

# Special Election Issue TowerTalk

News and Information for Park Tower Condominium Association

## Annual Meeting

### Board Elections Just Around the Corner

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 12, at 7:30 pm in the second floor Party Room.

The Board comprises five members, and three will be completing their terms this year: 2nd vice president Paul Heck, president Michael Parrie, and treasurer Jean Shamo.

Candidates who declared for those positions by the May 5 deadline were in fact those same persons: Michael Parrie, Jean Shamo, and Paul Heck. There are no "new" candidates, although rules allow

for them to be nominated from the floor on election evening.

Two "Meet the candidates" events will be held in the Party Room.

- Saturday, June 3, 11:00 am
- Wednesday, June 7, 7:00 pm

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.

Only Park Tower owners may vote. There being three open positions, owners are entitled to three votes for each unit they



own. Those three votes may be given to a single candidate, or they may be split among the three candidates standing for election.

Inspection of ballots and proxies afterward will show only the percentage of

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## Your Voices and Your Votes Matter

by Bob Shamo



In recent years, the Newsletter Committee has developed a set of pertinent questions for announced candidates to address here, in a special 'Question and Answer' story. The questions focused on the candidates' backgrounds and views, in hopes that readers would then be better able to decide which would be the more capable Board members.

This year is different in that all three announced candidates are current Board members running for re-election. Owners have gotten to know them by attending Board meetings, reading minutes of those meetings, and interacting with them at various town halls and social events. Sheldon Atovsky has summed up Board and management accomplishments in his excellent story, **Your Board in Action**, found on page 6 of this issue.

So this year, the committee has shortened its list of questions to just three ..

- **Which of the current amendment proposals do you, as an individual Board member support and why?**

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## Did You Know?

# Significant Water Savings



Did you see what Tim reported? As a community, Park Tower used about 6,000,000 fewer gallons last fiscal year than the year prior. That's about a 10% reduction! So, what's not to like?

In the past five years, the City has more than doubled water rates (price per 1,000 gal). A built-in inflation factor will allow the rate to continue increasing and, in addition, it will be subject to a new tax of 30% spread out over the next five years. Who knows what's next!

But, as Tim says, if we can continue reducing water usage by, say, 10% a year, we could be looking at significant savings going forward. If you haven't read Tim's richly-detailed report, go to [www.ptcondo.com/about-6000000-gallons-saved-last-year-keep-it-up](http://www.ptcondo.com/about-6000000-gallons-saved-last-year-keep-it-up)

## Percentage of Leased Units at 32%



In the past two years, the percentage of leased units here at Park Tower has dropped to 32% from 37% — well on the way to the 30% we're aiming to achieve and then maintain. We appreciate our lessors and lessees (landlords and renters) but want to remain mainly an owner-occupied condominium.

## First Call for Artists



Park Tower's Social Committee is considering an art fair and wants to know who our artists are and if they are interested. Be it your work or your hobby, art covers a wide spectrum: painting, drawing, sculpture, photography, ceramics, woodworking, prints, glass work, metal work, fabric art, wearable art, paper art and crafts. Email [news@ptcondo.com](mailto:news@ptcondo.com) if interested or with questions. 📧



## In Our Park This Spring

Counterclockwise from top left: 1. Striding Figure (officially, Large Walking Figure No. 1), the massive bronze sculpture by British artist Thomas Houseago; 2. Cricket Park Kite Festival at Montrose Harbor, first weekend each May; 3. Adding new plots and preparing to plant at Sheridan Park Community Garden, our backyard; 4. Not in our park, but a posting at nearby Sacred Heart School, grades 1 through 8.



Before you speak:

**THINK**

**T** = Is it True?  
**H** = Is it Helpful?  
**I** = Is it Inspiring?  
**N** = Is it Necessary?  
**K** = Is it Kind?



## Amendments Update

# Keep Those Signature Pages Coming!

by Paul Heck



The management office is continuing to collect responses from owners on the amendments put forward to modify the Association's Declaration and By-laws.

Owners have in-hand a 'signature page' on which they are asked to initial each amendment that meets with their approval ..

- 1A. Allow cats.
- 1B. Allow dogs.
- 1C. Allow detection animals.
2. Reinforce rule on leasing restrictions.
3. Ban smoking.
4. Allow Health Club to charge more for non-resident memberships.

Each amendment passes when 75% of owners — or 66<sup>2/3</sup>% in the case of amendment #4 — have initialed agreement. Signature pages will be accepted by the management office until December 31, 2017.

To date, about 35% percent of owners have turned in their signature pages. Measuring progress toward the required percentages will require counting the initials for each amendment — a process scheduled to begin shortly after the Annual Meeting on June 12.

Have you completed and submitted your signature page? Please do it now and help move the process towards an early completion. Thanks!

.....  
*Paul Heck is Board liaison with the Newsletter Committee.* 

## Recently Rehabbed

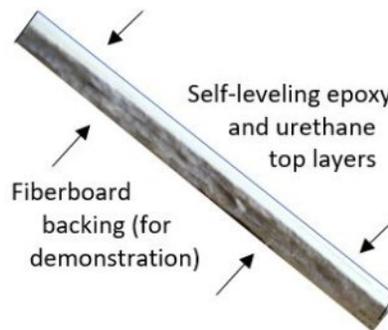
# Epoxy, a New Hard Flooring Option

by Bob Shamo

Management has informed TowerTalk of a new type of floor covering now being installed in a Park Tower residential unit. As explained by general contractor Karl Markowski, the PT owner wants an exceptionally durable and maintenance-free surface.



