



Member Owned



The

Cedarpost

Summer, 2022

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

Manager's Report

Michael Alexander
President

Andre Hogan
Vice President

Ella Jones
Treasurer

Batura Otara
Secretary

Jacqueline Smith
Director at Large

Jeffery Lockett
Director at Large

Donna Fitzgerald
Director at Large

Administrative Staff

Mary Arroyo-Ortiz
Property Manager

Lisa Stateman
Accounts Payable

Amanda Allen
Sales/Accts Receivable

Maintenance Staff

Rick Tidd
Maintenance Supervisor

Charles
Scott
Ralston
Mike

Now that summer is here, you probably have noticed a lot of construction throughout the property.

Some of the projects include upgrades to the electric underground wires that are being conducted by Intren. The work will go on through the summer on most of the property. They're currently in phase two and the work is expected to be completed by September, including landscaping repairs. The Illinois Department of Transportation (IDOT) will be making improvements on Western Avenue. These include resurfacing the Avenue and installing curb ramps for ADA compliance.

Porch Project: We have also started working on our own board-approved improvements. The front porch project began mid June and will go on through the summer months. The courts we're working on this year include C-6, C-7, C-8, and C-9.

Roof Replacement: Work for various buildings begin late July through August. These buildings include 3001-3007, 3011-3021, 3133-3139, 3229-3239 on Western and 400-402 and 424-426 on Dogwood.

Reconstruction of Court C-9: The tear out and resurfacing of court C-9 is scheduled to begin early August.

Other Projects: Other work currently being assessed and will soon be scheduled include tuck pointing repairs, sidewalk replacement, parking lot sealcoating in various courts, and lateral sewer lining. A tree-trimming project will also be scheduled in the fall.

Window Replacement: We are currently asking for members who want their windows replaced to contact the office immediately as they will be coming on the property soon to take measurements. The co-op offers a 10-year repayment plan, interest free for the product. The labor is not charged to the members. Pella Windows

offer energy efficiency including lowering utility bills, so call to get on the list as space is filling up fast.

Water Main Replacement: We have completed the water main replacement project for the year. I'm very happy to inform you that there are only 37 units left and this project will be fully completed next year!

Other news: Management has been looking into several parking options. Some of these options include discussions with the Hindu Cultural Center, options available with Cedar Park and other Village options. Of course, these are just preliminary ideas where ultimately the board would make the final decision but not before conducting meetings with the membership for input.

Many members have taken advantage of the plant reimburse program. There are still funds available and at least 10 more weeks of great weather. Plant perennials. Take advantage of this program if you have not yet done so.

Just like the real estate market, co-op sales continue soaring. Our units sell quickly and equity keeps rising. Due to the low number of units on the market, an Open House will not be held this year.

The board and staff have been going through several types of Leadership Training. Training for staff also includes the mandated yearly training. In addition, a budget workshop will be held for the board in August.

We sent out a few notices about joining committees. There is still plenty of time to participate this year. Call the office to sign up if you're interested.

Have a safe and wonderful summer!

Mary Arroyo-Ortiz
Property Manager

Maintenance Report

As these weeks get hotter and hotter, the number of service calls increase making prompt service more difficult. Please note that a good working A/C unit can only be expected to maintain a unit 20 degrees cooler than the outside temperature (for example, if it's 97 degrees outside, the air conditioner may only be capable of reaching 77 degrees inside a unit).

Other factors that may also inhibit the proper function of your air conditioner include:

- Change the filter monthly during the high demand months (June through August).
- Clear area around outdoor condenser. Keep a minimum of a 3 foot clearance around the perimeter of the outside condenser. Improper circulation around the condenser could cause costly damage to the unit and your bills will be higher. Trim bushes around it and move items stored near it. Be careful around it and avoid stepping on any lines. Smashed and damaged lines can cause inefficient performance to your condenser.
- Clean the condenser with a hose if needed.
- Vacuum indoor vents and keep vents unblocked. Vacuum dust and any debris away from indoor supply vents to help maintain steady airflow. Keep items like blinds, furniture and toys away from blocking the vents.

- Increase the thermostat by a few degrees. Adjusting temperatures 5 - 8 degrees (down in winter, up in summer) can help save money and energy.
- Keep lamps and TV's or other heat producing appliances away from the thermostat. Heat emitting from these appliances that are near the thermostat will trigger false readings on your thermostat and you're A/C will kick on more than needed for longer periods of time, causing the system to run longer and work harder than it needs to be.
- Keep curtains and blinds closed in the heat of the day to conserve energy. When direct sun hits the windows in your home, keeping curtains or blinds closed will keep some heat from warming your unit.
- Avoid using the dryer and oven in the hottest hours of the day. Running your dryer and using with oven will cause warm air to be drawn into your home causing your air conditioner to have to work harder.

Enjoy the rest of the summer!

Rick Tidd, Maintenance Supervisor



Work Order Alert for Pet Owners

When placing a work order or if you receive a notice that maintenance will be doing work at your and will need access, be sure to secure your pet away from the work areas. For example, for furnace and air conditioning work, we will require access to the kitchen, basement and living room so please have the dog secured away from those areas. For safety reasons, maintenance cannot enter a unit if you are not home and your dog is running loose. If you are home and as a safety measure for both maintenance and your pet, please confine or secure your dog or cat away from the work areas.



House and Grounds Reminders

Wasp and Bee Policy: Maintenance will not spray for bees. The only times that a work order will be entered is if there is a bee hive and it is over 15 feet high and unreachable.

For your convenience, cans of Spectracide is available for purchase at the office for \$4.00. These cans can spray the bee chemical 12 to 15 feet and should only be used at night when the bees are in their hive. In an attempt to keep bees from building nests around your unit, make sure your porch area is clean and clear of food, and your garbage cans are clean and secure. Bees are attracted to sugary substances so wash the pop cans and keep your recycling bins clean.

