

# TowerTalk

News and Information for Park Tower Condominium Association

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## Revised Rules on Rentals at Park Tower

by Sheldon Atovsky

On January 26 the PTCA Board of Directors approved a new rule regarding rental units, to be placed into the Rules and Regulations Handbook and to be effective March 1, 2015. The entire Handbook can be viewed online and downloaded from the Library section of our website, [www.ptcondo.com](http://www.ptcondo.com).

Currently, about 37% of the building's original residential units are rentals, with the residents of those units comprising about 42% of our total population.

Board and management have come to believe that it would serve our Association well to reduce those percentages -- that by so doing we would lower our op-

erating costs, improve the resale value of our units, and improve the quality of life for everyone living at Park Tower.

With those goals in mind, the board this past summer appointed an Ad Hoc Rental Policy Committee to study the issues and come up with an effective, sensible approach.

The committee convened in the summer and over several meetings, interspersed by considerable research, developed the proposals underlying the recent amendment to the Association's Rules and Regulations Handbook.

As a member of that committee -- the

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## New Features and Functions on the Horizon for PTCondo.com

by Bob Shamo

As it matures, our new website gains features and functionality. On March 1, three enhancements "went live," and in coming weeks there will be a fourth. So pull out your cellphone or sit down at your computer, coffee in hand, and go to "[www.ptcondo.com](http://www.ptcondo.com)."

There at the top of the home page is this story, the one you're reading right now. From here on, you can switch over if you like and read online.

### 1. Commenting

First, notice that this story, when viewed online, is followed by an invitation to comment -- which you are definitely invited to do after you've finished reading and checking out the enhancements.

This commenting feature will be selected (or not) by the author when he places his story online. Comments themselves will be read first by the author, who will then post them for all to see. New comments may either be afresh or, in effect, a comment upon a comment. (The latter is called "nesting.")

You may remember that initially there was a "Discussions" tab. With little traffic in this area, that tab has been removed for now. But for stories that elicit many -- and nested -- comments, perhaps we'll shift them over to a reactivated Discussions area, where thoughts and opinions can be more fully developed.

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# Lettuce Entertain You Enterprises: An Interview with Jay Stieber

by Sheldon Atovksy

**L**ettuce Entertain You Enterprises owns, operates, or manages over 100 restaurants in seven states and the District of Columbia. The Chicagoland area, with around 60, tops the lists and includes such familiar names as Wildfire, Shaw's Crab House, RPM Italian, RPM Steak, and Hub 51.



Photo by Mike Magliane

LEYE's headquarters – that's right, its national headquarters – are here in our building, the largest single occupant of offices in our business mall. Recently, I had the pleasure of speaking with Jay Stieber, Executive Vice President and General Counsel, about what exactly goes on in these Park Tower offices.

By the way, if Jay's last name sounds familiar, or if you saw his face and thought it familiar, you'd be right. Jay has served on Park Tower's Board of Directors and his mother, Bea, is one of the most positive and lively residents in our building. She's always at the 4th of July party helping to set-up, clean-up, manage and serve potato salad!

As long-time Park Tower residents will remember, Jonathan Livingston Seafood was once housed in our mall. It was the fourth restaurant opened by Lettuce Entertain You and had a very successful 10-year run, from 1975 to 1985.

Many are the meals I enjoyed with friends and family at JL Seafood. It boasted a fabulous salad bar, succulent fresh fish and seafood, and a friendly staff with acerbic wit and an absolute commitment to seeing their customers satisfied. These

were LEYE'S goals when it began, and they remain so today.

Lettuce – no offense, that's just what everyone calls it! -- was founded in 1971 by Richard Melman and Jerry A. Orzoff (now deceased). Its very first restaurant, RJ Grunts in Lincoln Park, is still in operation. That alone says a lot about the business.


By 1985, the corporation had outgrown its single office here at Park Tower and, interestingly, needed a test kitchen. So when The Breakers went up that year and needed the space where JL Seafood customers had been parking, the restaurant closed and in its place went expanded offices and, sure enough, a test kitchen.

The test kitchen is where flavors, textures and presentations are developed. Several chefs can be working there at a time, and Jay mentioned that he gets to try out many of the new recipes. If you're closeby and smell some wonderful aromas, then you'll know those Lettuce chefs are hard at work.

Jay has worked for Lettuce for about 20 years. He first came and has stayed because of the "great culture created by Richard Melman ... the fact that [our business] is all about taking care of guests and employees and making sure that people have a quality experience."

LEYE's corporate functions -- finance, legal, human resources, marketing, social media, gift cards, frequent dining program, and information technology -- are all housed in mall offices owned by or controlled by the corporation. Jay mentioned that it enjoys a good working relationship with management and with our Association.


LEYE's many restaurants contribute to Chicago's economy and are part of what draws conventions and tourists to the city. And with 115 employees coming to work every business day, it is also a major player in the life of our building.

Visit [www.leye.com](http://www.leye.com) to read a full history and check out the impressive list of restaurants. Stop in Suite 103 to inquire about Gift Cards and Lettuce's Frequent Diner Club .. or just to say, "Hi," to our good neighbor 

## Park Tower ShoutOuts! Thank You Noe and Kent

Did you notice how fresh and welcoming our hallways looked over the holidays? A ShoutOut to **Noe Silva** of our maintenance staff for his outstanding plaster repair and painting work. Noe's skills include plumbing, carpentry, tiling, and decorating – plus electronics, which he enjoys as a hobby. He loves working at Park Tower and, as a resident himself, has a vested interest in the building. Thanks, Noe!



And for making the best of a bare spot -- **Kent Brave**, our volunteer landscaper, came up with this winter display among others, to sit atop the concrete planter adjacent to the new steps and walkway 



Photos by Mike Magliane



# Key Changes for Rules and Regulations Recently Approved

by Tim Patricio

After several months of intensive work, the Ad-hoc Committee to Review the Rules and Regulations recommended changes to PTCA's rules and regulations. Following the required 30 day notice and a Special Meeting of Unit Owners, those recommendations were adopted by the Board of Directors at its meeting on January 26, 2015. I will review key changes below.

First, under the Association's election rules, the Election Committee was eliminated and a secret balloting process established. These are pretty significant changes.

The Association's auditing firm, hired to tabulate the results, will issue and handle the ballots. Ballots themselves will no longer identify the owner names and unit number, and instead show only the percentage of ownership and the actual votes made. So any inspection of those ballots afterward will not show who voted for whom.

Unit owners in attendance at the Annual Meeting will register, receive their corresponding ballots, and vote. Owners who wish to vote by proxy must have sent in ahead of time the completed proxy forms. Those proxies will be exercised that evening by the auditing firm or by the designated owners or representatives, assuming those persons have themselves been duly registered and authorized.

There no longer being an Election Committee, the auditor will oversee ballot counting, handle irregularities, and certify the results. Any substantive irregularities will be brought to the attention of the Board.