The solution, "Hermetic Neat Floor," is created by pouring, then rolling, successive layers of self-leveling liquid epoxy onto a solid subfloor, followed by a coat of protective urethane.



The process is odorless, and the finished floor is shiny, seamless, highly resistant to impact, and impervious to spills, chemical or otherwise, that are wiped up promptly. While many colors are available, our owner selected white, poured in subtle, flowing patterns.

Above is the completed floor of a similar installation. Note the window reflection.

All hard floor Installations at Park Tower require cork and plywood subfloor, which Karl is also installing. Should sound transmission still be a problem when the job is finished, rugs or carpet will be required for up to 80% of the total floor surface.

.....  
*See advertisement by Dynamic Remodel Solutions on page 5 of this issue.* 

## ShoutOuts!

# All Current Board Members Now Certified



Each of our five current Board members is now fully certified by the Association of Condominium, Townhouse and Homeowners Associations. By virtue of the classes they attended — Governance, Administration, Finance, Meetings and Elections, Physical Aspects, and Insurance and Risk Management — these individuals now bring a deeper understanding to their work on our Board of Directors. 

## Park Tower Profile

# Pam Woll, A Friendly Face

by Bob Shamo

The pleasant looking lady in our mall, the one typing away in that corner office as you head out to the dock? Why, that's Pam Woll, with whom I talked early one spring morning about life in general and her experiences in particular.

Pam is a writer, trainer and consultant in the area of behavioral health. Like most specialized writers, she found her way to this particular niche over time and following a number of work experiences.

A journalism major at college, her first job after graduation was reporting for a suburban newspaper, where she specialized in stories on "quirky" (her word) people. There were also jobs to put bread on the table, as when — long

before moving here — she worked as a hostess at Jonathan Livingston Seafood, a 1970's era Lettuce Entertain You restaurant in Park Tower's commercial mall. For awhile, she even wrote reports for a couple of Chicago detective agencies!

In the years that followed, Pam grew increasingly frustrated in a series of less-than-satisfying jobs, until *Voices for Illinois Children*, a children's advocacy group, gave her a chance to start writing again. Those initial contacts have blossomed over time, and now she finds herself immersed in such sub-specialties as trauma, returning veterans, addiction, resilience training, stress management, and population health approaches.

Pam bought her place at Park Tower in the early 1990's, just as the threads of her career were coming together. Except for an interval of a few years when she was caring for an aging



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parent, she's been here ever since, writing first in her 04 tier unit and more recently in that cozy corner office where we talked.

She likens her working arrangement at Park Tower to living in a small town with a shop on Main Street, but not having to sell anything! She is good with words — *"Not a marketing bone in my body," "It's less about your resumé and more about who you know!" "My mind hasn't got many doors, mainly windows," "Even the most self-sufficient among us, on some elemental level need human connection to stay strong."*

She is also anecdotal and likes to illustrate with examples. When asked about important people in her life, Pam thought immediately of her high school freshman English teacher, a young woman herself, who had found value in Pam's writing and instilled some much-needed self-confidence. And a respected college poetry teacher made a similar contribution when

he went out of his way to renew the acquaintanceship years later.

A rare day off, Pam says, will find her up in her condo working on a song. Yes, she is also a writer of songs, usually simple settings of her own poetry and sometimes accompanied by piano or the Celtic harp she uses to compose them. *The Red Blood of the Somme* is one such song and a particularly moving example because it illustrates one of Pam's favorite subjects, the reality of strength and healing in many people who have sustained traumatic stress injuries in war.

As explained at the beginning of the song, the Battle of the Somme was one of the bloodiest of World War I. This song is written in the voice of a fictional British Soldier who survived that battle, only to find that it had followed him home and a new battle had begun. The song, together with narrative and photos, can be experienced on YouTube at [youtu.be/EmWUQ9bRbdk](http://youtu.be/EmWUQ9bRbdk).

Pam's website, [www.humanpriorities.com](http://www.humanpriorities.com), also invites viewers to read a small self-help book she wrote a few years ago, **How to Get the Piranhas Out of Your Head**. The book is a light-hearted approach to stress management, with readers also able to download study materials — a Workbook and a Leader's Guide.

Pam Woll would definitely want me to mention the latest wonderful thing that's happened to her — a liaison with a man she's known professionally for 20 some years, and to whom she is now engaged. David's interests are similar and, like her, he mixes easily and seems genuinely at home here. We share Pam's joy and wish them the best.

.....  
*Bob chairs the Newsletter Committee and edits TowerTalk. *

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## Annual Meeting

# Your Board in Action

by Sheldon Atovsky



Park Tower Condominium is a complex operation that runs smoothly by virtue of two essential teams. Draper & Kramer provides the superb management and operational team, while we owners provide governance and oversight with our own team, the Board of Directors.

