



MANAGEMENT UPDATE



Park Forest Cooperative IV Area E

January, 2025



Christmas Tree and Light Recycling



Recycling is available for Christmas trees and lights. Lights are accepted now through 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. Please remove all lights and ornaments prior to drop-off. Trees will be recycled into mulch to be used at area playgrounds.

AREA E BOARD OF DIRECTORS

- Craig Williams, CCS, President
- Jim Hardin, CCS, Vice-President
Membership Chair
Member Satisfaction Commission Chair
Green Commission Co-Chair
- Barb Varner, CCS, Secretary
Green Commission Co-Chair
- Rashad Sanford, CCS, Treasurer
Finance Commission Chair

REMINDER: Carrying Charges increase 1% 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 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!!

- Joel Ramirez, CCS, Director-at-Large
Planning Commission Co-Chair
- Karin Gerson, CCS, Director-at-Large
Member Satisfaction Commission Co-Chair
Planning Commission Co-Chair
- Miquel Casara, Interim Director-at-Large

IMPORTANT DATES

- January 22nd – Board Meeting @ 7:30 p.m.

ALL MEETINGS ARE HELD IN THE COOPERATIVE OFFICE.



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



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

| 2 Bedroom Interior | | 2 Bedroom End | |
|--------------------|----------|---------------|----------|
| E-3 | \$32,000 | E-13 | \$43,400 |
| E-7 | \$30,000 | | |
| E-8 | \$25,400 | | |
| E-8 | \$25,400 | | |
| E-9 | \$75,000 | | |

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, 2025

66 Fir Street
Park Forest, IL 60466

Phone: 708-748-9005



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

Eric Lewis, Maintenance Staff

Juan Vega, Maintenance Staff

Jason Hefner, Maintenance/Groundskeeper

Kevin McPhee, 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



Free Utility Bill Clinic: The Citizens Utility Board and Village of Park Forest are hosting an event on January 21st from 5 p.m.-7 p.m. to provide suggestions on how to reduce your utility bills and tap into money-saving, clean energy programs. Each participant will speak one-on-one with a CUB counselor. **Please bring your gas and electric bills.** To register email mminic@citizensutilityboard.org or call 312-292-5847.

SENIOR EXEMPTION INFORMATION

Unfortunately we have yet to receive the senior lists from the Assessor's Office to prepare the tax year 2023 exemption checks. However, then soon enough, it will be time for the paperwork to be completed for 2024. 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 2024);
2. As of January 1st, 2024, you must be the person responsible for your real estate taxes;
3. As of January 1st, 2024, 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 1959;
2. Have a total gross household income of no more than \$65,000 in 2023;
3. Own the property or have a legal, equitable or leasehold interest in the property on January 1st, 2023, and January 1st, 2024;
4. Be liable for the property taxes on the property in 2023 and 2024;
5. Use the property as your principal residence from January 1st, 2022, through December 31st, 2024.

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