, please shovel toward the grass/curb instead of pushing the snow in the court. This will make plowing much faster in all of the courts. Also, when salting your sidewalks, please make sure you use Magnesium or Calcium Chloride. We have some available for purchase in five gallon buckets. The cost is \$35.00 per bucket. If you already have a bucket and need a refill of salt, the cost will be \$25.00. No rock salt can be used on concrete surfaces or you may be fined. This will ensure that the sidewalks stay in better shape for years to come. Thank you for your cooperation!!



Cold Weather



While the temperatures may now be rising, please watch to take precaution once the temperatures may again dip below freezing. When that does happen, please keep your heat turned up and run your faucets at a drip to avoid frozen pipes. Please be safe and stay warm in the extreme temperatures. If you need assistance or have an emergency situation, please call the Cooperative Office at (708) 748-9005 during normal business hours or Emergency Service at (708) 754-2003 after hours. Thank you!

Did You Know?

Did you know that housing Cooperatives were organized in New York City in the late 1800's? Major Co-op housing developments happened after World War I in New York, San Francisco, and Chicago. These were mainly for people of higher incomes.

Affordable Co-op housing grew greatly during the 1950's. As a result, we have the Cooperatives of South Suburban Chicago. This includes Area E, our homes. Today more than half of the nation's Co-ops are in Metropolitan New York. These Co-ops are offered at market rate, not necessarily affordable.

**Park Forest Cooperative IV Area E
January, 2023**

66 Fir Street
Park Forest, IL 60466

Phone: 708-748-9005
Fax: 708-748-7004



AREA E COOPERATIVE STAFF

Sandra J. Isaac, RCM, CCS, 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

David Bradley, 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



SENIOR EXEMPTION INFORMATION

The seniors at our Cooperative have received their exemption check for tax year ending 2021. Recently, 98 seniors received the Senior Citizen Exemption and 64 of them received the Senior Freeze Exemption. Soon enough, it will be time for the paperwork to be completed for 2022. The qualifications to receive the senior exemption and/or senior freeze exemption are as follows:

ELIGIBILITY REQUIREMENTS—Senior Citizen Exemption

1. You must be 65 years of age or older during the year for which you are applying (thus, you should have been 65 in 2022);
2. As of January 1st, 2022, you must be the person responsible for your real estate taxes;
3. As of January 1st, 2022, the property must be your principal residence.

To apply for a Senior Citizen Exemption, you must submit:

1. A Senior Citizen Exemption Application Form with your parcel number. (The parcel number can be obtained through the Cooperative Office);
2. A closing or settlement statement (such as your Membership Certificate and/or your Occupancy Agreement);
3. A copy of a recent property tax bill (can be obtained through the Cooperative Office);
4. A copy of proof of age and residency.

The Cook County Assessor's Office will notify you if your application is approved. For each year following the original application, you will automatically be sent an annual renewal form. Please sign this form and return it to the Assessor's Office for continued exemption status (these procedures are subject to change by the Assessor's Office).

ELIGIBILITY REQUIREMENTS—Senior Freeze Exemption

1. Be born prior to or in the year 1957;
2. Have a total gross household income of no more than \$65,000 in 2021;
3. Own the property or have a legal, equitable or leasehold interest in the property on January 1st, 2021, and January 1st, 2022;
4. Be liable for the property taxes on the property in 2021 and 2022;
5. Use the property as your principal residence from January 1st, 2021, through December 31st, 2022.

You MUST file each year in order to continue to receive the Senior Freeze Exemption, and the requirements must be met each year.



2 Bedroom Interior

E-9	\$27,000	E-13	\$30,000
E-9	\$32,400	E-14	\$22,400

Marketing Report—Available



Donye Davis
Albert Maiorano
Kiara Gray

3 Bedroom DU/SD

\$33,400
\$35,400

Don't forget, you will receive a \$100 referral fee for a person that purchases a unit and lists your name on the application.