With three Board positions to be filled on June 12, it is worth remembering that Board members have real responsibilities:

to listen to and occasionally prod management .. to choose between a myriad of projects, all of them worthwhile .. to remember that focus, labor and dollars are finite resources .. to plan ahead in the interests of owners who must provide those resources .. to respect both tenants and owners, whose views sometimes differ .. and sometimes to compromise in order to reach consensus.

Following is a list of important actions these two teams have accomplished together during the past two years, the period for which Board members are elected.

- ACTHA certification (all current Board members — see **ShoutOuts!** on page 3)
- Bank ATM in mall (Bridgeview Bank)
- Chiller tear-down (completed maintenance to air conditioning year earlier than planned)
- Communications (initiated subscriber-based texting service)
- Declaration & By-laws amendments (created ad hoc committee which first reviewed those documents, then recommended the six amendment proposals now before owners — first time owners have ever had a voice in considering changes to our Declaration)
- Fiber optic network (negotiated with AT&T for installation, at no cost to Park Tower, of fiber optic cable that might one day be activated and thus replace the current ethernet)
- Garage fire doors (approved proposal for replacement)
- Health Club (initiated remodeling of strength-building and aerobics rooms, initiated replacement of pool liner and remodeling of nearby locker/public restrooms; membership is now at an all-time high with an increase of 30% as of the end of April)
- Hot water exchange bundles (initiated process for replacement)
- Hot water heaters (developed design specs for upcoming replacement of “high zone” heaters)
- Laundry room (remodeled facilities and updated washers and dryers)
- Lobby ceiling (replaced horizontal riser lines)

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- Lobby north door (installed wind-break enclosure)
- Natural gas and electricity (extended current agreement to hedge and purchase natural gas and electricity through 2021, routinely saving us money and eliminating any threat of special assessments that could otherwise result)
- Package delivery (began exploring alternative delivery options)
- Plumbing (emergency repairs to the kitchen drain line catch basin)
- Reserve Fund (increased 43% to \$2,211,100 from \$1,550,001, the goal being to address anticipated capital expenses without the need for special assessments)
- Reserve Study (updated)
- Security system (approved proposal for multi-faceted overhaul)
- Sidewalk (shared cost with City to replace sections of sidewalk in front of building)
- Ventilation (approved repair to main air handler serving our hallways — a \$100,000 project originally planned for next fiscal year but moved up for efficiency and to benefit from savings occurring elsewhere in the budget)

.....  
*Sheldon is a member of the Newsletter Committee.* **TT**

## Going Green

# Composting to Recycle Food Waste

by Jeff Hauser



In a short time, we've gone from having all our trash hauled off to a landfill to having a substantial percentage of it being taken for recycling. The benefits to our environment are clear and recycling is now law here in Chicago. But what about other waste we don't normally associate with recycling?

Well, there is bodily waste. But even this is recycled by sewage treatment plants that turn it into fertilizer for such places as city parks, golf courses, and sod farms.

The largest part of unrecycled waste are food scraps and light paper products, the sorts of items usually tossed into kitchen garbage bags. By disposing of

such materials that way — particularly the meat and vegetable trimmings — we fail to return nutrients to the soil that grew the plants that fed the cow, chicken, and pig; other plants that became our vegetables; and still other plants that comprise our fruits.

It used to be that organic wastes remained more or less where people left them, available to following generations of plants, animals, and people. Now, with most biodegradables going to landfills, we must rely on chemical fertilizers to nourish our gardens and farms.

Composting is a way of getting back to nature by methodically allowing organic matter to decompose into humus (enriched soil) which can then be spread as fertilizer. Owners of single family homes can compost by layering food scraps with yard waste like grass clippings and then digging the enriched soil into their own gardens.

For apartment and condo dwellers, it's a bit more complicated. First, they may not have that outside area to work in, and second, any compost produced won't be used to grow their own food.

Nevertheless, a few of our Park Tower residents are in fact composting right now. Or more correctly, they are freezing food scraps and then taking them periodically to nearby locations, where they are picked up and delivered to the actual composting facilities. Which leads

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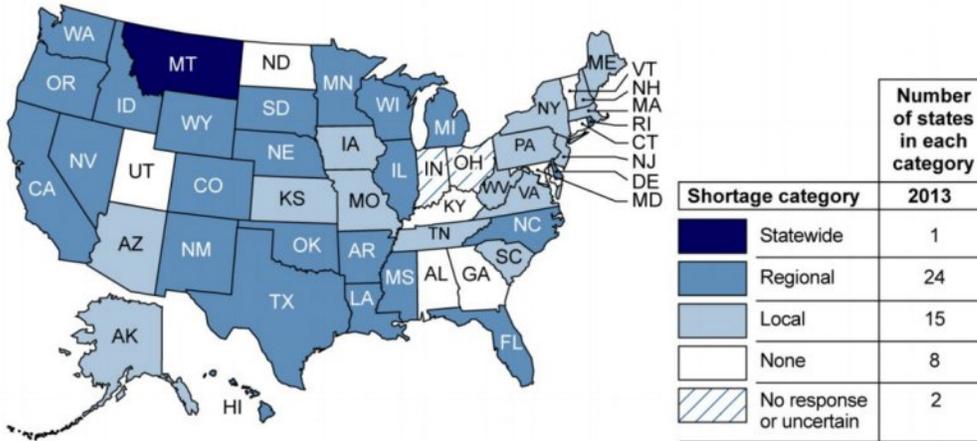
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## Going Green

# Be Frugal with the Water You Use

by Taylor McCleneghan



TowerTalk has joined the campaign by Board and management to cut back on our use of water. And, as seen in property manager Tim Patricio's story on page 2, we seem to be making some progress!