The Board also approved a rules recommendation regarding electronic communications, facilitated by a recent change in Illinois law. Owners who agree in writing may now begin receiving some PTCA communications by email.

Included would be notifications of formal and informational meetings, as well as documents that support the business of the Association. More details and authorizing forms will be sent to owners

and residents with our next request for contact information.

Another rule was amended to require the Association to pay for bed bug treatments – up to one per year per unit – under certain circumstances:

- The resident must have either proactively reported the condition or it must have been discovered during the regularly scheduled weekly bed bug inspections, so long as it is not determined to be a severe infestation by the Association's pest control professionals.
- The resident must have participated in at least one of the prior year's regular inspections and, in the case of someone

who has just recently arrived, the move-in inspection shall have been completed with no alert.

- Management should have on record that all occupants attended a "new resident" meeting.

Treatment will be by the Association's pest control operator, during which time the resident needs to adequately prepare as prescribed by the treatment instructions. Mattress and box-spring encasements will need to be purchased.

Perhaps the most sweeping rules changes are those regarding unit remodel-

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# Full Slate of Activities for Park Tower's Green Week 2015!



## Schedule of Activities

**Monday April 20th**

### Recycling Electronics

We will collect household electronics, batteries, light bulbs, and other similar materials in the mall loading area adjacent to the Security Office, and either recycle or safely dispose of them.

**Tuesday April 21st**

### Safe Disposal of Household Products

We will collect household products, chemicals, painting supplies, old building materials, carpeting and other similar materials in the mall loading area adjacent to the Security Office, for safe disposal.

**Wednesday April 22nd**

### LED Lighting and Electric Bill Analysis

We will collect household electronics, batteries, light bulbs, and other similar materials in the mall loading area adjacent to the Security Office, and either recycle or safely dispose of them.

**Thursday April 23rd**

### Charitable Donations and Bike Registration

We will collect used furniture and personal items for charitable donations at the loading dock at the back of the building. **Please Contact Us by April 22nd**, so we can make the appropriate arrangements. Clothes should be put in plastic bags. We will make arrangements for your donations to benefit 'Care for Real' and 'The Brown Elephant'. Also, **Annual Bike Registration Begins** - we have a handful of vacant spots available in the bike room, contact the Management Office for details.

**Friday April 24th**

### Bike or Mass Transit to Work Day & Bike Tune Ups

Join us in a Park Tower day of reducing our fossil fuel dependence! Bike, train, or bus to work! Also, **Bike Tune-Ups 4PM to 8PM** at the Loading Dock with Joe of 'On The Fly Bike Repair'. We will post and e-mail a price list once it is available. You can contact him directly to set up a specific appointment, or just show up at the dock in the back - 847-436-2453. (ontheflychicago.com)

**Saturday April 25th**

### Rummage Sale, Bike Tune Ups & Paper Shredding

Annual Resident Rummage Sale in the Mall area, 9 AM - 3 PM. **Contact us by April 24th to reserve a table. Bike Tune-Ups 9AM to 3PM at the Loading Dock** with 'On The Fly Bike Repair'. Please bring your bikes by the loading area before 12:30PM so you can get an accurate return time from Joe. Also, the mobile shredder will be here on the dock, 10AM to 1PM.

Have Questions, Items To Donate To Charity, Or Would You Like To Reserve A Table For The Rummage Sale? Please contact the Management Office at 773-769-3250, or send us an e-mail at parktowercondo@dkcondo.com

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# Meet Yvonne Sanchez, Park Tower's New Staff Member

by Christopher Hinckley

Yvonne Sanchez has recently joined the Park Tower Management Team. Her tasks include greeting office visitors, placing work orders, helping residents with any questions or concerns, updating the newsfeed for the bulletin boards, scheduling move in/outs, party room reservations, and accepting deliveries. She also helps with the bike room and health club renewals.

Yvonne is a 26 year old graduate of the University of Illinois at Chicago, where her undergraduate degree is in Entrepreneurship. Prior to that, she earned an associate degree at Cottey College in Missouri. She hales from the Little Village neighborhood in Chicago, the second to youngest of seven children.

Prior to joining the team here at Park Tower, Yvonne worked as a pharmacy technician at Target. Although this is Yvonne's first time working for a Property Management Company, she is really enjoying the

experience and looking forward to growing within this industry.



Photo by Mike Magliane

When asked what brought her to Park Tower Yvonne gracefully responded: "I was looking for a new opportunity outside of the retail world. I grew tired of having multiple jobs and really wanted just to be part of a company where there is still room for professional growth. I consider myself a hard worker and I felt like it was time to find a job that provided me with the skills and tools to become a the busi-

ness professional that I want to be."

That positive attitude serves her well as she continues to learn and grow in this role. Aside from her standard duties she is also working hard to learn Park Tower's rules and regulations and is very thankful to her co-workers who have been so helpful and patient during her learning process

Yvonne enjoys reading books, running, and learning new things about music and cooking. But her real passion is dance. She learned flamenco and Bolivian folk dance at Chicago's After School Matters and now, twelve years later, continues as an instructor in the program. She loves teaching!

Yvonne is a great addition to the our team and wants Park Tower's residents to have the best possible experience interacting with the management office **IT**

# Say Hello to Asterisk - Park Tower Phone System Updated

by Mike Magliane

If you've called Park Tower's office or its various stations lately, you may have encountered some new features.

Until recently, we'd been renting phone equipment. But in October, that out-of-date and costly system was removed. In its place went a computer-based model using "FreePBX-Asterisk." Principal among its many advantages is the ability to add features and actions as our needs develop.

Was the new system expensive? Much less so than renting, because we've now purchased the phones. Servers and programming were generously donated by a tech-savvy board member, David Nicosia.

David will be the go-to-guy for tweaking, maintenance and updates. But it's a popular system and back-up assistance is available from numerous outside sources.

So what's new? During normal times,

you don't notice much of a difference. The phone rings and one of the personnel answers. However, if staff is occupied and no one can answer immediately, your call goes into a queue and an automated voice announces an estimated wait time.

If the wait becomes too long, you have transfer options to the office, front desk, Health Club, and garage. Or you can leave a detailed voice message.

So, if you are asked to press 1, 2, 3 or 4 for one of those stations, or are invited to leave a message, don't fret. Those options are there to help and may even enable you to complete your business in one call.

Staff is enjoying the improved communications and has developed a system for reviewing voice messages and responding to requests for assistance

One more way Park Tower is keeping up with the times **IT**



Photo by Mike Magliane

The new phone system utilizes two redundant, Linux based servers running Asterisk, a free open source VoIP solution.

# New Features for PTCondo.com

Continued from Page 3

## 2. Management & Staff

From the "People" tab select Management & Staff. There you will find photos, dates hired, and brief remarks about employees here at Park Tower. This page is a work in progress and most likely will always be a bit out-of-date. Still, how useful to know, say, the garage crew and who exactly was so helpful to you the other evening.

