



# The CEDARPOST



Winter 2011

Volume 49, Issue 4

Cedarwood Cooperative, Inc. 63 Cedar Street, Park Forest, IL 60466 708-747-3833 info@mycedarwood.com www.mycedarwood.com

### Important Phone #'s

Emergency Maintenance  
708-748-4422

Emergency Police/Fire  
911

Non-Emergency Police  
708-748-4700

NICOR 708-756-5100

COM ED 708-339-9700

VILLAGE HALL & WATER  
DEPT. 708-748-1112

J.U.L.I.E. 800-892-0123

Jolly Trolley 708-748-4433

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## President's Report

Fall was a busy time for Management and the Board of Directors as we worked on the 2012 budget. We have concluded the budget season and we are pleased to report that the 2012 budget reflects no carrying charge increase. Thanks to Management and the Board for all your hard work especially during this budget process.

The holiday season is officially upon us. Cedarwood homes are aglow with holiday decorations. I hope that our Cedarwood families are having great holidays and I hope that they continue throughout the remaining season.

Jacque Smith, President

## Around Your Court

**Your Involvement Counts:** Our search is ongoing for involvement of our members by serving on the Board of Directors. Each elected board member brings their own knowledge and insight to contribute in making critical decisions to ensure a sound future of our cooperative. Each member of the board is good at something, put your "something" to use. For more information please contact the Management Office.

**Avoid the Tow:** Recently several unauthorized vehicles have been towed at the vehicle owners' expense. Avoid the unpleasant experience for yourself or your guests by parking in your designated space and directing your guests where to park.

**Acts of Kindness...Snow Removal:** It may only take you several minutes to shovel the common area sidewalk or removing the snow from your neighbor's car, but you may be surprised how your neighbor returns the favor and does the same for you. You may not personally know all of your neighbors, but your simple act of kindness can make the difference in someone's day.

**Holiday Tree Disposal:** Our garbage disposal company provides free pick up of your holiday tree. Kindly observe the following steps to prepare your tree for pick up:

1. Remove tree from stand.
2. Wrap or encase the tree in a tree bag, plastic or fabric covering, and tie the ends.
3. Place in the designated court pick up area.

Please remember not to place the tree outside any earlier than 7 p.m. the evening before the scheduled pick up date.

**Cedarwood Annual Food Drive:** Please drop off non-perishable food items into the Cedarwood office by December 21st before 4 p.m. In addition to non-perishable food, the food pantry could also use: personal care products, ziplock quart and gallon size bags, disposable diapers (adult and infant) and baby formula. If you are able to donate items, we will be taking them to our local food pantry.



## *Manager's Report*

### Board of Directors

Jacqueline Smith  
President

Robert Baggot  
Vice-President

Laurie Miller  
Secretary

Donna Fitzgerald  
Treasurer

Vera Barber  
Director At Large

### Administrative Staff

Mary Arroyo-Ortiz  
Property Manager

Diana Jankus  
Accounts Receivable/  
Payable

Gina Tagli  
Sales/Member Services

Lisa Severino  
Administrative Assistant

### Maintenance Staff

Rick Tidd  
Maintenance Supervisor

Ralston Davis

Jack Hobbs

Robert Lulis

Scott Pearce

Charles Ricci

## CLASSIFIEDS

### PLACE YOUR AD HERE!

**FREE TO  
CEDARWOOD  
MEMBERS  
SELLING  
PERSONAL  
ITEMS.**

The winter season is easing into our Cedarwood Community and it will certainly require our full attention. This year, experts are predicting a brutally cold and very snowy winter. La Niña (a phenomenon that occurs when the temperatures of the sea surface near the equator and the eastern Pacific are below normal) is to blame. This is what made last year's winter so awful. So don't get caught off guard. Winterize.