Saving water = saving money. True, especially right now in Chicago, and that's the reason usually stated for trying so hard. But consider also that there is a nation-wide water shortage, as the chart above (reference at end of story) makes clear.

The Government Accountability Office estimates a 50% increase in water-stress conditions in just the past nine years. Being frugal with water should be on everyone's to-do list.

Changing water consumption habits in the home requires a holistic shift in mindset, where each task is approached with its water requirement in mind. Hard to get there all at once, but here are a few places to start.

### Bathroom

1. Accessorize with faucet aerators and water-saving shower heads. Neither requires a plumber to install.
2. Turn off the water after you wet your toothbrush.
3. Rinse your razor in the sink instead of under the running lavatory faucet.
4. Limit your showers to the time it takes

to soap up, wash down and rinse off. Even a four minute shower uses 20 to 40 gallons of water.

5. Consider investing in "low flush" toilets that save half the water per flush .. Check your toilets for leaks by putting a little food coloring in your toilet tank. If, without flushing, the color begins to appear in the bowl within 15 minutes, you have a leak .. Research your particular toilet to see if it can be fully functional with a couple weighted plastic bottles in the tank or with a "float booster," either of which can save 10 or more gallons a day .. and for heaven's sake, don't use the toilet as an ashtray or wastebasket!

### Kitchen

1. As in the bathroom, screw on a faucet aerator and check faucets for leaks (even a small drip from a worn faucet washer can waste 20 gallons of water per day) .. **Park Tower does not charge labor for fixing most leaks!**
1. Keep a container of drinking water in the fridge.
2. Don't let the faucet run while you clean vegetables. Just rinse them in a stoppered sink or a bowl of clean water.
3. When washing dishes by hand, don't leave the water running for rinsing .. Double basin? Fill one with soapy water and one with rinse water .. Single-basin? Gather washed dishes

on a dish rack and rinse them with a spray device or a pan of hot water.

4. Use your dishwasher only for full loads and don't bother with pre-rinsing, which is not necessary and wastes water.
5. Minimize use of garburators, otherwise known as kitchen sink garbage disposals.
6. Consider joining Park Tower residents who are freezing food scraps for composting purposes. (See the story on page 7.)

### Laundry

Consider that when washing clothes, the permanent press cycle adds 5 gallons for the extra rinse.

See [www.gao.gov/products/GAO-14-430](http://www.gao.gov/products/GAO-14-430) for additional information regarding the chart.

Taylor is a member of the Newsletter Committee.

### ShoutOuts!

## Matt Brown to the Rescue



Our team was prepping our HVAC system for cooling recently when problems with a cooling tower pump resulted in an outage. With the forecast calling for a very warm weekend, Matt

acted quickly to get service restored. He conducted some research and ordered and installed equipment that made it possible for a backup pump to do the job. He performed two long days of work installing a drive on the backup pump, saving the Association about \$4,800 had it been outsourced. But more importantly, he acted in time so we would have a little more comfort that weekend. Thanks Matt!!

## Terry's Tastes

# Food by and for Happy People

by Terry Gorman

### La Fonda Latino Grill

5350 North Broadway

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Closed Mondays

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



Colombia, tucked into the northwest corner of South America, has the happiest people in the world according to a 2015 survey by Win/Gallup International. One reason for their happiness may be their food. Form your own opinion by sampling the food at La Fonda Latino Grill at Broadway and Balmoral.

Our informal quarterly dining group began our meal with sangria, salsa and chips. Instead of sangria, you could order one of the fruit juices that come only from Colombia — lulo or guanábana. Both salsas are spicy; the red is smoky and spicy. Other than the salsas, Colombian food is flavorful but not spicy.

We ordered two appetizers: Arepa de Choclo — warm and sweet corn cakes with melted cheese — and Queso Asado — pan-fried fresh cheese served with fig compote. We would definitely add these to our must-have list.

Ingredients common in main dishes range from pork, chicken and beef to tilapia and shrimp. Try the Pechuga de Pollo — grilled marinated chicken breast with rice, fresh plantains and an excellent homemade guacamole.



Some dishes come with green plantains. A filling and satisfying dish is the Tostada de Plantano — a crispy fried green plantain covered with your choice of beef, chicken or grilled vegetables and served with black beans and guacamole.

Vegetarians, have no fear; there's plenty for you too.

The three desserts we all shared were a smash hit. In Andersonville your sweet tooth can't do better.

(1) Rollos de Queso Crema — a fried flour tortilla filled with cheesecake and served with vanilla ice cream and caramel sauce.

(2) Torta de Chocolate — warm chocolate cake served with vanilla ice cream and blackberry sauce.

(3) Crepas con Guayaba — crepes filled with guava cream cheese, guava sauce and vanilla ice cream.

Wine is half-priced on Tuesdays, a pitcher of sangria, half-priced on Wednesdays; the house Margarita is \$5 on Thursdays.