## 3. Park Tower Real Estate & Waitlists

Real estate transactions of several kinds will, in coming months, be added under the website's "Building" tab. Go there now to see how the following items are presented.

- Units recently sold
- Units for sale
- Units for rent
- Waitlist to rent (owners)
- Waitlist to park (residents)

Waitlists are coded so that only the owner or resident knows his or her identify. The Waitlist to Rent is for owners and prospective owners waiting to rent out those units until the percentage of building rentals falls to 30% or lower. For a more complete explanation, see Sheldon Atovsky's story in this March-May issue of TowerTalk, or read the original wording in the PTCA Rules and Regulations Handbook, just revised and available under the Library tab.

Also under the Building tab is a link

showing the current status every washer and dryer in the Laundry Room: [www.parktowerlaundry.org](http://www.parktowerlaundry.org)


## 4. Library

Until now we've had to return to the Draper & Kramer website (DKCondo.com) to read and download documents. But soon so you will be able to find those items at PTCondo. Building manager Tim Patricio will announce this important enhancement when it occurs, but here is a preview.

You will select the "Library" tab and there, unscrolling before you, are docs in several categories: Useful Forms & Documents; Articles of Incorporation; Construction and Remodeling Packet; PTCA Rules Handbook (just revised); and many, many more.

Select any of them to open and read in pdf format. Should you wish to download or print your own copies, you can choose either to "Save as" or "Print."

Increasingly, residents are opting to fill out forms -- like "Permission to Enter" -- electronically rather than by hand. You can do that by first downloading the form to your device, then opening and completing it with CutePDFWriter, PDFescape, or similar form-filler software.

A very significant amount of work went into developing these new online assets. Hats off to David Nicosia and William Kay, our website gurus 


# Key Rules Changes

Continued from Page 3

eling. A new Construction and Remodeling Policies and Procedures packet was adopted. It divides unit construction into three primary categories: minor projects not requiring prior approval; more complex projects requiring approval; and projects which, because they combine units or involve the common areas or structural changes, may need the blessing of an architect.

Most general policies and procedures remain as they were, but key changes include a deposit being required, a pre-construction meeting with the office, a 90 day limit on the duration of work after it's approved, and a notice of construction to be signed by the owner and provided to the neighbors.

The packet was adopted in its whole as a part of the formal Rules and Regulations of Park Tower.

Anyone having questions about these or other changes to the rules is welcome to make an appointment with the office or send us an e-mail at [parktowercondo@dkcondo.com](mailto:parktowercondo@dkcondo.com). We are happy to do our best to explain a rule or policy, or even sit down and review them 

*Another significant rules change adopted at the January 26 meeting is explained elsewhere in this issue: Revised Rule on Rentals, written by Sheldon Atovsky.*

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# Recently Remodeled New Culinary Confines for Unit Owner in 05 Tier Unit!

by Bob Shamo

Here begins a series about improvements owners have made to their living spaces. Some stories will feature complete renovations, top to bottom. Others, like the kitchen described here, will focus on just one important area. And still others will highlight small but significant touches, examples being the vanity counter and window ledges mentioned below.

In 2012, a new owner found himself with this view of his 05 tier kitchen. (See photo 1 at right) Hmm!

John Doe (JD) knew that virtually any interior wall in our residential units can be modified or eliminated. Down came the interior kitchen walls, while leaving electrical and phone wiring temporarily in place.

Aluminum framing for a new soffit containing phone wire and over-counter pendant lights (See photo 2 at right).

While a growing number of residents use cell phones, the building still requires that the main wired lines remain intact, from the ground floor through the 55th floor. So JD couldn't just slice off his section. Rather, he had his electrician splice in a piece of 25 pair phone cable long enough to detour under the counter base cabinets, up the wall, and back through the soffit, to connect again with the main line running up to the unit just above.

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Photos by Unit Owner



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## All Things Mechanical

# The Cold Facts on a Hot Topic: Convector and How They Heat and Cool Your Units.

by Tim Patricio

**H**ow do Park Tower condos get heated or cooled? Most of us simply know to turn a little knob to low, medium, or high and – voila! -- hot or cold air blows through the grates under the living room and bedroom windows. We know, too, that staff comes once a year to clean or replace filters inside the units.

The more adventurous may have examined the insides of our convectors, through the panel with the knob or just under the grates. And a very few will have been present when an employee opened a unit for mechanical work, exposing its innards.

The convector itself – the apparatus emitting hot or cold air – is actually not a very complicated piece of machinery. The heating and cooling process starts with city water entering Park Tower's mechanical plant where it is then heated or cooled.

On any given day, if the outdoor temperature is below 52-54 degrees, we will be heating the water. Above 58-60 de-

grees, and we'll be cooling it. This heated or cooled water is then pumped through risers to branch lines that lead to every convector throughout the building. In fact, there are about five miles of plumbing delivering this treated water to your units.

Once in a room, the water enters the convector, where it is squeezed through a series of aluminum coils. The coils will become hot or cold as energy transfers either to or from the water. The water then exits and returns to the mechanical plant, where as much as possible is recycled and loops back through the system.

When you turn the knob, a fan motor sucks air into the convector through a filter at the base of the unit that removes dust, hair and other debris. This air is drawn up and squeezed through the gaps between the coils. If the coils are hot, heat energy will be transferred to the air. When the coils are cold, heat (and sometimes water) is removed from the air. The treated air continues on its journey, exiting the coils and grates at the top of the convector.

In humid conditions, cooling the air may cause moisture to condense on the coils. For this situation there is a drain pan under the coils that collects the dripping water and drains it away. Typically, removing this moisture improves your level of comfort.

As with any piece of machinery, things sometimes go wrong. At the very least, filters get dirty and despite the presence of filters, coils get dirty. A fan motor goes bad; the plumbing leaks; dust and silt collect in the drain pan causing it to clog up.

Fortunately, we have employees with the skills to conduct most repairs at significantly less cost than the typical HVAC contractor would charge. And we stock parts, having purchased them in bulk. When owners need something replaced, we charge only for the part plus labor (currently \$40 for up to the first half hour, then \$20 for each additional 15 minutes).

Assessments cover the purchase of city water; the energy required to cool or heat it; maintenance of boilers and five miles of plumbing (called risers); and the annual inspection of those convectors.

Spring inspections take two employees about two months. In addition to cleaning and/or replacing filters, they place a small polymer tablet in each drain pan where it helps break up any silt or debris collecting there.

For owners, we have a few suggestions. First, consider cleaning or replacing the filters in between annual inspections. Yes, it will cost you money -- \$40 labor plus \$15 for a new filter (unless the existing can be cleaned, in which case just labor is charged). But there can be a marked improvement in the quality of air in your home.

Second, clean the convector's coils every three to five years, especially if you elect not to replace the filters more often. Cleaning the coils will cause them to perform better, save energy, and improve air quality. Let us know and we'll send an em-



Top: A typical bedroom convector. Bottom Left: As example of a corroded drain pan from a leaking shutoff valve. Bottom Right: The all too familiar control knob that controls the motor speed of fan.



