

TowerTalk

News and Information for Park Tower Condominium Association

In This Issue

Election Q&A: The Candidates Respond

Page 6



Going Green: Saving on Water

Page 2



All Things Mechanical: Park Tower Elevators

Page 8



Terry's Tastes: Blowfish - Sushi & More

Page 13



Health Club Grand Reopening Just Ahead

by Bob Shamo

Come look! Park Tower's Health Club has been completely refurbished, and residents are invited to see for themselves at Open Houses on June 17 and 18.

The HC is quite extensive, stretching the building eastward towards the Lake. Its second floor facilities include our magnificent indoor pool and adjacent Jacuzzi, outdoor wading pool, strength building and cardio rooms, locker rooms with saunas – and, until a month ago, two racquetball courts.

Key to the renovation was repurposing one of those racquetball courts, creating about 25% more floor space and

allowing for the repositioning of some existing (and the addition of much new) strength-building and aerobic equipment.

We're not quite sure, but it seems likely that the old weight room machines date from 1973, when Park Tower opened as an apartment building. In any event, all the equipment was out-of-date and definitely did not appeal to new owners and prospective renters. Frequently, when machines broke down – which was often – parts simply could not be found.

A few of the still-functioning and favorite "oldies" have been retained, but

| Continued on Page 4

Annual Meeting and Board Elections Around the Corner

by Bob Shamo

Each year, in June, Park Tower holds an election to replace members of the Board of Directors whose two-year terms are expiring. This year's board election will occur Monday, June 13, at 7:30 pm in the second floor Party Room.



The Board comprises five members, and two will be completing their terms this year: 2nd vice-president David Nicosia, and secretary Betty Terry-Lundy

Candidates who declared for those positions by the May 13 deadline were David Nicosia who wishes to stand for

re-election, and new candidates Monique Fouant, Joe Guzzardo and Mary Toosi.

These four candidates have been invited to participate in two "Meet the candidates" events, to be held in the Party Room.

- **Saturday, June 4, 11:00 am**
- **Wednesday, June 8, 7:00 pm**

(Candidates may also be nominated from the floor on election evening.)

Owners will have received official notification of the election the last week of May. Included with that notification will be candidate statements, proxy forms for those who wish to cast their votes early, and instructions.

| Continued on Page 4

Saving on Water – The Challenge Ahead

by Jeff Hauser



Chicago used to enjoy some of the lowest water rates in the country for a major metropolitan area. Five years ago, water was 3% of PTCA's budget. But today it is 10%. Or to look at it another way, water accounts for about a third of each year's assessment increase. (We'll continue to refer to "water" usage and rates, though that charge includes both water and sewer services.)

Water prices continue to rise, in large part, because the city is aggressively replacing its 100 year-old water infrastructure. Recently it replaced mains on the west side of Broadway, after having first completed those on the east side. Those city rate increases will likely continue, with the revenue being plowed back into water infrastructure.

In response to the dramatic price increases, management started investigating. It soon determined that Park Tower uses substantially more water than do other D&K buildings with similar populations.

After balancing for variables such as age, pools, heating/cooling systems, and the like, management concluded that the difference in water usage has less to do with the buildings themselves than with the water use habits of their residents. It would seem that Park Tower residents simply use more water.

Knowing that rate increases will continue, and that Park Tower's usage is disproportionately high, what can management and residents do to contain the cost of water services?

First, let it be said that replacing the water supply and waste piping/valves last year, in the ceiling over the lobby, was a major step in the right direction – as is

our ongoing replacement of risers serving all levels of the building – as is the program of replacing iron piping with copper during unit renovation. These initiatives are already lowering water supply costs within the building.

Unlike electricity, which is metered and paid for by unit owners, water usage is metered and paid for by the association, then passed on to owners as a share of their monthly assessment.

What if the association's total water usage – building infrastructure plus residential units – turned out to be, say, 10% less than budgeted? Well, our actual water cost for the next fiscal year, July through June, would then be \$380,043 instead of the budgeted \$422,270 – an annual savings of \$42,227.

For the unit owner, the average monthly savings given this 10% reduction would range from about \$2.50 per residential unit up to \$8.50 – an annual savings of \$30 to \$102 depending on the size of the unit, its elevation, etc.

So, were a significant reduction to be our goal, how do we get there? There are lots of ways to tighten up on water usage. Showers can be shorter, faucets can be turned off except at essential moments when washing dishes (and even brushing teeth!). We can install water-saving fixtures such as toilets, shower heads, and faucets.

Here is a specific if somewhat unlikely example. Management tells TowerTalk that it recently installed a "waterless" urinal in the mall men's restroom – used daily by building staff and mall tenants – for a savings, conservatively-speaking, of an estimated 25,000 gallons of water each year!

And readers, maintenance can replace your leaky bathroom faucet with the stylish Moen Darcy Model #8455 pictured at the beginning of this story. The building recently bought a fair number of these at an excellent price for owners and can install them more cheaply than an outside plumber. Plus, spare parts will always be available.

A recently-formed Green Committee has also jumped on board. That committee will be developing ideas on how the building as a facility – and how individual residents – can save water. (The Green Committee will be trying for LEED certification: that is, "Recognition of best-in-class building strategies and practices. To receive LEED certification, building projects satisfy prerequisites and earn points to achieve different levels of certification.")

Getting off to a good start is pretty simple. Try not to run your water needlessly, and get that dripping faucet fixed. While wasting a bit of water here and there may seem harmless, it can easily add up to hundreds or even thousands of gallons in a very short time. Away from home and think you left water running? Call the office or front desk and maintenance will gladly go up to your unit and check, free of charge.

Ours is a building-wide campaign to reduce water usage. Stay tuned for more updates - from the board, from management's emails, and also here in TowerTalk! Please continue to look at your own personal water usage and consider where you can help. Your wallet will thank you and so will your neighbors here at Park Tower! Thanks! ■

Thanks to Tim Patricio for his input to this story.

In Memoriam

~ Steve Koga ~

Park Tower owner and resident, passed away on May 24th. He was an active member of the Park Tower community and served on various ad-hoc committees. Steve, who grew up in the Edgewater community, was an avid sailor and musician who loved jazz. He was a dedicated husband and father and is survived by his wife Barb and their three sons, Daniel (Lisa), Kevin (Mary) and Sean.

Committee Focus

The Work of Our Rules & Regulations Committee

by Sheldon Atovsky



The Situation

Last night was horrible. From next door loud, crazy music all night long. Called the front desk for the third time, at 2 am. "Not too bad," said security when he arrived at my door, though finally agreeing sleep might be tough if not impossible.

Said I, "Why don't you knock on the door and tell them to STOP IT?" Said he, "I did that the first two times," but he promised to again "document" our complaint.

Not a fun night, and not the first time. What kind of crazy people are these? They'd just moved into the unit next door. Lucky us! We'd already spoken to others on our floor and the one above. Sure enough, some of them had also complained.