Google the excellent article by Carolina Moreno from The Huffington Post titled: "23 Food Reasons Colombians Know What's Best" and you'll know what the fuss is all about!

This restaurant has a warm dark bar with tables in front and a raised, well-lit, quiet dining area in the back. That's my kind of place!

*Terry is a Park Tower resident and regularly reviews area restaurants.* **TT**



## Condo Legislative Watch

# Something for Everyone

by Sheldon Atovsky



Here's a brief summary of new laws in effect this year. Just a reminder that we are not legal beagles, so the language will be plainspoken.

### Legislation from the State of Illinois

The *Illinois Condominium Property Act* (765 ILCS 605/1 et. seq. and referred to as "Condo Act") is the Illinois legislation that governs all things condo. It was originally passed by the General Assembly in 1963 with many subsequent updates. The *Common Interest Community Association Act* went into effect in 2010. Both documents supersede existing condominium association declarations and by-laws, but the two are still in need of reconciliation and therein lie potential problems. Full text of the two acts may be found through internet searches and at the websites of ACTHA and CAI-Illinois.

### Public Act 099-0627 (Sen. Haine) ERRORS AND OMISSIONS CORRECTIONS UNDER CICAA

This act amends the *Common Interest Community Association Act* (the Act) so that if a provision of an association's governing documents does not conform to the act or to another applicable law because of an error, omission, or inconsistency in the document of the association, then the association may correct the error, omission, or inconsistency to conform to the community instruments to the act or to another applicable law by an amendment adopted by vote of two-thirds of the board of directors, without a membership vote. The effective date was January 1, 2017.

### (Sen. Haine) EXECUTIVE SESSION/CLOSED PORTION OF MEETINGS.

This act details that boards may discuss, in private and without prior notice to association members, engagement of new employees, interviewing and dismissal of employees, independent contractors, agents or providers of goods and services, and meet with their legal counsel. While these discussions may be held in private, boards must still vote on these matters in an announced, open meeting. The effective date was January 1, 2017.

### Public Act 099-0612 (Rep. Cassidy) AMENDMENT TO DEFINITION OF ACCEPTABLE TECHNOLOGY

This act amends the definition of "acceptable technological means" to include "any generally available technology that, by rule of the association, is deemed to provide reasonable reliability, identification and verifiability." This Public Act thus allows closed meetings of the board to be conducted by phone, email, face-to-face private gatherings, or board workshops. The effective date was January 1, 2017.

### Chicago Gets Into The Act Recycling in Chicago Condo Buildings

The City of Chicago passed a new recycling act earlier this year. This act requires that materials to be recycled must be deposited separately from waste, as we already do at Park Tower. Recycling bins must be marked as such, have a description of what is accepted for recycling, be emptied on a regular basis, and be free from odor.

The act defines a required education program and includes very hefty fines for disobeying the ordinance. To avoid such fines, other cities with similar ordinances have hired trash inspectors to look for items wrongly added to regular trash.

Here at Park Tower, those fines will be passed on to the offending residents if they can be identified. **TT**

## Condo Rules & Etiquette

# Electronic Locks OK, but Check the Specs

by Nathaniel Cook

Electronic home locks offer a range of features that add convenience and control for homeowners. Products on the market today are far more advanced than earlier



electronic locks. For instance, smartphones are able to remotely control the lock from anywhere in the world; and homeowners can grant 'guest access' to friends, family, or even allow deliveries all from their phone while maintaining a log of who came and went.

In addition, installation has become a breeze and often requires nothing more than a screwdriver. Many brands fully integrate with your existing lock hardware, no modifications required. Here are brands to consider: Kwikset Kevo, August, Sesame, Friday, and Nuki.

Electronic locks are permitted in Park Tower. If you are interested, please keep in mind the parameters set forth by the Board for these kinds of devices.

Electronic locks should still have key access, with a key and/or combination provided to the office for emergency access. Levers are OK but not required. On the hall facing side, they may not be more than 6 inches tall and 4 inches wide, should not glow or be permanently backlit, and must have a silver-toned, brushed metal finish.

Finally, before purchasing an electronic lock, provide the management office with a color picture of the device selected, along with its specifications. Formal approval is required prior to installation.

.....  
Nathaniel is a member of the Newsletter Committee. **TT**

**Committee Focus**

**Association of Sheridan Road Condominium/Co-op Owners**



As Park Tower's newly-appointed ASCO representative, I've found the first few months very interesting. My first meeting

included a Safety Presentation by the 20th and 24th Chicago Police Districts (Edgewater and Rogers Park). Chicago Alternative Policing Strategy (CAPS) officers offered suggestions for using the jogging/bike path and beaches.

Besides obvious high theft items like cell phones, purses and wallets, another item that is frequently stolen from the park are coolers. The officers did stress the importance of being aware of your surroundings and, if you must wear earbuds, use only one. They also mentioned that bicycle riders are subject to the same rules of the road as vehicle drivers and can now be cited for using cell phones while riding.

ASCO has teamed up with Alderman Harry Osterman to post signage along Sheridan Road reminding us that bicyclists over the age of 12 are not allowed to ride on the sidewalk. And while children age 12 and under may ride

on the sidewalk, adults accompanying them may not — they must walk their bikes. Possible penalties are steep: temporary confiscation of the bike and a \$250 ticket. "Walk your Wheels" signs are also being provided to ASCO's member associations with the request that they be posted in bike rooms.