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## Condo Legislative Watch

# Life Safety, Condo Refuse Rebate, and Records Inspection

by Sheldon Atovsky

Condo legislation is never-ending, and much of it directly affects PTCA. Last issue, we summarized the two Palm cases. This time, and in subsequent issues, we'll mention other legislation pending or completed. We are not legal beagles, so the language will be plainspoken. We begin with recent legislation by the City of Chicago.

### Life Safety Evaluation Ordinance

Effective January 1, 2015, a new high-rise fire safety law went into effect. Associations found not to be following the new code may be sued by the City. Park Tower completed these upgrades per the new code in 2014, ahead of schedule, and has already passed inspection by the City. Effective January 1, 2015.

### Condo Refuse Rebate changes

The city taxes every condo association for collecting its refuse. But the city itself only collects from smaller buildings, those with one to four condos, leaving PTCA and other large associations to hire private companies for that job – and pay twice, once to the city and once to the private company.

Recognizing the basic unfairness of this policy, the city had been rebating the larger associations \$75 per year, per unit. Now, apparently on its way to eliminating that rebate, the city has reduced it to \$25 annually while at the same time increasing the paperwork required for even this minimal rebate.

### Records Inspection

The Chicago ordinance has been amended to bring it into compliance with the Illinois Condominium Property Act (ICPA).

- An owner's request must be in writing and include a "proper" purpose. Deemed not proper would be for the purpose of bringing an association to court.

- Requests for the following are permitted: contracts, leases, and other agreements to which the association is a party; the current listing of voting members' names, addresses and voting interests; ballots and proxies for the preceding 12

months, including election of directors; and the financial records for the 10 immediately preceding fiscal years.

- An association may provide copies of requested documents, but the originals may only be made available for inspection.

- An owner who requests inspection, but then fails to establish and/or appear at an appointment to do so, has forfeited his right and must make a new request.

- The association has 30 days in which to respond to an owner's request to inspect records or receive a copy of those records **■**



## WINDOWS at PARK TOWER

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## Restaurant Review Breakfast Bliss at M. Henry

by Terry Gorman

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**B**reakfast! I've always believed in breakfast. It goes back to my student days at a residential school for the blind in the '50s and '60s in Wisconsin. The more irreverent among us called it "Braille Jail." Lots of rules, total separation of boys and girls -- you get the picture.

With a pretty good chef on staff, breakfast was different each day, favorites being oatmeal, cream of wheat, pancakes, French toast, and eggs. There was always fruit -- prunes, oranges, grapefruit -- and usually fresh pastry. And being in Wisconsin, there was all the milk we could drink!

(Being one of those irreverent ones, I fantasized about handing in a "healthy breakfast" paper showing only a cigarette and a cup of black coffee. Nope, never did it.)

I still believe in breakfast, and most days my partner and I prepare it in-house. But

once or twice a week we vary the routine by eating that morning meal out.

M. Henry on north Clark is a favorite and one of those places we love to take out-of-town guests. Named after co-owner Michael Henry Moorman, it's been serving up breakfast and brunch since 2003. One recent Saturday morning, six of us headed over, arriving at 9:00 am.

We walked right to our table, but if you arrive later on a weekend morning be prepared to wait a bit. That might be the time to check out the bakery offerings displayed near the entrance.

Service was quick and friendly. We all started with Intelligentsia brand coffee. I tacked on a hot chocolate, and another of us ordered the hot apple cider. Cider can be cloyingly sweet, but this was smooth and delicious. We all sampled and loved it.

Our orders arrived quickly. (How can they deliver all this wonderful food while I'd just be cracking and mixing the eggs?) Two of the party ordered Rustic Peasant Quiche, filled with asparagus, sautéed leeks, shallots, applewood bacon, gruyere and Lorraine Swiss cheeses, and served with a field green salad. Those were some pretty sophisticated and well-fed peasants!

My partner and I have several favorites here, so we ordered one of each: Out of This World Bread Pudding, Jorge's Black Bean Cakes and Huevos Borrachos (Drunken Eggs), and Fresh Fruit Salad.

There is bread pudding and then there is Out of This World Bread Pudding. We passed this delicious creation around for all to try -- a bowl of creamy vanilla and egg custard brioche bread pudding topped with warm peaches and blackberries.

Jorge's dish, pictured below, is named for the restaurant's other co-owner, Jorge Aviles. It includes two homemade black bean cakes served with masa tortillas and topped with chorizo (or soy chorizo), together with eggs any style or scrambled tofu. All is then topped with adobo sauce, and served with sliced avocado, queso fresco cheese and sour crème. Somehow we still managed to handle the fruit salad. It brimmed with apples and other seasonally available fruit.



The fifth member of our party ordered Mango Blueberry Bliss Cakes, which are two fluffy hotcakes layered with warm mangos, blueberries, and vanilla mascarpone crème, then topped with a brown sugar and oat crust. Other versions offer blackberries and apple-cranberry alternatives. Our friend noted the well-defined textures and surprising lightness to the dish.

Finally, there was Fannie's Killer Fried Egg Sandwich. While he puzzled over what Fannie might have had to do with it, our sixth and final friend surely enjoyed the toasted sour boule layered with two over-medium eggs, applewood bacon, sliced plum tomatoes, gorgonzola cheese and fresh thyme, served with house potatoes.

| Continued on Page 15

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## From the News & Social Media Committee

by Bob Shamo

If you keep track of such things, this issue of TowerTalk will seem to have arrived late. But actually, we've revised our publication schedule, moving everything back one month.

March thru May

June thru August

September thru November

December thru February


Besides being more seasonal –spring, summer, fall and winter – the new schedule permits in-depth reporting following the January “budget” meeting and just prior to the June annual meeting, the latter so important because of the election of Board members .

In this issue you will find a short article about the late Hershey Chalmers, longtime Park Tower resident, written by his son David. Let us know if you like

the idea (or not), as well as your take on other stories you read here.

There is renewed interest in advertising in TowerTalk. We welcome Aynot Salon (at The Admiral at the Lake), JMP Structure Remodeling 1, Henry Ong Realty, and Signa System Inc to our small group of business supporters.

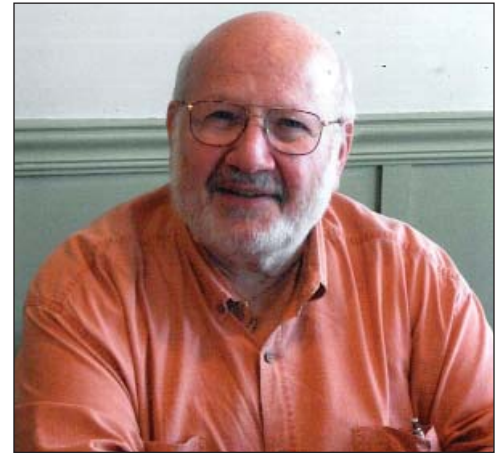
The Signa System Inc. advertisement is in connection with that company's offer to add an insulating second pane to windows in our condo units, and to do so at a discounted price if contracts are signed by March 31, 2015.