What does it take for the board and management to take care of this? I'm paying a lot of money to live here, the assessments are always going up, and now it's turning into hell. I'm angry and I'm not going to take it anymore. Call the police or go to court?

Next day I phoned the office to find out what was going on. Turns out a lot was going on, and I'm really pleased with the outcome of that call.

Our neighbor had already received two Letters of Warning about previous noise disturbances, as well as a Notice of Violations stating possible fines but offering the opportunity to explain herself by attending a Rules & Regulations Committee meeting.

The woman had accepted the invitation and would soon meet with the committee. Management wouldn't tell me exactly when,

nor would I be allowed to "testify" against her. But my complaints had in fact been documented and been passed along to the committee. After hearing her side of the story, the committee would make a recommendation to the board.

I attended the next board meeting and, sure enough, a discussion had already occurred in closed session (so as not to violate privacy rights) about two "excessive and repeated" noise violations. Back in open session then, the board voted to fine the offenders – without identifying them – \$250 and \$100 respectively.

Which fine, if either, went against my neighbor? The board wouldn't tell! It's considered a private matter between the association and the violator. The point of the deliberation and fine is to stop objectionable behavior and to discourage future occurrences .. not to punish, embarrass or impose a financial burden.

Frankly, a part of me wishes my neighbor had been identified and embarrassed. But the upshot of this experience was, for me, a newfound respect for the Rules & Regulations Committee.

The Bigger Picture

Two governing documents underpin the committee's work. Both can be seen under the Library tab on our website, www.ptcondo.com.

The Declaration (Section 13) speaks to the issue of violations, with penalties up to and including repossession of units. Our Rules & Regulations, contained in a handbook by that name, provide for implementation and are revised from time-to-time to reflect current conditions.

Frequently, the warning letters and notices sent by management are enough to put an end to the violation. When not, the matter is referred to the Rules & Regulations Committee.

The committee meets once a month and in private. Current members are Laura Cossa, Vince DiFruscio, and Carlos Vargas. Chuck O'Bringer is chair. Board liaison

Michael Parrie attends to take notes and guide the committee, then presents the motions at board meetings to assess fines.

The committee queries and listens to unit owners accused of violating our rules, then makes recommendations to the board. The board, in turn, discusses each case in closed session, moves and votes for fines or other corrective action in open session. The board always makes the final decision.

In my interview with them, committee members emphasized their efforts to be cooperative and provide leniency. A previously-scheduled meeting with the committee may be rescheduled once if necessary. If out of town, an owner may converse with the committee via speakerphone. A schedule of fines assures fairness, relating to the seriousness of the offense and how quickly it is resolved.

The maximum fine is \$1,000 and is reserved for the most serious violations. An example is the rental cap violation where, after warnings, a unit owner is fined \$1000/month until the rental ends. More common violations, such as odors, noise, and failure to purchase rental insurance meet with lesser penalties.

Of Special Note

When renters or guests are the offenders, it will be the unit owner who is held responsible and fined. It's up to that unit owner to get that fine reimbursed by his tenant or guest.

Fines may be appealed to the board, but that's as far as an owner can go within our internal system. Should the police be called or a lawsuit initiated, those actions take the situation outside our internal system, and Park Tower no longer has jurisdiction.

Who Serves?

Committee members are recommended by the chair and appointed by the board. Qualifications have mostly to do with familiarity with association documents and

| Continued on Page 14

Health Club Grand Reopening Just Ahead

Continued from Page 1

the rest is gone, replaced by brand new Matrix machines. A leading manufacturer of commercial grade fitness equipment, Matrix was selected by competitive bid, with the choice reinforced by positive recommendations from other D&K property managers.

As to the reconfiguration of space, what was the weight room now houses aerobics machines. The large mirrors affixed to the perimeter window wall were removed, flooding the area with light, and the aerobic machines have been positioned to face outward, affording an unobstructed view of our second floor garden and deck. As a finishing touch, four television screens have been placed in strategic locations, and they will be silent other than with headphones.

Access to the two racquetball courts was by doors set in plate glass walls. So the first step in repurposing the chosen court was to remove its glass wall. The result is a large room fully open on the entry side, with those mirrors from the old weight room reinstalled on the back wall. A grid-like ceiling was hung at a 9 ft. height, within which were installed attractive and efficient lighting fixtures.



That repurposed area is now home to most of the strength-building equipment, while the area immediately adjacent – where the aerobics machines used to be – will be mainly open, with mats for stretching and perhaps a few furnishings as time goes on.

Floors in all the areas described were



resurfaced in speckled black rubber matting, shaped as interlocking squares and laid jigsaw fashion wall-to-wall. Walls have been painted, and even the remaining racquetball court is being freshened up.

Except for the flooring, all construction work was done in-house, by our assistant chief engineer and electrician, Matt Brown, and by jack-of-all trades, Noa Silva. Assistant manager Marlon Dacres coordinated the work day-in, day-out, and building manager Tim Patricio initiated the contracts and oversaw the entire project.

And Finally ..

- Locker room renovations will be coming soon, probably starting late August or early September.

- For the time being, HC members will reserve equipment as in the past, either in person or by phone with the pool attendant. Going forward, the plan is to enable online scheduling, as is now possible for the laundry room.

- HC membership fees have remained constant for a few years now, but they will go up 10% beginning September 1. Current members may renew until then at the current rate.

Impetus for these extensive improvements came from the HC committee and others who imagined that a superior facility would offer a better experience, encourage new HC memberships, and increase the value of our condominium units by making them more attractive to prospective buyers and renters.

The Open Houses are Friday, June 17, 6 to 9 pm; and Saturday, June 18, 10 am

to 4 pm. Fruit and power drinks will be served in the second floor Party Room, and a Matrix representative – assisted by HC members – will lead walk-throughs and demonstrate equipment ■

My thanks to HC Committee chair, Ken Anderson, for talking with me about the revitalized Health Club, and to committee members David Kazarian, Rikke Vogensen for sharing their thoughts.

Park Tower Election

Continued from Page 1

Only Park Tower owners may vote. There being two open positions, owners are entitled to two votes for each unit they own. Those two votes may be given to a single candidate, or they may be split between any two candidates standing for election.

Inspection of ballots and proxies afterward will show only the percentage of ownership and the actual votes – not who voted for whom. (While proxies do need specific owner identification when submitted, that information will be redacted after the auditing firm certifies the election.)

On June 13, owners in attendance at the meeting will register (picture ID required), receive their ballots, and vote. Proxies from those who voted early will be “exercised” by the auditing firm or designated representatives, assuming those persons have themselves been duly registered and authorized.

The auditor will oversee ballot counting, handle irregularities, and certify the results. Any substantive irregularities will be brought to the attention of the board.