ASCO's 19 large planters you see along Sheridan Road are refreshed twice a year, with the summer planting scheduled for the week of May 18.

Another current project is to address the flooding issues (ponding) at certain locations/intersections along Sheridan Road. One of those areas is close to us, at the northwest corner of Sheridan and Berwyn where the water sometimes blocks the crosswalks.

**Cheryl Ronnett, Park Tower's ASCO representative**

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## Social Committee

The aim of the Social Committee is to promote a sense of community among residents of Park Tower. With this in mind, the committee has been focusing on small to medium-sized events that are doable with its resources and appeal to a variety of personalities. We've been pleased by turn-outs and encourage everyone to stay tuned for next season's offerings, to begin in the Fall.

Since our last TowerTalk update, the Social Committee has produced three more events: a **TGIF** and a brand-new **Tower Hangouts** in March, and the **Easter Egg Hunt & Brunch** in April.

TGIFs are occasional opportunities for owners and residents to relax over a glass of wine, a beer, or something non-alcoholic after a long week. About 25 people attended in March, and at least one small group was inspired to socialize on its own later.



**Tower Hangouts** was proposed and produced by Park Tower residents Denis Timofeev and Rachel Anderson, who own the professional music service, Vibe-Pass ([www.vibe-pass.com](http://www.vibe-pass.com)). A vibrant mix of

about 40 people dropped in that evening to dance and enjoy the party flavor. Young, old, married, single — it was a bit different crowd than our usual mix for social events.

The music was beautifully crystalline, assertive enough for dancing but also allowing for easy conversations. Denis and Rachel generously donated their services that evening, which we greatly appreciate.

The **Easter Egg Hunt & Brunch** was held, of course, on Easter morning and was the most extensive project yet for our reconstituted committee.



Decorations, food, Easter eggs and very happy children made for an exciting and very positively-charged morning. As with Tower Hangouts, the Easter event attracted many folks new to our activities. There were, altogether, 55 adults and 32 children.

We were led by Laura Cossa, who is a terrific party planner and has hosted this party on her own in the past. Her experience and knowledge and the dedication of the committee and extra volunteers made all the difference.

In addition to Laura and our committee members, we want to thank Maria Ronnett, Divya Rajan, Pam Woll, David Folkes and

William Kay for their enthusiasm and the hours of work that enabled us to be perfectly prepared for the occasion.

An inspired afterthought led to offering the leftover food and snacks as a complimentary buffet preceding management's **Being Green Seminar** a few days later. Thank you to Betty Terry-Lundy and Laura Carl who jumped right in, put food out and did most of the clean-up afterwards.

What of the July 4 Celebration, you ask? Until last year this had been Park Tower's big social event, coordinated with our neighboring Saddle & Cycle Club's extravagant fireworks display. The committee considered resurrecting the Celebration but again, as last year, volunteers could not be found for the very large effort required.

The committee's smaller, easily managed events will continue next year, and we'll have another look at July 4, 2018. Join the committee and help!

In the meantime, assuming that Saddle & Cycle Club's fireworks occur again shortly after dusk on the 4th of July — we had not been able to confirm this by the time of publication — Park Tower owners, residents and guests are welcome to view the show from our 2nd Floor Garden and Deck. NO GLASS, have fun and enjoy the show.

**Sheldon Atovsky, chair**

## Health Club Committee



Park Tower's Health Club membership has reached a record high of 347 members. By comparison, we had 265 members in March, 2016 before the renovations had started. This is an increase of 82 memberships or 30%.



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The next part of the Health Club upgrade, which will have started by the time this issue of TowerTalk reaches readers, is the complete gutting and renovation of the locker rooms and public washrooms. This project is expected to take about seven to nine weeks to complete, during which time Club members using the pool will need to shower at home before coming to the pool.

The gutting phase will happen during the first seven to ten days, with access to other Health Club areas redirected through alternate entry doors. Please pay attention to temporary signage to find your way into the cardio room, weight room and pool. After gutting is finished, access to the club facilities will return to the usual patterns.

The upgraded locker rooms, available only to Club members by security fob, will include new showers, floor and ceiling tile, lighting and new saunas. Infrared saunas (JNH 3-person saunas) will be installed in both the men's and women's locker rooms. More information on the benefits of these new saunas can be found on the JNH and other sauna websites.

To allow more room for maneuvering and to make everything more ADA-friendly, openings will be widened and doors automated in the the public washrooms, showers and saunas.

The Club improvement project will continue with a replacement of the pool liner, requiring that the pool be closed for about four weeks. Work will start when parts have been received, which could be even before the locker room and public washrooms are finished.

The new pool liner will be PVC material, which is the latest technology for pool liners. The old fiberglass liner, with a painted surface and painted lane markings, had worn out and the paint had become badly chipped. The pool cleaning robot increased this chipping as it moved across the bottom of the pool. Using a liner made of PVC should eliminate this problem and reduce maintenance. The liner color and lane markings will be incorporated into the PVC liner and no painting will be needed. A longer life is expected.