Area businesses buy advertising in our TowerTalk newsletter. Stop by the management office to leave or read comments regarding their products and services. If you work with a retailer or service that should be among them, let them know – and us, too, so we can follow up 


## Hershey Chalmers, Longtime Resident

by David Chalmers

Hershey Chalmers, a stout and friendly man of good-humor who liked to make people smile, passed away this last December. He had been a Park Tower condo owner since 1979, and nostalgically remembered having been the very first person to sleep here overnight when Park Tower opened as a rental building in 1973.



Hershey was fond of many aspects of living here –amiable relationships with neighbors and staff, dining those early years at Jonathan Livingston Seafood, the convenience of shopping at the Park Tower Market, and, of course, the panoramic view from his windows.


In honoring my father, I will succeed him here in residence. Hershey will be well-remembered and missed by many. Those who wish to make respectful contact with the family may do so through the office 

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- Hardboiled eggs
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## Park Tower Profile

# Laurie Shaman and Ed Hinkley, Artists “in Residence”

by Bob Shamo

The most interesting people live here. Take for instance Laurie Shaman and Ed Hinkley, Chicago artists and Park Tower residents. We met one crisp January morning to talk about their work, their lives together, and their many shared interests.



Photo submitted by Ed & Laurieby

Laurie is a potter, Ed a painter. Each has a studio nearby, but as I learned that morning, their careers are multi-faceted and have developed from rich life experiences.

Ed is a Chicago boy, growing up at the southernmost tip of the city. Music and art were appreciated at home, and by age five he was drawing and painting in his own small “studio.” He attended Fenger High school, was interested in art and architecture, but found the class offerings uninteresting. To this day, Ed is a self-taught artist.

Laurie comes from Dayton, Ohio. She, too, drew as a preschooler, and her fascination with the arts grew in an afterschool program that she attended for five years. She remembers it as a rare and wonderful opportunity for kids from all over the city to develop interests in theater, dance, writing, music, art and the like. She took many classes and, as she remembers, “living there as much as at home.”

Needed at home, Ed stayed in Chicago after high school, taking some college courses, working part time, and painting

as time allowed. One definitive opportunity started modestly but grew to be a full-time job. During his twenties, Ed traveled throughout the Midwest to appraise and sell property owned by the Illinois Central Railroad.

He left corporate life in the late 1970’s to pursue painting full time, moved into an historic artist residence in Old Town and, a few years later, began exhibiting work locally and nationally.

Looking to add another dimension to his work, he enrolled about this time in the University of Chicago’s Basic Program of Liberal Education for Adults. Years later Laurie would follow Ed in that same four-year program, which they credit now with broadening their general knowledge of classical texts and informing their work as artists.

After high school, Laurie attended Webster University in St. Louis, where she received her art degree. Her painting and pottery professors were mentors, and to this day they remain very close.

Upon graduation, she accepted a position with the Wisconsin Art Board, living in Madison but traveling throughout the state to oversee the creation of public art works. She loved the work and for the next ten years combined it with her own pottery career and another major passion, theater.

In 1988, and seeking new opportunities, Laurie moved to Chicago. She and Ed met in French class at the Alliance Francais on Dearborn Street. She was refreshing her conversational skills, and he was preparing for a trip to France where he would paint and study.

Ed’s trip got postponed, but the two found themselves to be soul mates. They’ve been together ever since, living first at his artist residence in two large, skylit lofts overlooking the city.


At the time, Laurie’s studio was at Lillstreet Art Center, where, concurrently, she also served as education and gallery director for twelve years. Later, she was to work at the Art Institute of Chicago in the Museum Education department.

Ed and Laurie moved to Park Tower in 2000. Location was key -- near both the Lake and the Red Line -- as was our pool and Health Club. Indoor parking and elevators were also very important, as they had just relocated their elderly mothers to the city.

Laurie’s current ceramics studio is at the corner of Irving Park and Ravenswood. She produces vessels, tiles and drawings, while also working full-time as a senior administrative assistant to executives at the Federal Reserve Bank on LaSalle Street.

The Ed Hinkley Studio is on N. Western Avenue near the intersection with Belle Plaine. Besides painting there, Ed also teaches small classes in watercolor and oil. His students pursue subjects of their own choosing and, over time, seem to regard Ed as their mentor. Workshops are another teaching interest, and he gives one each summer in England.

Both artists exhibit at galleries throughout the Midwest and show their work at open houses here in their Chicago studios. They accept residencies, receive grants, contribute to juries and panels .. and welcome commission inquiries.

Diversity and excellence, on display at Park Tower 

Photos of work by Laurie and Ed can be found at [www.ptcondo.com/laurie-and-ed](http://www.ptcondo.com/laurie-and-ed)  
Their websites are:

[www.laurieshaman.com](http://www.laurieshaman.com)

[www.edhinkley.com/](http://www.edhinkley.com/)

[www.edhinkleystudio.com](http://www.edhinkleystudio.com)

## Got a Story Idea? Like to Lend A Hand?

The News and Social Media Committee is looking for stories and people to help write them! If you would like to contribute contact the committee at:  
[news@ptcondo.com](mailto:news@ptcondo.com)

# Revisions to Rental Policies Approved

## Continued from Page 1

others are named at the end of this story -- I'd like to explain the thinking that supports the amended rule, starting with quality-of-life issues.

The quality of life here at Park Tower is dependent on many things large and small, physical and psychological, financial and social. Most important are the interactions among and between residents and/or staff. When we treat one another well, and respect and cooperate with one another, then we build a more caring community and a better place to live.

Relationships take time to develop. While the exception may prove the rule, the committee became persuaded that long-term residents generally feel invested in the building – which, of course, they are in a financial sense, also – and usually get to know and appreciate their neighbors.

When units turn over frequently, as most rentals do, those relationships scarcely have time to develop. Management reports that despite special efforts to inform them, renters frequently overlook or misunderstand building policies and procedures; and that short-term residents are more likely to find themselves in contention with their neighbors, staff and building employees.

Rental units vary greatly in condition just as do owner-occupied units. Some are exceedingly well-maintained, but a disproportionate share have ongoing maintenance issues. Non-resident landlords, in particular, may be less available to their tenants and to management, less

current with Association activities, and less hands-on with their units.

In any event, when you add these maintenance issues to the inevitable wear and tear on elevators and other building infrastructure, the bottom line seems to be that the rental units are something of a drain on building resources.

In laying the groundwork for the amended rule, great effort was invested in coming up with one that was onerous neither to current owner-landlords, who bought rental units under rules different from the current one, nor to current tenants, who may wish to continue living at Park Tower. And because the committee is confident that a responsible limit on rental units will increase property values, it wanted to discourage any 'fire-sale' mentality suggesting the opposite.