As in past elections, owners may remain in the Party Room while the vote is counted. Winners will be the two candidates acquiring the largest vote, as calculated by percentage of association ownership ■

Board Election Rules are detailed in the PTCA Rules and Regulations Handbook and may be viewed at www.ptcondo.com/rules-regs/#board-election-rules

Edgewater Arts The Edge Theater, New and Nearby

by Taylor McCleneghan



A new theater has opened just blocks away, at 5451 N. Broadway. The fully renovated space boasts a 114 seat auditorium, state-of-the-art sound and light systems, as well as multipurpose office, workshop and rehearsal space. Shows will rotate between Lil' Buds Theatre Company and other local groups renting the space.

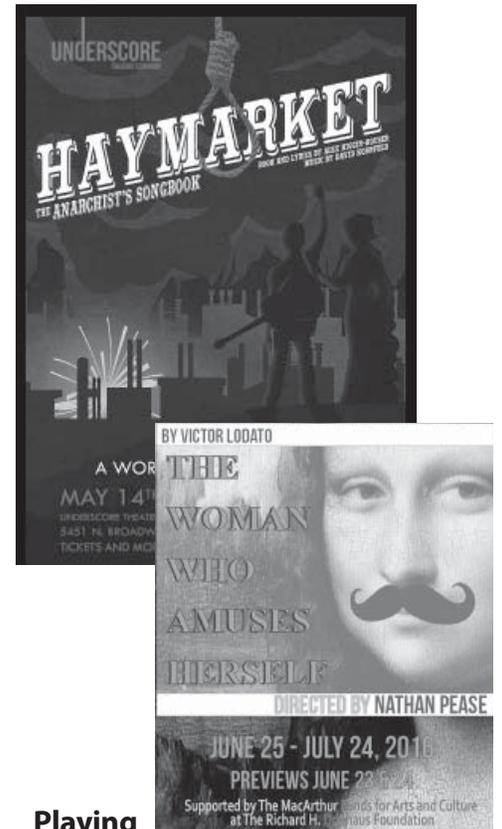
The resident company, Lil' Buds, has as its mission to engage children in theater

via performances, classes, and summer camps. Joining the effort are a number of accomplished adult actors, thereby allowing kids the opportunity to learn from professionals. Lil' Buds has had residency programs in local schools, but the new theater will be a permanent and more suitable home.

In my conversation with her, owner and developer Anne Phillips said the space is flexible enough to allow for film screenings, music and dance, and a variety of other productions. She especially appreciates the help of alderman Harry Osterman during the renovation and already feels comfortable in the Edgewater community .

To learn more about Lil' Bud go to www.lilbudstheatre.org. The theater is at www.edgetheater.com, with information available by phoning (773) 769-9112 or emailing hello@edgetheater.com.

Playing at The Edge to June 12th



Playing
June 25th - July 24th



**ACCURATE
CONSTRUCTION**

Stopping Sounds One Decibel At A Time

YOUR SOUNDPROOFING HEADQUARTERS

Residential Commercial Industrial
Noisy Neighbors?
Conference Rooms?
Common Areas?

**WE CAN HELP!
CALL US TODAY**

847-876-0201

www.accurateconstructionchicago.com



**SALON
M**
Style Cut Color Finish
Armani
1059 West Argyle
Chicago, Illinois 60640
773 561 2892 Salon
916 833 9875 Cell
AVEDA

Salon M is located on the soon-to-be completed Argyle Streetscape, between Kenmore and Winthrop Avenues.

A talented stylist, Armani, has joined the staff just recently and is offering a complimentary shampoo and styling with your first hair cutting appointment. Just mention having read the offer here, in Park Tower's TowerTalk newsletter.

PLUS .. 20% off on all hair care products!

Question and Answer for Park Tower Board Candidates

It's time again to speak up, and the candidates for this year's two open Board positions have done just that. We thank all four declared candidates for their interest in the well-being of the Association and for taking the time to address the following questions, posed to them by the News & Social Media Committee.

Now it's your turn: Read, Consider – Vote!

Candidate responses may, from time-to-time, contain statements that are factually incorrect or reflect a misunderstanding of Association legislative and management procedures. Please read carefully and be prepared to follow up at "Meet the Candidate" events on June 4 and 8.

1. How long have you lived in the building? Owned in the building?

Monique Fouant (new candidate): Resident owner for the past 25 years.

Joe Guzzardo (new candidate): I purchased a unit in this building in 1983. I moved into this building in 1988 and have resided here since then.

David Nicosia (standing for re-election): 21 years.

Mary Toosi (new candidate): Since 2005.

2. In the past two years there have been, to date, 31 Board meetings. Have you attended none, a few, more than half, or virtually all of those meetings?

Monique Fouant: Attended more than half the meetings.

Joe Guzzardo: I have attended no board meetings since last June, nor should it be necessary to do so. We have an in-house cable channel which can and should be used to allow residents to view the proceedings. For the 35 percent of owners who do not live here, a private and secured video web link can be provided. We had an instance where an association member was refused access to board meeting minutes. Transparency and accountability are important, as affirmed by the Palm ruling.

David Nicosia: Virtually all.

Mary Toosi: Almost all.

3. Why do you want to be or remain a Board member?

Monique Fouant: Continue the tradition of never having a special assessment at Park Tower. I believe achieving this goal requires long term planning coupled with

sound fiscal decision-making. The past few years have seen stable assessments. I also want to maintain our community's quality of life by continuing the necessary repairs and improvements to maintain our nearly 50-year-old building while balancing our financial obligations.

Joe Guzzardo: Our board operates without regard to the applicable law. Question 7b [below] is most illustrative here. Is this an independent inquiry or is it being conducted to serve the interests of the sitting board? They have also dealt very harshly with residents who do not follow their game plan. Their ethics leave much to be desired. I have no affiliation with any of them, outside of sharing a common interest in where we live.

David Nicosia: To continue my work preserving a high quality of life for our community while safeguarding our financial investment through sound financial planning, the key to minimizing assessment increases. Since being elected, I have worked with others to maintain an average annual assessment increase of 3.2%, less than prior averages of 4.8%.

Mary Toosi: To manage according to our Declaration.

| Additional questions and candidate responses are continued on Page 7

Dralyuk
real estate

YOUR NEIGHBORHOOD PROFESSIONAL

- SALES • RENTALS
- SHORT SALES • FORECLOSURES

MANAGING BROKER
Margaret Dralyuk

Office: 773.275.8520 Cell: 847.602.7870
5419 N. Sheridan Ste. 103A, Chicago, IL 60640
www.buyrealestate2.com

e-mail: MDralyuk@gmail.com

4. What experiences would you bring to the Board that make you a good candidate?

Monique Fouant: I think that I would bring to the Board my ability to collaborate, my inquiring mind, which seeks information and clarity before making key decisions, and my ability to work as a team member.

Joe Guzzardo: I've lived here for many years. Quality of life is the most important issue in my mind.

