

MANAGEMENT UPDATE

Park Forest Cooperative IV Area E

January, 2024

AREA E COOPERATIVE
BOARD OF DIRECTORS

Christmas Tree and Light Recycling

Recycling is available for Christmas trees and lights. Lights are accepted now through January 19th. Lights can be dropped off at the Village Hall. Christmas trees are accepted December 29th - January 19th. Trees can be dropped off at the Aqua Center parking lot. Please remove all lights and ornaments prior to drop-off. Trees will be recycled into mulch to be used at area playgrounds.

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

REMINDER: Carrying Charges increase 3% beginning January

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 \$50.00 per bucket. If you already have a bucket and need a refill of salt, the cost will be \$40.00. 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!!

- IMPORTANT DATES**
- January 24th -- Board Meeting @ 7:30 p.m.

**ALL MEETINGS ARE HELD IN THE
COOPERATIVE OFFICE.**

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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!

Safety

The Park Forest Police Department reminds residents that leaving a running vehicle with the key inside and unattended is both a violation of Village ordinance and results in stolen vehicles every winter. Also, remembering to lock your vehicle whenever you are away from it helps prevent motor vehicle burglaries. Help the Police Department protect you by taking simple steps to keep your property secure.

Marketing Report—Available Units

2 Bedroom Interior		2 Bedroom End	
E-1	\$25,000	E-2	\$32,000
E-8	\$25,000		
E-8	\$25,400		
E-9	\$25,000	2 Bedroom DU/SD	
E-9	\$32,400		\$40,000
E-14	\$22,400		

To aid in the sale of your unit, contact the Cooperative Office and give permission for the staff to show your unit!

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



**Park Forest Cooperative IV Area E
January, 2024**

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

Nia-Imani Thomas, Office Assistant

Luis Hernandez, Maintenance Supervisor

Juan Vega, Maintenance Staff

Eric Lewis, Maintenance Staff

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



With Sympathy

We regret to inform you that Area E has lost another wonderful Shareholder. Please keep the family of Andrew Turner in your thoughts and prayers.

SENIOR EXEMPTION INFORMATION

The seniors at our Cooperative have received their exemption check for tax year ending 2022. Recently, 100 seniors received the Senior Citizen Exemption and 38 of them received the Senior Freeze Exemption. Soon enough, it will be time for the paperwork to be completed for 2023. 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 2023);
2. As of January 1st, 2023, you must be the person responsible for your real estate taxes;
3. As of January 1st, 2023, 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 1958;
2. Have a total gross household income of no more than \$65,000 in 2022;
3. Own the property or have a legal, equitable or leasehold interest in the property on January 1st, 2022, and January 1st, 2023;
4. Be liable for the property taxes on the property in 2022 and 2023;
5. Use the property as your principal residence from January 1st, 2021, through December 31st, 2023.

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