Briefly, the rule sets the desired percentage of rented residential units at not more than 30%, to be achieved and then maintained by the means stated. The rule does not apply to the commercial units in the mall, nor to residential units rented from the Association through the Board of Directors.

Landlords who wish to continue renting the units they rent out now may do so. Tenants in units that are sold may remain in those units if they and the new owners wish to continue that arrangement.

New owners may not rent out those units until they themselves have lived in the building as their primary residence (whether in the unit in question or a different one) for at least two years.

New original leases must be for a term of 2-years, with an option to break the lease at 1-year, given a 60-day notice from either party.

A hardship clause allows for the board to make exceptions to the rule due to unusual circumstances.

A waitlist to rent will be created and maintained by management when: (1) the percentage of rental is above 30%; and (2) a new owner requests permission to rent that unit. An owner intending to purchase and/or rent a unit he has not previously rented out will be subject to both the 30% rule and the 2-year residency requirement.

The rule is enforced by a rule violation clause that allows the Board to fine a unit owner in violation.

I'll mention here that the committee briefly considered altering our Declaration instead of amending the rule. Had it been done that way, we might have added further restrictions, such as limiting unit owners to a maximum of five, regardless of the purpose intended. But because the Declaration is subject to additional restrictions and is so much more difficult to change, the choice came down to the Rules and Regulations or not at all.

The effect of the new rule is to stop immediately the leasing of units not currently on the market and to slowly decrease the percentage of units leased, until the percentage of rental units at Park Tower is at 30% or lower. This is accomplished without requiring current landlords to sell or current tenants to move.

Finally, it's important to say again that the committee recognizes that many landlords are actively improving their properties, which is good for everyone's property values, and that current long-term tenants are valuable to our community.

*Ad-hoc Rental Policy Committee members were Jean Shamo, chair; Patty Abbaszadeh, Ken Anderson, Sheldon Atovsky, Steve Koga, Sherman Lundy, Sharon Partner, and Mary Toosi. The board liaison was George Pauley and Tim Patricio represented management.*

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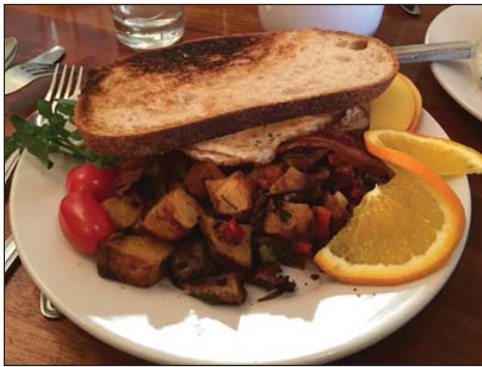
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## Breakfast Bliss

Continued from Page 11



One more thing. Sunday brunch features my all-time favorite M.Henry offering, Drunken Stuffed Poblano Pepper. Think roasted poblano pepper stuffed with scrambled eggs or tofu, chorizo (or soy chorizo), fresh mozzarella and sweet corn, topped with a red adobo sauce with mexicali rice, avocado, crème fraîche, homemade masa tortillas, and sweet plantains. Enough for two if you top it off with the above-mentioned bread pudding.

Bliss and more for \$17 a person, excluding tip. We'll be back. Care to join us? 



Terry is a long time Park Tower Resident and has been a tandem bicyclist since 1967 & a scanner/proofreader for Bookshare.org since 2010.

## Tower Talk Restaurant Guide

Looking for more restaurant ideas? Check out some of the other hot spots in the local Edgewater and Andersonville restaurant scene! Are we missing one of your favorite places? Let us know and we'll add it to the guide!

### Average Dinner Entree

\$\$\$\$\$ = Greater than \$25

\$\$\$\$ = \$18 - \$25

\$\$\$ = \$12 - \$18

\$\$ = \$7 - \$12

\$ = Less than \$7

### A Taste of Heaven

\$\$ - Sandwiches, Bakeries, Desserts

5401 N Clark St., Chicago IL 60640

773-989-0151

Mon-Thu: 7am-10pm

Fri-Sat: 7am-11pm

Sun: 8am-10pm

www.atasteofheavenchicago.com

### Acre

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5308 N Clark St, Chicago 60640

(773) 334-7600

Mon-Thu: 5pm-12am

Fri: 11:30am-1am

Sat: 11:30am-1am, Sun: 11am-12am

www.acreresrestaurant.com

### Andie's

\$\$\$ - Mediterranean, Middle Eastern, Vegetarian-Friendly

5253 N Clark St, Chicago 60640

(773) 681-5215

Daily: 11am-12am

www.andiesres.com

### Ann Sather

\$\$ - Scandinavian, American (New)

1147 W Granville Ave, Chicago 60660

(773) 274-0557

Mon-Fri: 7am-3pm

Sat-Sun: 7am-2pm

www.annsather.com

### Anteprima

\$\$\$\$ - Italian, Wine Bar

5316 N Clark St, Chicago 60640

(773) 506-9990

Mon-Thu: 5:30pm-10pm

Fri-Sat: 5:30pm-11pm

Sun: 12pm-3pm+5pm-9:30pm

### Bar63

\$\$ - Bar Food

6341 N Broadway St, Chicago 60660

(773) 942-6269

Mon-Thu: 3pm-2am

Fri, Sun: 11am-2am, Sat: 11am-3am

www.bar63.com

### Ben's Noodles

\$\$ - Asian Fusion, Thai, Noodle Shops

1139 W Bryn Mawr Ave, Chicago 60660

Mon-Thu: 11am-8:30pm

Fri-Sat: 11am-9:30pm

Sun: 12pm-8:30pm

www.bensnoodlesandrice.com

### Big Jones

\$\$ - Southern & Soul, Local/Organic, Cocktails

5347 N Clark Ave, Chicago 60640

(773) 275-5725

Mon-Thu: 11am-9pm, Fri: 11am-10pm

Sat: 9am-10pm, Sun: 9am-9pm

www.bigjoneschicago.com

### Burke's Public House

\$\$ - Burke's Public House

5401 N Broadway St, Chicago 60640

(773) 944-1109

Mon-Fri: 4pm-2am

Sat-Sun: 12pm-2am

www.burkespublichouse.com

| Dining Guide Continues on page 17

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# New Kitchen for 05 Unit

## Continued from Page 7

Since JD did not want to continue running a dishwasher in his living room(!), he also had new electrical circuits added for that, a microwave, and additional lighting.

Square ceramic floor tiles were laid next, filling the entire kitchen floor area prior to installing cabinets. While a bit more expensive, a subsequent kitchen remodel would be doable over this tile floor.

When it came time to measure for cabinets, JD found that his walls were not exactly parallel, nor his concrete floors and ceilings exactly level. To be on the safe side, he hired his installer ahead of time, and asked him to measure the intended spaces and approve the cabinet sizes prior to placing the final order.

Appliances arrived while awaiting cabinet delivery. When those cabinets arrived, sure enough, they had to be modified a bit to allow the appliances to slip in with just the right amount of tolerance.