The pool will become more ADA (Americans With Disabilities Act) compliant with the addition of pool stairs in the southeast corner of the pool. A Jacuzzi upgrade will not be included in this renovation project except for some exterior tile cleaning.

Health Club Committee meetings are open to residents. The next meeting date had not yet been set at the time this article was written but will probably be mid-July after the locker room renovations are completed. Meetings are

posted in the Park Tower calendar and mentioned in management's Friday email updates.

Club members are reminded to sign up for cardio machines at the attendant desk in the pool area. This procedure helps to avoid conflicts over machines, especially during hours of higher usage. You can phone the desk to sign up in advance or sign up personally at the time of your workout. Please make it a point to do this. Thanks!

**Ken Anderson, chair**

## Home Improvement Committee

The reactivated committee has met several times and is considering a new wallpaper to replace the older wallpaper that is out of stock. It is narrowing down samples for both the 2nd floor walls and residential floor walls immediately next to the elevators. The committee is also examining samples of carpet for the four passenger elevators. Finally, the committee is reviewing samples of patio furniture for the 2nd floor deck and furniture for the party room, such as replacing the old, aging bar with a new one.

**Michael Parrie, Board liaison**

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# Rules & Regulations Committee



Owners, please remember to keep your unit insurance up to date and with coverage of at least \$500,000. Failure to obtain or renew your insurance and provide proof to management will result in a fine of \$100 for the first month, to double thereafter for each subsequent month, up to the maximum fine of \$1,000 per month. Obviously, it's cheaper to simply obtain the insurance than pay fines every month.

Michael Parrie, Board liaison



# Suggestion Tracking Transit

by Nathaniel Cook

Getting around Chicago without your own car has always been possible but today there are more options than ever. The advent of rideshare platforms like Lyft, Uber, and Via have given everyone access to an on-demand ride, while cabs still offer the convenience of hailing and knowledgeable drivers.

Chicago's **Divvy** bike stations blanket the neighborhoods and provide a fun and efficient way to bridge smaller distances.

And of course, the biggest system that connects our city is the CTA. But with 145 trains stations and 130 unique bus routes, all those CTA options can be a lot for a rider to keep track of. Luckily, there are also an abundance of computer and smartphone-based applications to help riders navigate the system. The CTA maintains an extensive

list of these apps on its App Center page ([www.transitchicago.com/apps](http://www.transitchicago.com/apps)).

A few good ones to consider: **All Aboard, Transit**, and **Transportation Tracker** (touch-tone phone call based system). **All Aboard** offers a simple and focused bus tracking experience. Finding your bus is quick and easy, and the relevant information is displayed clearly.

**Transit** is the 'Swiss army knife' of transit apps. It tracks buses and trains as well as allowing you to request an **uberPOOL** ride. The app even displays Divvy stations nearby and lets you check out a bike directly.

Finally, **Transportation Tracker** is an entirely call-based automated system that allows you to search for train or bus stops and hear upcoming arrival times. The functionality is better than you might expect and it's a great option for people who don't have smartphones or feel more comfortable with a call-based interface. Go 'old school' and dial (773)904-4599 to give it a try!



## The Brightest Smiles in Edgewater are Just Next Door

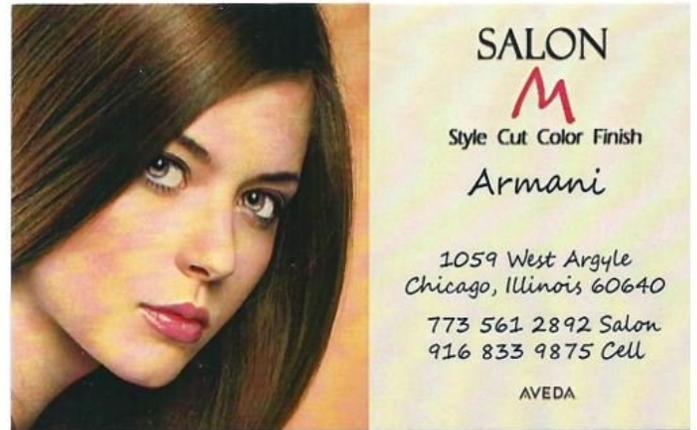


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Salon M is located on the soon-to-be completed Argyle Streetscape, between Kenmore and Winthrop Avenues.

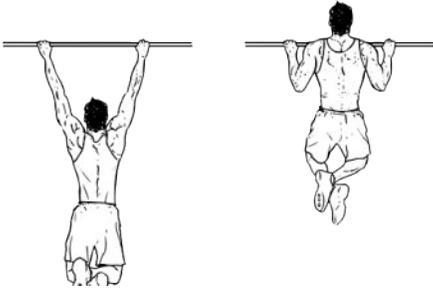
A talented stylist, Armani, has joined the staff just recently and is offering a complimentary shampoo and styling with your first hair cutting appointment. Just mention having read the offer here, in Park Tower's TowerTalk newsletter.

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

## Health Club Fitness

# Pull-ups Are Tough!

by Joe Howard



**P**ull-ups work three main big-muscle groups at the same time: your back, shoulders, and arms. Most men cannot do a pull-up, and for 97% percent of the female population it's a no-go as well. It's NOT an easy exercise and requires a lot of upper body strength.