As a courtesy to your mail carriers, and according to the House and Grounds Manual, please remember to shovel your walkways within 24 hours. After a 2" snowfall, our snow removal contractors will be out to shovel the snow in the common areas, which include the main sidewalks on Cedar, Dogwood and Western Avenue. When you hear the plow truck in your court, be courteous and kindly move your vehicles so the contractor can clear your parking space. Don't wait to call after the plows are gone as they have many other areas to plow. This season, Supreme Landscaping will be shoveling our snow.

Management will be requesting proposals from vendors for next year's Landscaping and Snow Removal.

Our 2012 Budget was approved by the Board of Directors. A budget summary was recently delivered to all units. Please take the

time to read this important information and call the office if you have any questions. I am very pleased to announce that a total of \$956,536 was allocated towards our Capital Improvements Projects. In 2011, we re-lined our sewers, replaced roofs on 6 buildings, reconstructed a complete parking court (D-8), sealed and striped 7 courts, replaced windows in 12 units, and replaced 96 rear porches in 4 courts. Although the Board has not determined exactly how many projects will be done in 2012, they will discuss this early next year. Clearly, Cedarwood is headed in the right direction.

Reassessment of property in Cook County is done within a triennial cycle (it occurs every three years). The Cook County Assessor's office has conducted a review of Cedarwood Cooperative's assessment appeal. As a result, the 2011 appeal lowered our assessment value from \$796,389 to \$645,957. Though there are no guarantees, we anticipate a lower tax bill for 2012. In spite of the reduction, it is not enough based on recent cooperative sales; therefore, we will be filing a second appeal with the Review Board.

Finally, as you all celebrate this holiday season with the variety of traditions, the Cedarwood Staff wishes you joy, harmony, and prosperity for you and your families.

Mary Arroyo-Ortiz, Property Manager

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## *In Other News*

**New Year...New Members:** We continue to seek new and creative ways to market and advertise Cedarwood in an effort to increase membership and reduce the number of vacant units. You too can assist in spreading the word of the benefits of living at Cedarwood. Perhaps you know of someone who would be better suited living at Cedarwood, than traditional home ownership. We continue to offer a referral fee to any approved new member, in the amount of \$100.00.

**Recognized Again!** The Village of Park Forest has again recognized Cedarwood's beautifully maintained grounds with a Beautification Award for 2011. This would not have been possible without the efforts of Cedarwood staff, members, and the House and Grounds Committee planting volunteers. Thank you.



## Maintenance Report

We are glad to report that our furnace clean and check program is complete for this year. You may have noticed that we also tagged several shut off valves for water and gas in your basement. If an emergency should develop, you are the first responder on the scene. This may help in preventing damage. Also, please change filters once a month as clogged or pleated filters may restrict air flow. This may result in damage to the HVAC system and high heating bills due to non-efficient systems. You can also zone your heat by adjusting vents. If you need more heat downstairs, partially close upstairs vents and open downstairs vent. If you need more heat upstairs, do the reverse, partially close the main floor vents and open the upstairs vents.

We are currently cleaning the gutters and you may also have seen our tree pruning contractor out trimming and removing dead trees.

We recently started our furnace replacement program. We will notify you if your furnace is targeted to be replaced.

Finally, don't forget to disconnect your hoses to prevent pipes from freezing.

I wish everyone well throughout the Holiday season.

Rick Tidd, Maintenance Supervisor

**Winter Tips** The long days of winter often keep us indoors more, which can lead to hours of inactivity. Furthermore, we are more likely to contract illnesses during the winter months because we are in more confined spaces. For you and your loved ones to stay healthy during the winter, consider these health tips:

- Wash your hands often to kill germs and bacteria and use hand sanitizer if necessary.
- Stay home from work if you are sick and keep children home from school and other public places if they are sick.
- Always wear hats and gloves when outdoors in cold weather; the biggest proportions of body heat are lost through the head and hands.
- Keep clothing dry; if a layer becomes wet, remove it to prevent a loss of body heat.