Initially, JD wanted Corian countertops but found granite to be considerably cheaper. It and the wall tile were measured, cut, and installed after the cabinets were finished.

### Materials

- Appliances - ABT (Glenview)
- Cabinets - Home Depot (Lincoln Ave)
- Floor & Wall Tile - Tile Shop
- Countertop - American Granite Co.
- Pendant lights - Menards (Morton Gr)
- Faucets - Home Depot (Lincoln Ave)

### Labor

- Teardown - NRS Inc.
- Electrician - Artur Rybski (licensed)
- Plumbing - NRS, Inc.
- Soffit & drywall - NRS Inc.
- Tile flooring - NRS Inc.
- Wall tiling - Armando Aranda
- Granite counter - Olivas Granite, LLC
- Carpet trim - Exhibition Carpeting
- Phone rewire - NRS Communications

Summer, 2012 - 6 weeks start to finish

**\$19,500 total**




Photos by Unit Owner



### Bathroom Vanity Countertop

For those of us with the building's original bathroom floor tile, 1-1/4" white ceramic squares, here's a granite that complements it: Luna Pearl. Reasonably priced and readily available (right).

### Rotted Windowsills

Fail over time to close your windows in inclement weather and one day you'll notice discoloration, then eventually full-fledged wood rot. NRS Inc. can replace those damaged sills quickly and less expensively than you might imagine 



Have an experience or tip to contribute? Email Bob at [bobshamo@rcn.com](mailto:bobshamo@rcn.com).



### DAK

**\$\$ - Korean, Wings**

1104 W Granville Ave, Chicago 60660  
(773) 754-0255  
Daily: 11:30am-9pm  
www.dakwings.com

### Edgewater Lounge

**\$\$ - Bar Food, Sandwiches**

5600 N Ashland Ave, Chicago 60660  
(773) 878-3343  
Sun-Fri: 12pm-2am, Sat: 12pm-3am

### First Slice

**\$\$ - Cafes & Coffeehouses, Bakeries**

5357 N Ashland Ave, Chicago 60640  
(773) 275-4297  
Mon-Thu: 10am-9pm  
Fri: 10am-10pm, Sat: 9am-10pm, Sun: 9am-8pm  
www.firstslice.org

### Gino's North

**\$\$ - Pizza**

1111 W Granville Ave, Chicago 60660  
(773) 465-1616 | Open Daily: 4pm-11pm

### Hellas Gyros

**\$\$ - Greek, American (Traditional)**

1133 W Bryn Mawr Ave, Chicago 60660  
(773) 250-0528  
Daily: 11am-10pm

### Grill & Garden Restaurant

**\$ - Chicago Grill, Sandwiches**

5318 N Broadway, Chicago 60640  
(773) 944-0243  
Mon-Sat: 10am-10pm  
Sun: 10am-8pm  
www.grillandgardenrestaurant.com

### Herb

**\$\$\$\$ - Thai**

5425 N Broadway St, Chicago 60640  
(773) 944-9050  
Wed-Thu: 5pm-9:30pm  
Fri-Sun: 5pm-10pm  
www.herbrestaurant.com

### Jerry's Sandwiches

**\$\$ - Sandwiches, Delis, American (Traditional)**

5419 N Clark St, Chicago 60640  
(773) 250-0790  
Sun-Wed: 11am-1am  
Thu-Sat: 11am-2am  
www.jerrys Sandwiches.com

### Johnny Brown Bag

**\$\$ - Italian, Pizza**

5406 N Clark St, Chicago 60640  
(773) 250-0729  
Sun-Thu: 11am-10pm  
Fri-Sat: 11am-11pm  
www.johnnybrownbag.com

### Le Pita Fresh

**\$\$ - Mediterranean**

6141 N Broadway St, Chicago 60660  
(773) 717-7699  
Mon-Sat: 11am-11pm, Sun: 11am-8pm

### Lickity Split

**\$ - Desserts**

6056 N Broadway, Chicago 60660  
(773) 274-0830 - Open Daily: 12pm-10pm  
www.lickitysplitchicago.com

### Little Corner Restaurant

**\$\$ - Diners & Coffee Shops**

5939 N Broadway St, Chicago 60660  
(773) 878-1834 - Open Daily: 11am-10pm

### Loving Hut

**\$\$ - Asian Fusion, Vegetarian-Friendly, Organic**


5812 N Broadway St, Chicago 60660  
(773) 275-8797  
Wed-Mon: 4pm-9pm  
www.lovinghut.us/chicago

### Nookies Edgewater

**\$\$\$ - Diners & Coffee Shops**

1100 W Bryn Mawr Ave, Chicago 60640  
(773) 516-4188  
Mon-Thu: 7am-10pm, Fri-Sat: 7am-11pm  
www.nookiesrestaurants.net


| Dining Guide Continues on page 19



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# Park Tower Budget Adopted for New Fiscal Year

by Paul Groeninger

**A**t its January 26 meeting, the PTCA Board of Directors approved a budget for 2015/16. Near the end of December, 2014, the homeowners were sent the proposed budget for our fiscal year which begins March 1, 2015 and ends February 29, 2016. The President of the Board, George Pauley sent a cover letter with the budget highlighting the categories which would increase in the new fiscal year.

Because so many owners are unable to attend the meetings held to discuss the budget, as the Budget and Finance Committee Chairman, I felt I would try to give you a better understanding of how choices were made to propose increases to the various categories.

In late September, the Budget & Finance Committee received a draft of the proposed budget from Management. We held six meetings with Management to review the proposed budget and one with the Board, Management and the Committee. At the meeting with the Board we reviewed all proposed changes the B&F Committee recommended to the original proposed budget.

At the time we started our review of the proposed budget, we knew we would be facing several unknowns outside our control and it would be a challenge coming up with a budget keeping Park Tower on sound financial ground. Some unknowns included labor contracts not yet finalized, possible fee and tax increases being considered by the City Council of Chicago such as parking taxes, water and sewer rate increases, and even now there continues to be talk about changing the city's position on mandated fire safety requirements and sprinklers.

Weather is always a factor playing havoc on a budget; is it going to be extremely cold as it was in 2013, or would we have a more normal winter as we seem to be having this year? On top of all that, the Board commissioned the updated Reserve Study, which we had not yet received and can impact how much we contribute to the reserves each year.

The goal of the B&F Committee is always to keep increases at a minimum while still doing all of the maintenance to keep Park Tower safe and protect our investment. While considering each budget category, we do try to spread any proposed increases to residents using the services, including those who do not own a unit. Thus helping to keep any proposed assessment increases lower.

The first item the B&F Committee recommended to increase were the parking rates. The City Council passed a 2% parking tax increase which affects parkers for the various mall businesses and their guests.

Also in this category, the contract with the union was finalized and resulted in a 3% increase in garage payroll in addition to a 5.5% increase in benefits. (Payroll and benefits are about 72% of the total projected garage expenses.)