David Nicosia: My knowledge of building operations, acquired through participation on many building committees, and my work with the building's management team and other Board members leave me able to understand and resolve the building issues. Professionally, I have management, communications, analytical, and technical skills necessary to solve problems and deliver results on time and within budget.

Mary Toosi: Management and financial experiences, commitment to inclusion, transparency, and legality.

5. On what committees have you served or been Board liaison with, for how long, and in what years?

Monique Fouant: News & Social Media Committee since July 2015. Green Committee since it was newly formed April 2016.

Joe Guzzardo: I served on the budget and finance committee for at least a year, about 9 years ago.

David Nicosia: Before being on the Board, I served on the Budget & Finance Committee and the ad hoc Cable Committee. On the Board, I have served as the liaison to the Budget and Finance, Home Improvement, Social, and Health Club Committees. Currently I am the Board liaison to the News & Social Media committee and to ASCO.

Mary Toosi: Rules and Regulations, New Resident, Social Committee.

6. Have you volunteered for or participated in any Association functions in the last few years?

Monique Fouant: A few years ago, I was a volunteer floor monitor for floors 45 to 50 and would walk the floors each month to check hallway and stair lights, listen for beeping smoke detectors due to dead batteries and note any dents or scratches on the walls and then inform management.

Joe Guzzardo: I went to the Independence Day party 2 years ago.

David Nicosia: I initiated Movie Night and continue to cohost this social event.

Mary Toosi: Yes.

| Additional questions and candidate responses are continued on Page 9



From left to right - this years candidates are:
 Monique Fouant
 Joe Guzzardo
 David Nicosia
 Mary Toosi
 (no photo submitted)

**Hey, I just met you,
 And this is crazy,
 But I'm a real estate broker,
 So call me, maybe!**

I have a diverse background and years of experience in real estate. My expertise ranges from short sales to high end luxury properties; city to the suburbs. If you have any questions about the market, give me a call at 312-813-0119.



FRAN MIZZI | REALTOR®
 312.813.0119
 fmizzi@koenigstrey.com



This is not intended to solicit a property already listed. Listing made subject to errors, omissions, change in price, prior sale and withdrawal without notice. Information derived from reliable sources. No independent investigation has been made by Koenig & Strey Real Living into the accuracy of the information provided herein.

5335 NORTH SHERIDAN ROAD 773-275-8100
DINE IN • PICK-UP • DELIVERY
 Order online at Tedinos.com



REDEEM FOR \$3.00 OFF ANY LARGE OR X-LARGE PIZZA
 You must mention coupon when ordering. One coupon per order per person. Not valid with other offers or discounts.



All Things Mechanical

The Everyday Ups and Downs at Park Tower... Our Elevators - A Necessary Convenience

by Jeff Hauser

The number one job of elevators here at Park Tower is to get you to your destination safely. Speed and reliability run a close second. In a building as big and busy as ours, a lot goes into reaching those goals.

TT recently accompanied a couple folks from Otis who explained exactly what it takes to move us up and down here at Park Tower. We have nine elevators and – unusual for a single Chicago building – they are of three different types.

Elevator mechanics

Two hydraulic elevators handle traffic between the mall and parking levels 1P and 2P, and another lifts garbage dumpsters from the trash room on 1P to the loading dock. The cars of hydraulic elevators sit atop a piston and cylinder, moving up and down like your car at a mechanic's shop.

This works well for short distances, but for the tower, traction elevators are needed. Traction elevators are lifted by ropes which pass over wheels (called "sheaves") attached to a motor above the elevator shaft.

Two of our four passenger elevators – those that carry passengers as far as the 23rd floor – are geared traction elevators, meaning that their motors drive "worm" gears that turn the wheels that lift the ropes. The other two passenger elevators,

and both service elevators, are of the gearless traction design in which the motor drives the wheel directly. Gearless traction elevators are necessary to reach the upper floors of high-rises like ours and, in addition, are faster.

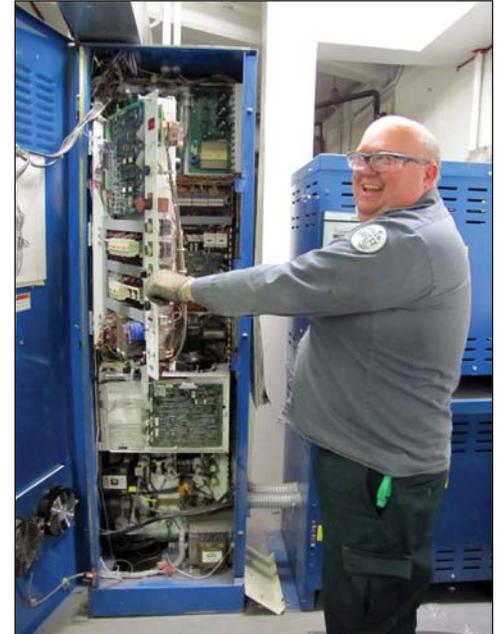
There are five ropes for each traction elevator (seven for the larger service elevator). In all cases, one rope is enough to hold the allowable weight, the remaining ropes being for safety and improved traction. By the way, while they look like a typical rope, they are actually woven steel with a hemp core for lubrication.

Counterweights are key to making these traction elevators work. Each counterweight equals 142% of its car's weight and moves up and down opposite the direction of travel. In truth, it is really those counterweights the motors are moving, not the cars themselves. So the more people on an elevator, the easier it is for the motor to move it.

Elevator safety

This is a good time to clear up a myth. Were controls to fail, the cab would likely go up rather than free-fall to the bottom of the elevator shaft. But not to worry – many layers of safety measures prevent any unintended motion. These safety systems include over-speed governors, "car safeties," and load weighing buffers.

A governor monitors the speed of the elevator, shutting off power if it gets going too fast. Were this not to stop the car,



Brad Gibbs, Otis technician, at the controls of a hi-rise (gearless) elevator. Photo by Mike Magliane.

safeties on the outside of the car would do so by "grabbing" the rails that guide it. These are also triggered by a power outage. Finally, buffers at the bottom of the hoistways would gently stop any car dropping below its lowest intended level.

Another myth is that one could enter an open elevator door and fall down the shaft. Remember, besides the exterior doors at each elevator stop, there is an inner set on the car itself. The elevator knows not to move if any door is open

| Continued on Page 11

Free Appetizer

Present this ad for one free appetizer at LongHorn Steakhouse® with the purchase of one entrée.

Offer Valid For: Skokie Location Only - Park Tower

3300 W Touhy Avenue
847-674-1673



Not valid with any other offer, discount or purchase of gift cards. Tax and gratuity not included. Alcoholic beverages excluded. One offer per check, per visit. Expires 08/31/16.