- If you have to shovel snow, try not to over do it. If you feel yourself getting tired or weak, it's time to go inside and take a break and continue after you rest.

- When traveling during the winter months, your car may decide to become stubborn and break down. It is always wise to keep the following items in your car: a car phone, flashlight, first-aid supplies, extra clothes, blanket, cat litter or sand in case your car gets stuck, and jumper cables.



- If you know a neighbor is elderly or has trouble getting around, it is a nice gesture to check on them and see if they need any assistance.

## Favorite Cookie Recipes

### Peanut Butter Cookies— Gluten Free

#### Ingredients:

1 cup sugar  
1 cup peanut butter  
1 egg  
Hershey's kisses



#### Directions:

1. Mix ingredients and roll into balls. Bake 10 minutes at 400 ° F.
2. Remove from oven, place a Hershey's Kiss in the center, sprinkle with colored sugar and bake for one additional minute.

### Snowman Cookie Friends

#### Ingredients:

1 pouch (1 lb 1.5 oz)  
Betty Crocker®  
sugar cookie mix  
1/3 cup butter or  
margarine, softened  
2 tablespoons all-purpose flour  
1 egg  
1 container Betty Crocker® Whipped  
fluffy white frosting  
Betty Crocker® decorating icing  
(assorted colors, as desired)  
Betty Crocker® blue, green and yellow  
decorating sugars  
Betty Crocker® red cinnamon decors



#### Directions:

1. Heat oven to 375°F. In medium bowl, stir cookie mix, butter, flour and egg until dough forms. Roll dough on floured surface to about 1/4 inch thick. Cut with cookie cutters. Place 1 inch apart on ungreased cookie sheet.
2. Bake 7 to 9 minutes or until light golden brown around edges. Cool 1 minute before removing from cookie sheet; cool completely.
3. Spread frosting on cooled cookies. Decorate as desired with remaining ingredients.

## *Cedarwood Craft Show*



**Congratulations to  
Dawn Porter who won a gift  
basket plus \$25.00 cash for  
attending the Craft Show**

## *Upcoming Events*

<b>Christmas—Office Closed</b>	Dec. 23rd & 26th	Management Office
<b>New Year's—Office Closed</b>	Dec. 30th & Jan. 2nd	Management Office
<b>Martin Luther King Day - Office Closed</b>	Jan. 16, 2012	Management Office
<b>Monthly Board Meeting</b>	Jan. 19, 2012	7 pm @ Cedarwood Center
<b>Monthly Board Meeting</b>	Feb. 16, 2012	7 pm @ Cedarwood Center
<b>Monthly Board Meeting</b>	March 15, 2012	7 pm @ Cedarwood Center

**Board Meeting Drawings:** Remember that at the monthly board meeting, after all board business has been conducted, we hold two drawings. One is for meeting attendance, the second is the maintenance card drawing. The winner of each drawing will receive \$25.00. In addition to staying informed of decisions by the Board and Management updates, you may be a winner of a drawing.

## *Cedarpost Publishing Policies*

The Cedarpost is published seasonally. All submissions should be 250 words or less and must be signed by the member. You may request that your name be withheld from publication. The deadline for submitting articles, even information, recipes, and photos is as follows:

<b>Deadline</b>	<b>Publication</b>
Wednesday, February 29, 2012	Spring Edition, March 2012
Thursday, May 31, 2012	Spring Edition, June 2012
Friday, August 31, 2012	Fall Edition, September 2012

The Cedarpost staff reserves the right to edit for content and form. Submissions may be sent in writing or emailed to [info@mycedarwood.com](mailto:info@mycedarwood.com). Ads placed for grass cutting, and selling of personal items are free to Cedarwood members. Advertisements for profit making businesses and services will be placed upon receipt of payment in the following amounts:

Full Page \$50	1/ 4 Page \$18.00
1/2 Page \$30	Less than 10 lines \$10