Because of this the B&F Committee felt the parking charges for Self Parkers, Valet Parkers, Tandem Parkers and reserved parkers should increase by \$5 per month. These increases were the first for most of these categories in several years. We analyzed parking rates at several buildings in our neighborhood and found ours to be reasonable – even on the lower end after the increase.

We realize Valet Parking was increased last year, but the reasons have been beyond our control: the fact that valet parking uses significant manpower, and the way the City increased its taxes for those non-resident owner parkers. So two years in a row now, we have been hit with higher taxes.

The second category increased for next year was the laundry room fees. Management recommended a .25 increase for all machines because of the increase in labor and utility rates over the past several years. While the City of Chicago has more than doubled its water and rates – and plans to do so again over the next couple years, Park Tower has not increased this category since 2006. We could not ignore it this year. This facility is used by

both owners and tenants, so it is a shared expense.

The third category we recommended increases to was our health club rates. The membership rates have not been increased since 2013 and the B&F Committee felt the discounts granted for double and family were too large. As indicated earlier the City of Chicago has increased water rates and this was part of our reason for increasing these fees. We are aware the Health Club Committee will be making recommendations to the Board for some improvements, but at the time we finished our budget review, we did not yet have any recommendations to consider. Again, this facility is used by both owners and tenants, so it is a shared expense.

The final increase proposed was to the Assessments which determines the amount we will contribute to the capital reserves for the projects included in the proposed budget as well as those for the future.

In November we received the new Reserve Study and held a meeting to discuss the impact it might have on the level of the contributions we were currently making and planned to make in the future. I can happily report that our contribution rates were close to those recommended in the study which was good news because we could stay with our long range plan projections. As we have reported in the past, the Committee's goal has been to limit assessment increases to 3.5% and still meet our future expected capital expenditure needs. Based upon the Reserve Study, the Committee felt we were on the right track, with contribution rates meeting projected future expenditures.

I hope this article clarifies for you why increases were proposed in the categories we identified and our logic behind those increases. If you have any questions for the B&F Committee, feel free to forward them to Management, with the best method to contact you for response [11](#)

*Paul Groeninger chairs the Budget and Finance Committee.*

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Sun: 12pm-11pm  
www.tedinos.com

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1475 W Balmoral Ave, Chicago 60640  
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Tue-Thu: 5:30pm-10pm  
Fri: 5pm-11pm  
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Sun: 10am-2pm+5pm-10pm  
www.vincentchicago.com

### Zanzibar

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1036 W Bryn Mawr Ave, Chicago 60640  
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Sun-Thu: 8am-9pm  
Fri-Sat: 8am-10pm

## Convectors

### Continued from Page 8

ployee to inspect the coils and estimate the time required, this time dependent of factors that vary from one unit to the next.

Third, clean those little white grates with dishwasher detergent or replace them if missing or broken. The cost is \$2 each.

And finally, consider installing a programmable thermostat. It can improve your comfort, limit the number of times you need to get up and down to make adjustments, and save energy.

Convectors are not complicated pieces of machinery. But to get from city water to the conditioned air that warms or cools your home is more complex than you might have thought, and more interesting.

In the last issue of TowerTalk we discussed the boilers by which water is heated. In the next issue, we'll talk about the cooling tower and the special role it plays in staying comfortable over the summer ■

Tim Patricio is building manager.

## 2014 Holiday Fund

by Tim Patricio

Almost \$19,000 was distributed this past holiday season to 31 employees. Part-timers received amounts based on the shifts they work, while the share for full-timers took into account their base salaries and length of tenure.

Donations were received from 211 owners and renters -- exactly the same as last year. A donors list was posted for the staff to review.

Speaking for all the employees, thank you so much to everyone who contributed ■

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## Building Contacts

Office: 773-769-3250  
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Doorman: 773-769-3083  
Garage: 773-271-8859  
Market: 773-275-9130  
Cleaners  
Recv. Room: 773-784-3353  
Health Club: 773-769-1513

### RCN

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New Services: 866-308-5556

## Mall Business Contacts

### PTCA Market

Suite 101 773-275-9130

### Aynot Enterprises, Inc.

(Salon—Spa Contractors)  
Suite 103 773-728-6486

### Dralyuk Real Estate

Suite 103A 773-275-8520

### Healing Center of Chicago

Tony Hollenback, LCSW  
(Integrative Care: Counseling for  
the mind, body and the spirit )  
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### Lettuce Entertain You

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**Dr. Shirley Roy (Internal Med.)**  
**Dr. Robert Reeves (Adult Psy.)**  
**Dr. Robert Brinkman (Int. Med.)**  
Suite 106 773-878-5151

**Park Tower Management Office**  
Suite 107 773-769-3250

**M & J Care, LLC**  
Suite 109 773-878-1032

**Elizabeth Todorovic**  
(Real Estate Attorney)  
Suite 110 773-271-2110

**Chicago Pain Clinics**  
Suite 113 708-344-1234

## Dates to Remember

Board of Directors Meeting	7:30 PM	Party Room	March 9, 2015
Health Club Committee Meeting	7:30 PM	Party Room	March 10, 2015
Board of Directors Meeting	7:30 PM	Party Room	March 23, 2015
Board of Directors Meeting	7:30 PM	Party Room	April 13, 2015
Board of Directors Meeting	7:00 PM	Party Room	April 27, 2015
Home Owners Forum	7:30 PM	Party Room	May 6, 2015
Board of Directors Meeting	7:30 PM	Party Room	May 11, 2015
Board of Directors Meeting	7:30 PM	Party Room	June 1, 2015
Board of Directors Meeting + Annual Meeting	7:30 PM	Party Room	June 15, 2014

Please watch the bulletin boards or ptcondo.com for any scheduling changes.

## Management Office Hours

Monday, Tuesday, Wednesday & Friday	8:00 am - 5:00 pm
Thursday	8:00 am - 6:00 pm

## 2015 Holiday Schedule

Memorial Day	Monday May 25, 2015	Office Closed
Independance Day	Friday July 3, 2015	Office Closed
Labor Day	Monday September 7, 2015	Office Closed
Thanksgiving	Wednesday November 25, 2015	Office Closes at 3PM
Thanksgiving	Thursday November 26, 2015	Office Closed
Thanksgiving	Friday November 27, 2015	9AM to 3PM
Christmas Eve	Thursday December 24, 2015	Office Closes at 3PM
Christmas Day	Friday December 25, 2015	Office Closed
New Year's Eve	Thursday December 31, 2015	Office Closes at 3PM
New Year's Day	Friday January 1, 2016	Office Closed

## News & Social Media Committee Members and Contributors

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**Sheldon Atovsky** (Committee Member)  
Writer and Contributor

**Christopher Hinckley** (Committee Member)  
Writer and Contributor

**William Kay** (Committee Member)  
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**David Nicosia** (Board Liaison)  
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The NSM Committee is looking for more writers and anyone willing to pitch in! Got a story idea? Contact us at [news@ptcondo.com](mailto:news@ptcondo.com)