THE CLEANING GUY

EDGEWATER, CHICAGO IL
weekdays & weekends
windows, households, laundry and pet services
excellent references

Jose Hernandez
773-827-6304

Q&A for Park Tower Board Candidates Continued from Page 7

7. The Board may soon consider amending the Declaration and/or Bylaws to a) ban smoking of tobacco, nicotine and marijuana products in the building, b) allow detection animals (such as a bed-bug sniffing dog) to reside in the building, and/or c) allow dogs and cats (in general, but with restrictions) to reside in the building. Understanding that you might change your mind, do you have a “starting position” on these issues?

Monique Fouant: I am not opposed to banning smoking of tobacco, nicotine and marijuana products in the building. Smoke that drifts through the ventilation system and enters units can be a health hazard and irritant for people, especially those with respiratory issues. I am not opposed to allowing detection animals (dog) to live in the building. Many people may have forgotten how terrible the bed bug situation was a few years ago. The biannual bed bug dog inspections per floor have greatly reduced the bed bug problem. When returning from a trip, a detection dog allows us to easily have our luggage checked before unpacking. I am not opposed to allowing cats (with restrictions) to reside in the building. I think dogs are more problematic due to possible noise complaints with barking or the possible urinary accidents in the elevator.

Joe Guzzardo: I am in favor of part a). Part b) of this question is a violation of Chicago’s zoning ordinance as well as our declaration, and has been litigated and decided against Mr. Nicosia. This question is clearly biased for the benefit of Mr. Nicosia, which leads me to suspect the impartiality of this effort. Pet dogs and cats are not allowed in our building per our declaration and I’m fine with that.

David Nicosia: The building’s attorney has suggested that Park Tower consider changing its declaration to avoid future legal issues. The Board established a volunteer committee of non-Board-member owners to investigate the impact of such changes and to make recommendations as to how to proceed. Any owners who volunteered to serve on this committee were appointed to it. As a Board member, I will support the recommendations of the committee.

Mary Toosi: Only the owners can amend the Declaration. The bed bug dog owned by Board member, David Nicosia (according to the Chicago City Clerk) violates City Zoning laws by living here (according to Chicago Department of Business and Consumer Affairs). An amendment to the Declaration would not change this. In the Summary Judgement in the case of Parker vs. Park Tower, Judge Kathleen Kennedy ordered the “immediate removal” of David Nicosia’s bed bug dog. Park Tower is currently in violation of this court order. Included in this order is the advice of the Association’s attorney that allowing this dog to live in Park Tower “risks adverse judgement.” Despite this warning the PTCA board risked this judgement and lost. Also included was the agenda for the January 4, 2011 meeting authorizing this decision. It shows Nicosia’s ownership interest in this business. This was disguised from the owners in the notice of this meeting sent to the owners and signed by Draper and Kramer property manager Tim Patricio. I have the cited documents proving these statements, and will provide them for examination by the owners, including at the meet the candidates’ events.

8. What are the most significant challenges you see the Association facing in the next two years?

Monique Fouant: No special assessment while maintaining a strong reserve. Continuing the necessary repairs and improvements to maintain our building while balancing our financial obligations.

Joe Guzzardo: Our assessments are high and our accounting practices do not follow the requirements of our declaration. We have a responsibility to follow the rule of law.

David Nicosia: Our building is aging and we need to plan for projects so that they can be completed without any special assessment(s). We need to develop new efficiencies to save money on utilities, which continue to be a significant cost. We have made progress controlling the building’s gas and electric bills. The building’s water consumption is an issue the Board is now considering. Based on last year’s 25% wa-

ter rate increase, the annual cost of water is \$422,700.

Mary Toosi: Adjusting the operations of the Board and management to comply with the Illinois Condominium Property Act, the Park Tower Declaration, and the Palm ruling.

9. What do you see as the Board’s relationship/role with the management company?

Monique Fouant: I see the Board’s relationship/role as working collaboratively with our management company to maintain Park Tower building, achieve long-term planning and maintain sound finances.

Joe Guzzardo: Draper and Kramer is contracted to provide day-to-day management of the operations of our building. Their insights and experience are useful to the board in forming policy. Too cozy of a relationship between board members and D&K can be harmful to the interests of the association itself.

David Nicosia: Based on its years of expertise, Draper and Kramer, one of Chicago’s most respected professional condominium management companies, was hired by the Board to manage the building. Its staff knows the details of running a large and complex building like ours. Our property manager is a licensed property manager who is respected among his peers. I believe it is the Board’s responsibility to provide oversight and guidance while the management company takes care of the day-to-day operations.

Mary Toosi: The fiduciary duties of the Board are clearly stated in the law. The management company is hired to assist in the day-to-day operations of the property. The management employees are not here to determine the agenda of the Association. That is the business of the owners. The Board has duties to the owners. The Draper and Kramer employees work for the owners. Both the Board and the Draper and Kramer employees are legally required to serve the best interests of the owners, not govern us **III**

Condo Regs & Etiquette Those Really Big Disposables

by Jeff Hauser

In this third and final story on waste and recycling, we'll have a look at how best to dispose of larger items here at Park Tower.



The dumpster out back is emptied by the scavenger service on a regular basis. If the dumpster is overly full, or other items are left alongside that dumpster, that can become an "extra-ordinary expense." Items such as couches or mattresses fit this description. The scavenger service will take them, but the truck operator will write a bill to PTCA which ultimately becomes a unit owner's responsibility.

The scavenger service charges \$15/yard. A typical couch counts for about 3 yards, meaning a bill of around \$45. When management gets a bill for something like this, it will attempt to identify the responsible resident using, for instance, its elevator, hallway and dock security cameras.

While couches, because of their shape, just can't fit in the dumpster, other large items might. If you can get to the dumpster soon after it's been emptied (early morning), even a mattress might fit. So

long as it can be entirely contained in the dumpster, there will be no extra charge. (By the way, building staff may be asked to lend a hand, as their schedules permit.)

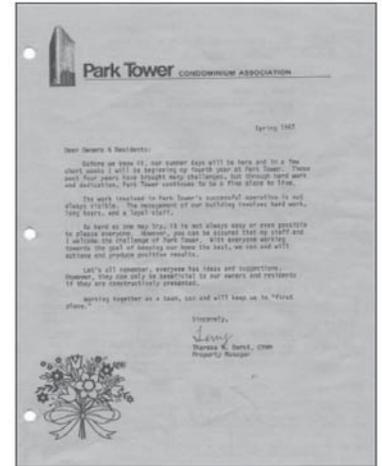
And there are other options. Care for Real accepts clean, wearable clothes and small appliances. Perhaps the store that sold you your new furniture can arrange with its delivery service to remove and haul away the old items. (Building staff may also help, but that would have to be scheduled well in advance to ensure availability.)

Planning a do-it-yourself remodeling project or needing to toss a fair amount of accumulated clutter? Consider one of the building's small dumpsters that it puts out daily with waste that comes down the garbage chute. The office can rent you one for \$50, which is only to recover the cost from the scavenger.