House & Ground Reminders

The purpose of the House and Grounds Manual and the enforcement of the procedures set forth, is to provide for the safety, comfort, and general well-being of all Cooperative residents in an equitable fashion. The following are just a few reminders, as these are frequently violated. It is important that each member familiarize themselves with the policies as every resident and their guest(s) are expected to adhere to them.

Parking

Illegally parked vehicles may be towed. Members must insure that visitors to their households are informed of the rules and they abide by such rules at all times. A fine may be assessed against a member for any violations caused by their guests.

- In-court parking is limited to one (1) assigned parking space per dwelling unit.
- Parking is not permitted at court entrances, on the grass, or in any other area designated "No Parking" and/or so identified by a similar sign, a painted yellow curb, or any other markings.
- Motor vehicles parked so as to take up more than one (1) parking space will be considered in Violation of the rules set forth and may be subject to immediate tow at the owner's expense.
- Parking spaces shall accommodate one motor vehicle only.

Garbage, Recycling, and Yard Waste

- The scheduled pick up day is Thursday.
- If a holiday falls on a Thursday, garbage will be picked up on Friday
- All properly stickered bags and stickered branch bundles must be placed in the designated court pick up area after 7:00 p.m. the evening before, but before 7 a.m. the morning of garbage day. Garbage pick-up services start as early as **7 a.m.**



- Only garbage that is properly secured, fastened, and placed inside garbage cans will be picked up.
- Household garbage is never allowed in the court pick up area, only inside your garbage cans at your porch,
- Please note that the garbage, recycle, and lawn pick up may be collected by 2-3 different trucks and may not come at the same time.

Maintenance Emergencies

If you have an emergency after business hours or on the weekends, please call the emergency number at 708-747-3833. According to the House and Grounds, the following are considered maintenance emergencies:

Fire

Call 911 immediately. As soon as it is reasonable and practical, please contact Emergency Maintenance.

Complete Electrical Failure

For complete electrical failure in the unit, please contact Emergency Maintenance. (Note: partial electrical failure is not considered an emergency.)

Sewer Back-Up or Basement Flooding

Contact Emergency Maintenance.

Broken, Burst, or Frozen Pipes

Contact Emergency Maintenance.

Clogged, Topped, or Backed-up Toilet

Member will be charged a **\$25.00** fee if plunging is all that is required. If additional work is necessary and a foreign object is found in the toilet due to the Member's conduct or accident (i.e. toys, combs, sanitary napkins, diapers, etc.), the Member will be charged all costs for such additional work.

Gas Leaks

Contact NICOR immediately at 708-756-5100. If NICOR informs the Member that the Cooperative must correct the leak, call Emergency Maintenance immediately.

Lock-Out

Call maintenance to be let in. The Member must provide proper identification. During office hours, the fee is \$25.00 and after regular office hours, the fee is \$35.00 .

No Air Conditioning

If the outside temperature is in excess of seventy-two (72) degrees and your air conditioner is not working, contact Emergency Maintenance. However, prior to calling Emergency Maintenance, please check the thermostat setting. The fan button should be set on "auto" and the other button should be set on "cool". Please also check the circuit breaker box and/or fuses. Re-set them if necessary.

Broken Windows

Contact Emergency Maintenance. They will board up the glass until the window can be fixed or replaced by the Cooperative's glass contractor. Members are responsible for the cost of the glass replacement and/or repair.

Clogged Sinks

Members will be charged all costs to repair such sink. However, if the Member is able to wait until regular business hours, the repair will be made at no charge. In the interim, **DO NOT USE ANY DRAIN CLEANERS**.

In Other News

Park Forest Police Events



Cook Out and Celebrate

National Night Out

2022

with the Park Forest Police Department
Tuesday August 2nd 2022

No gathering is too big or too small we plan to attend them all!!!

Register your block party or cook out with the Park Forest Police Department to ensure that we can stop by and celebrate with you!

ALL BLOCK PARTY PERMIT FEES ARE WAVED FOR NATIONAL NIGHT OUT Tuesday, August 2, 2022



Join the Park Forest Police Department for

UNITY DAY!

WEDNESDAY, AUGUST 3RD • 6PM-9PM
SENSORY HOUR 5PM-6PM

VILLAGE GREEN
MAIN STREET AND CUNNINGHAM BLVD
PARK FOREST IL 60466

- Free Celebration!
- 500 meals will be provided
- Multiple Bounce Houses
- Touch a Truck
- Car Show
- Live Music
- Resource Fair
- Giveaways

Dirt Delivery

If you would like dirt delivered to your unit for any landscaping repair or new projects, please call or email the office.



Cedarpost Publishing Policy

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, information, recipes, and photos is as follows:

Deadline	Publication
September 15, 2022	Fall Edition October 17, 2022

The Cedarpost staff reserves the right to edit for content and form. Submissions may be sent by email at info@mycedrwood.com or in writing. Ads placed for grass cutting, and the sale of personal items are free to Cedarwood members. Advertisements for profit making businesses and services will be placed upon receipt of payment as follows:

Full Page \$50	Quarter Page \$18
Half Page \$30	Up to 10 lines \$10

Important Contact Information

Cedarwood Office	708-747-3833	www.mycedarwood.com email: info@mycedarwood.com
Emergency Maintenance	708-747-3833	
Emergency Police or Fire	911	
Non-Emergency Police	708-748-4700	
Non-Emergency Fire	708-748-5605	
ComEd	800-334-7661	www.comed.com
Nicor	888-642-6748	www.nicor.com
Village Hall	708-478-1112	www.villageofparkforest.com