Remember, when it comes to remodeling, the contractor is responsible for removing debris and properly disposing of it. If the amount of debris is really going to be excessive, another option would be for the contractor to have a small "roll-off" delivered out back, where there's room for it to be placed along the back fence. The office will be happy to assist your contractor with such an arrangement.

What comes into Park Tower must eventually go out again! With its 700+ units, the building has many ways of handling waste, debris, and recyclables. Management urges you to be thoughtful about the choices you make and to ask for advice if uncertain **■**

TowerTalk Archives Spring comes to Park Tower... A While Ago



From back issues we've selected Spring 1987 ..

- 2.5% assessment, up from 2%
- \$120,000 storm damage to lobby, second and third floor
- Floor Captains as extra sets of "eyes" to keep each floor looking its best
- Suit against PTCA for \$1,000,000 settled and paid for by association insurance company
- Looking to beef up membership on the Social Committee
- Size and Staff numbers compared in twelve large Chicago condominiums including Park Tower

View this issue and others online at www.ptcondo.com, under the Library tab **■**

Health Screen

This coupon entitles you to a complimentary Health Screen

by **Genesis**
Rehab Services

Located next door at The Breakers
8:00 am to 4:30 pm, Mon-Fri
For appointment, call 773.271.5189

Thomas A. Wartowski

Attorney for Condo Owners & Residents

TAWLAW@Wartowski.com

- Sales & Purchases
- Tax Assessment
- Contract
- Insurance Claims
- Rules Violation Defense

Elevators

Continued from Page 8

anywhere along the way. As the car approaches, its inner doors “catch” those exterior doors, allowing them to open, and then require them to close again before departing.

Tips on using our elevators

- Push only the button for the direction you wish to go. Pushing both buttons causes the car to stop twice at your floor, delaying everyone onboard.
- Doors close when the last person to enter clears the door’s sensors, so punching the “Close Door” button won’t help.
- The “Cancel Call” button works only in manual mode, as when the elevator is being used for a move-in or move-out.
- Use the “Door Open” button to allow for a late arrival. Physically holding a door open too long risks the elevator “thinking” it’s broken and taking itself out of service.
- The buzzer is a good thing, not a bad one. It advises late arrivers its timer is running and will soon take the elevator out of service.
- Trips to the lobby that don’t require the service elevators are almost always faster using the passenger elevators.

Maintenance and repair

Maintenance is a tall task with complicated machinery and lots of moving parts.

Imagine, say, a 40-year-old automobile that runs 24x7. Upgrades are required, parts wear out and have to be replaced.

Dust is inescapable but also a major factor in elevator wear and tear. Every time the elevator doors open, dust within a few feet gets sucked first into the car, then into the elevator shaft, and eventually into every moving part. So when staff comes around to vacuum the hallways on each floor, not only is it good housekeeping, it is also helping the elevators!

Brad Gibbs, of Otis Elevator Company, has serviced our elevators for the past five years. Brad explains that fixing elevators is like being a doctor. He sees a malfunction but relies on experience and a variety of tests to determine what the cause might be. The conclusion can be surprising, in the same way a knee may hurt because it’s compensating for an injured hip.

Elevators have evolved over the years, and Brad can now plug in a service tool and read out any error codes like your local auto mechanic. Repairs, however, are undertaken with caution given the height of elevator shafts and high voltage control panels.

Elevator outages are inconvenient. But remember the long stretches when they work perfectly .. thanks to the hard work from Brad and his team at Otis 

Did You Know? Fireworks, Cyclists, and Screens



Our neighbors to the south – Saddle & Cycle Club – will again present a spectacular fireworks display shortly after dusk the evening of Monday, July 4. Park Tower owners, residents and guests are welcome to view the show from our 2nd Floor Garden and Deck. Free, NO GLASS, have fun and enjoy the show.

It seems we lack the volunteers to organize and produce the July 4 Picnic that in past years has ushered in those fireworks. Join the Social Committee and bring it back next year!

What a welcome upgrade! The bike room door now swings open automatically – by touching your fob from the outside and pressing a wall-mounted enter pad from the inside – thereby saving many a scratched knee and dented fender.



Your short openable windows are equipped with rollers that reveal screening when opened and roll it back up again when closed. Typically, screens don’t tear very often, but when they do, our maintenance crew can replace the entire roller assembly in about a half hour, at a cost of \$42.50 materials and labor 



- ON-DEMAND DIGITAL PRINTING
- IN-HOUSE DIGITAL OFFSET PRESS
- GRAPHIC DESIGN
- VARIABLE DATA SOLUTIONS
- LARGE FORMAT SIGNAGE
- MONTHLY MAGAZINES
- NEWSLETTERS / BOOKLETS
- RESTAURANT MENUS
- MAILING SERVICES
- SPECIALIZED FINISHING



allied print & copy
DESIGN | PRINT | SIGNS

5640 N. Broadway, Chicago, IL 60660
P 773.334.5200 F 773.334.5757
info@alliedprintandcopy.com
www.alliedprintandcopy.com

Neighborhood News

Farmer's Markets Heat Up as Summer Beckons



by Monique Fouant

With summer fast approaching, it's time to consider shopping at our local farmers markets with their fresh vegetables, flowers and dairy products. We are fortunate to have several excellent locations within walking distance.

Edgewater Farmers Market

Saturdays, June 11 to October 15
8 am to 1 pm

5917 N. Broadway
Corner of Thorndale/Broadway (Broadway Armory Parking lot)

Fresh local produce, baked goods, cheeses, coffee, and other specialties.

www.edgewater.org/programs-and-events/farmers-market/

Weiss Memorial Hospital Farmers Market

Thursdays - June through October
7 am to 1 pm

4646 N Marine Drive
Corner of Wilson/Clarendon avenues (SW corner of Weiss' parking lot)

Along with fresh produce and crafted goods, this market includes information on living a healthy life through exercise, smoking cessation and eating right, diabetes and high blood pressure screenings as well as informational talks from dietitians on healthy recipes.

www.weisshospital.com/connect-with-us/farmers-market



Andersonville Farmers Market

Wednesdays - May 11 to August 31
3 pm through evening
September 7 to October 19
3pm to 7 pm

Located on Berwyn Between Clark and Ashland

Fresh produce, crafted goods, and music events.

www.andersonville.org/events/andersonvillefarmers-market/

Argyle Night Market

Thursdays, July 9 to August 27
5 to 9 pm

Located on Argyle between Sheridan and Kenmore

Farm stands, vendors highlighting Argyle restaurants and other retail items, plus live performance arts

www.48thward.org/argyle-night-market

RENOVATORS' OUTLET
KITCHEN & BATH SHOWROOM AND DESIGN CENTER

CABINETSRY | COUNTER TOPS | FLOORING
TILE | PLUMBING FIXTURES | APPLIANCES

VISIT US: 3821 W. Montrose Ave.

CONTACT US: 872-302-4170

www.RenovatorsOutlet.com

info@RenovatorsOutlet.com

THE ART OF REMODELING

WWW.ARETERENOVATORS.COM
CALL FOR FREE ESTIMATES: 773-610-4551

Areté Renovators Inc., a family-owned business, specializes in interior, residential renovation including, kitchens, bathroom, hardwood floor installation and repair, drywall repair and painting. Our business follows the principles of "Areté", ancient Greek for excellence, quality, or virtue. The word captures the company's work ethic and the intellectual process that goes into each job we perform.

BEFORE

AFTER

KITCHENS • BATHROOMS • WALLS

CUSTOM WOODWORKING • HARDWOOD FLOORS

Terry's Tastes - Restaurant Review

Savory Sushi, Succulent Sashimi & Remarkable Ramen

by Terry Gorman

Blowfish

Contemporary Sushi and Ramen

1131 West Bryn Mawr Avenue

www.blowfishchicago.com

(773) 654-3369

Mon-Thu 4 to 10 pm

Fri 4 to 11 pm

Sat noon to 11 pm

Sun noon to 10 pm



With the opening of Blowfish about a year ago, Japanese style cuisine arrived just steps from Park Tower. Chicken teriyaki? No way! Find instead traditional and contemporary sushi and ramen that is delicious and affordable.

Recently, the Park Tower Quarterly Dining Group strolled over to Blowfish, on the way acquiring bottles of Chardonnay and Sapporo – an excellent Japanese beer - to accompany our food.

Of our nine diners, two cast their lot with ramen – wheat noodles which, at Blowfish, are prepared in one of several broths, served with mushrooms and vegetables, and to which you can add your choice of pork, beef brisket, or more vegetables.

The restaurant's other major offerings are sushi and sashimi. Sushi are sliced, cylindrical "rolls" of rice topped with raw or marinated fish. Sashimi are portions of thinly-sliced fish, served without rice. Our group stayed on the sushi side. Blowfish features sixteen varieties of fish, and has a vegetarian roll option.



On your first visit to Blowfish I recommend you consider the following dishes.

To freshen your palate between dishes, eat a piece of sliced pickled ginger! To season a given dish, add a little hot mustard ("wasabi") to a small bowl of soy sauce and dip or spread it onto your fish and roll.

Three delicious appetizers are .. Crispy BBQ Spicy Tuna, served over crispy rice with sweet potato crunch and special sauces .. Kara-Age Chicken, soy marinated deep-fried tender chicken served with sweet chili sauce on pineapple salad (awesome) .. and Shumai, steamed dumplings topped with scallions and shrimp (our choice) or edamame (soybeans).

Our favorite Sushi Bar Combination was Spicymono, which includes tuna, salmon and shrimp – all of them spicy, as you might guess.

Sushi are either Classic Rolls (traditional) or Signature Rolls (more contemporary, specialty-of-the-house). In the first category are two we liked very much .. California Roll, with crab, avocado and cucumber (sort of sushi with training wheels!) .. and Red Dragon, with shrimp tempura, spicy tuna, cucumber, and sweet soy sauce.

And of the Signature Rolls, consider Aloha – tuna, yellowtail, salmon, crab, cilantro, jalapeño and avocado, wrapped

in cucumber and topped with a tangy citrus-based soy sauce called ponzu sauce .. Tuna Lobster – fresh tuna, lobster mix, avocado, cucumber, and mango topped with wasabi mayo and lime zest .. and Fugu – soy paper, fresh water eel, soft shell crab, avocado, and cucumber, topped with beet crunch, spicy citrus mayo and sweet soy sauce.

And, better-safe-than-sorry, you might want to avoid the several dishes that contain escolar. A delicious but oily fish, it can cause gastrointestinal distress.

For dessert, try the Green Tea Ice Cream which, we understand, is very popular in Japan.

Pricewise, a heaping bowl of ramen costs \$11 to \$14, depending on the extras you choose to add. Two people sharing an appetizer and a sushi will come to about \$20. If you're a United Airline frequent diner you'll welcome the extra miles.

It was a relaxed evening of conversation and good food, all fresh and nicely presented. Will you be speaking Japanese after your meal? Try this:

"Go-chiso-sama deshita!"

"It was a feast!"

■



Defibrillators, Available at Park Tower When Needed

by Nathaniel Cook



When someone goes into sudden cardiac arrest, time, knowledge, and the use of an **automated external defibrillator** may be critical to their

survival. Park Tower is equipped with two such devices and every employee from management on down is trained in their use.

Sudden cardiac arrest is typically triggered by irregular heartbeat patterns, or arrhythmias. Signs that someone is experiencing sudden cardiac arrest may include sudden collapse, loss of consciousness, abnormal or no breathing, a difficult-to-detect pulse, darkening of skin, and/or spasms.

If you or someone nearby exhibits these symptoms, call 911 immediately, stay on the line with the dispatcher, and be sure he or she knows that the defibrillators are available.

One automated external defibrillator is at the front desk (773-769-3083), the other at pool attendant's desk (773-769-1513). When activated, an electric shock is administered that can reset or restart the rhythm of the heart.

Remember, all management, front desk, pool, and maintenance staff are trained in the use of these devices. And as a precaution, the device itself gives verbal instructions for use by an untrained rescuer.

While there are risks associated with any medical device, an automated external defibrillator can improve the chances of survival for a person in cardiac arrest. Further information is available at www.nih.gov and www.fda.gov 

Rules & Regulations Committee

Continued from Page 3

manner of operations. (Three of the current members are former board members, and the fourth served on the committee in past years.)

The committee is expected to provide a neutral point of view separate from board and from management. Whereas many condo associations expect their boards to function in this capacity, our system provides this additional layer of independence and objectivity.

Finally, and above all in this committee, its members are expected to preserve privacy and confidentiality.

The Takeaway

Rules and regulations are intended to make Park Tower a pleasant place to live. We attend a mandatory Welcome Committee meeting when we move in, at which time we learn about the rules and regulations, sign off on having received a hard copy, and agree to live by them.

The committee engages at the enforcement level – a thankless job – and we owe its members tremendous gratitude. When at the end of our interview I asked what wisdom they'd like to share, they answered in near unison..

"Be considerate of your neighbors." 

I am grateful to Michael Parrie, Tim Patrio, Laura Cossa, Vince DiFruscio, Chuck O'Bringer and Carlos Vargas for their help in putting together this article.

Check for signs of Sudden Cardiac Arrest: Unresponsive
 Not Breathing Normally

1 PULL

2 PLACE

3 PRESS



AYNOT SALON
@ the Admiral
929 W. Foster
773-654-5112

CRYSTALS SALON
@ the Breakers
5333 N. Sheridan
773-878-0008

SERVICES for Men & Women
All Hair Textures, Massages,
Manicures & Pedicures,
Shaves, Waxing & Wigs

www.aynotsalons.com



Personal Training

**Lose Weight!
Get Motivated! Feel Great!**

I am a National Academy of Sports Medicine Certified Personal Trainer who can help you achieve your goals here in Park Tower.

\$25 per session.

Arthur Velazquez, CPT
773-991-5740



From the NSM Committee

How Your Board Voted: A Summary of Board Votes Over the Past Two Years

Over the past two years, the Park Tower Board of Directors voted 385 times on a wide range of issues (from June 30, 2014 through April 25, 2016). A Record of Votes has been compiled and can be found at www.ptcondo.com/board-votes-2014-to-2016.

The entire record would be too long for TowerTalk, but here are the categories in which the votes are presented online.

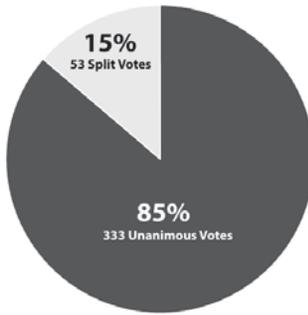
Of the 385 votes, the Board voted unanimously 333 times or roughly 85%.

Typically, it is Management that identifies the issues requiring board attention. The Board then studies those issues, considers possible actions, directs further research by Management when needed –

and ultimately makes the final decisions.

To be a superior condominium association, Park Tower needs proactive Management, a responsible Board, and an engaged set of Owners.

PTCA Board Votes (June 30, 2014 - April 25, 2016)



- Have a look online at the voting record of our Board.

- Read the candidates' statements that arrived in the mail and the Q&A found elsewhere in this issue.

- Attend one of the "Meet the Candidate" sessions on June 4th or June 8th.

Then VOTE on June 13!

Votes by Category

- 1. Administrative**
(70 Total Votes, 88% Unanimous)
- 2. Budget & Finance**
(47 Total Votes, 85% Unanimous)
- 3. Committees**
(50 Total Votes, 76% Unanimous)
- 4. Construction Requests**
(22 Total Votes, 99% Unanimous)
- 5. Contracts**
(47 Total Votes, 98% Unanimous)
- 6. Directives to Management**
(10 Total Votes, 90% Unanimous)
- 7. Approval of Minutes**
(37 Total Votes, 89% Unanimous)
- 8. Procedural**
(13 Total Votes, 100% Unanimous)
- 9. Projects**
(7 Total Votes, 100% Unanimous)
- 10. Rental Policy Exceptions**
(9 Total Votes, 88% Unanimous)
- 11. Rules & Regulations**
(73 Total Votes, 90% Unanimous)

Real Estate Transactional Attorney
ELIZABETH M. TODOROVIC
Law Office of Elizabeth M. Todorovic LLC



5419 N. Sheridan Road, Suite 110, Chicago, IL 60640
 Tel. 773-271-2110 Fax. 773-358-2690
 Todoroviclaw@comcast.net

I'm pleased to offer Reduced Fees for Park Tower Residents

The Brightest Smiles in Edgewater
 are Just Next Door



John Sfikas, DDS
 General Dentistry

Dentistry is Our Passion,
 Excellence & Compassion Our Focus.

773-506-1111
 5319 North Sheridan Rd. (Next Door at The Breakers)

\$40.00 OFF any Procedure for New Patients.
 Bring this ad to receive the discount.




**The Taste of New Orleans
 in Chicago**
 Just 2 Blocks West of Park Tower on Broadway!

Park Tower residents receive a 15% discount with this ad!
 (One discount per table. Expires 8/31/16)

Cajun & Creole Cuisine | BBQ | Craft Beer & Cocktails
 Cooking up the best in New Orleans style cuisine. Sample beef, pork, and chicken from our smoker. Try a World Famous Sazerac or grab one of our 16 tap beer

We are located in the heart of the Edgewater neighborhood in Chicago
 5352 N Broadway St. Chicago IL 60640 **773-754-7419**

Building Contacts

Office: 773-769-3250
Fax: 773-769-0047
Doorman: 773-769-3083
Garage: 773-271-8859
Market: 773-275-9130
Cleaners
Recv. Room: 773-784-3353
Health Club: 773-769-1513

RCN
Service/Billing: 312-955-2500
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

Lettuce Entertain You
(Gift Certificate Purchases)
Suite 105 773-924-4438

Dr. Shirley Roy (Internal Med.)
Suite 106 773-878-5151

Park Tower Management Office
Suite 107 773-769-3250

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

Stephen J. Feldman, Attorney
(Criminal Defense & DUI Defense)
Suite 113 312-371-5522

Roger Philip Feldman & Co, CPA
Suite 113 773-944-0664

Dates to Remember

Candidate Meet & Greet	11:00 AM	Party Room	June 4, 2016
Meet the Candidates Night	7:00 PM	Party Room	June 8, 2016
Annual Meeting	7:30 PM	Party Room	June 13, 2016
Board of Directors Meeting	8:30 PM	Party Room	June 13, 2016
Budget & Finance Committee Meeting	4:30 PM	Party Room	June 15, 2016
Dec and Bylaws Committee Meeting	7:00 PM	Party Room	June 23, 2016
Board of Directors Meeting	7:30 PM	Party Room	July 13, 2016
Board of Directors Meeting	7:30 PM	Party Room	July 25, 2016
Board of Directors Meeting	7:30 PM	Party Room	Aug. 8, 2016
Board of Directors Meeting	7:30 PM	Party Room	Aug. 22, 2016

Please watch the bulletin boards or ptcondo.com for any scheduling changes.
You can also contact the management office at parktowercondo@dkcondo.com.

Management Office Hours

Monday, Tuesday, Wednesday & Friday	8:00 am - 5:00 pm
Thursday	8:00 am - 6:00 pm
Saturday	7:00 am - 11:00 am

2016 Holiday Schedule

Memorial Day	Monday May 30, 2016	Office Closed
Independence Day	Monday July 4, 2016	Office Closed
Labor Day	Monday September 5, 2016	Office Closed
Thanksgiving	Thursday November 24, 2016	Office Closed
Thanksgiving	Friday November 25, 2016	Office Closes at 3PM
Christmas Eve	Friday December 24, 2016	Office Closes at 3PM
Christmas Day	Saturday December 25, 2016	Office Closed

Contributing to This Issue of TowerTalk

Bob Shamo (Committee Chair & Editor)

Sheldon Atovsky (Committee Member and Writer)

Nathaniel Cook (Writer)

Monique Fouant (Committee Member and Writer)

Terry Gorman (Writer)

Jeff Hauser (Committee Member and Writer)

Taylor McCleneghan (Writer)

David Nicosia (Committee Board Liaison)

Tim Patricio (Property Manager & Writer)

Have Any Story Ideas? Like to Take Photographs? Want to Pitch In?

The NSM Committee is looking for Roving Reports, Photo Fanatics and Social Media Specialists!

If you are interested in donating your time and know how, Contact us at:
news@ptcondo.com