Rather than a modified pull up — that is, one with less than your full weight — try this instead. Just hang on the bar but pulled up as far as you can, for as long as you can. Over time, that will build up your strength.

Don't use momentum, use strength: it's not a pull-up if you're swinging and bouncing all over the place! Go with smooth, slow movements, as frustrating and hard as that is!

One more thing: Don't worry about overhand or underhand — they both are great for you and your body!

.....  
*Joe Howard is our sales consultant from The Fitness Connection, which supplied equipment in the Health Club.* **TT**

## Board Elections

Continued from Page 1

ownership and the actual votes – not who voted for whom. (While proxies do need specific owner identification when submitted, that information will be redacted by the auditing firm after it has certified the election.) Our auditing firm is Picker & Associates.

On June 12, a quorum having been achieved (20% of owners), 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. Assuming no nominations from the floor, all three announced candidates will “win” but with varying percentages of the total vote, as calculated by percentage of association ownership. Should there be nominations from the floor, the winning candidates will be those with the largest vote.

.....  
*Board Election Rules are detailed in the PTCA Rules and Regulations at [www.ptcondo.com/rules-regs/#board-election-rules](http://www.ptcondo.com/rules-regs/#board-election-rules)* **TT**

## Voices and Votes

Continued from Page 1

- **What are the most significant challenges you think the Association will face in the next two years?**
- **What do you see as the Board's relationship/role with the management company?**

Instead of asking for written responses, we have suggested to candidates that they be open to discussing them at the **Meet & Greet the Candidates** event on June 3, and then address them specifically at **Meet the Candidates Forum** on June 7.

The Newsletter Committee urges owners, first, to engage with candidates on these and other issues that may concern them

personally .. and second, to vote either by signing, dating, and submitting their proxy forms ahead of time or by personally attending and voting at the June 12 Annual Meeting.

Friends, take note: Whether by proxy or in person, 20% of owners (a quorum) must vote in order for election results to be valid. If you choose not to vote ahead of time by proxy, please do remember to attend and vote at the Annual Meeting.

We share a home here at Park Tower. Please, stay informed and involved. Your voices and your votes matter! **TT**

## Composting

Continued from Page 7

one to wonder: If enough residents participated, might their “compostables” be picked up here at the building?

The answer is **yes!** And the websites for two organizations providing such service are listed at end of this story. **Collective Resource** and the **Compost Club** division of **Urban Canopy** are Chicago organizations that provide scheduled pickup services at homes, businesses, apartment and condo buildings. **Compost Club** is particularly interesting in that it delivers compostables to urban farms right here in the City, where it is transformed into the desired enriched soil.

Details differ, as do prices, but generally speaking pickup is most cost effective when more residents participate. Would you be interested in joining in and bringing our effort to a size where onsite pickup is feasible?

Email [news@ptcondo.com](mailto:news@ptcondo.com) and your questions, suggestions and encouragement will be shared with the small group of residents already engaged in this worthy Green initiative.

.....  
Visit [www.collectiveresource.us/](http://www.collectiveresource.us/) and [www.theurbancanopy.org/compost-club/](http://www.theurbancanopy.org/compost-club/)

*Jeff is a member of the Newsletter Committee.* **TT**

## Building Contacts

Office	773-769-3250
Fax	773-769-0047
Doorman	773-769-3083
Garage	773-271-8859
Market	773-275-9130
Cleaners & Receiving 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 114 773-275-9130

### Aynot Enterprises, Inc.

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

[parktowercondo@dkcondo.com](mailto:parktowercondo@dkcondo.com)

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 (\* may be canceled if no agenda)

Meet & Greet the Candidates	11:00 am	Party Room	June 3
Meet the Candidates Forum	7:00 pm	Party Room	June 7
Annual Meeting (Board Elections)	7:30 pm	Party Room	June 12
*Board of Directors Meeting	7:30 pm	Party Room	June 26
*Board of Directors Meeting (likely)	7:30 pm	Party Room	July 10
*Board of Directors Meeting (likely)	7:30 pm	Party Room	July 24

Please watch the bulletin boards and [www.ptcondo.com](http://www.ptcondo.com) for scheduling additions and changes.

## Management Office Hours

Mondays, Tuesdays, Wednesdays & Fridays	8:00 am – 5:00 pm
Thursdays	8:00 am – 6:00 pm
Saturdays	7:00 am – 11:00 am

## Holiday Schedule

4th of July Weekend	Saturday, July 1	Office Closed
4th of July Weekend	Monday, July 3	Office Hours 9am–3pm
Independence Day	Tuesday, July 4	Office Closed
Labor Day Weekend	Saturday, Sep 3	Office Closed
Labor Day	Monday, Sep 4	Office Closed

## PT Residents Contributing to This Issue of TowerTalk

\* Newsletter Committee Member

Ken Anderson	Terry Gorman	Michael Parrie
*Sheldon Atovsky	*Jeff Hauser	Tim Patricio
Cheryl Ronnett	Paul Heck	*Bob Shamo
*Nathaniel Cook	*Taylor McCleneghan	*Kael Shipman

Occasionally, we invite a resident to write on a subject we know is familiar to him or her. If you think you'd like to write a story – or suggest an idea for someone else to write up – please email us at [news@ptcondo.com](mailto:news@ptcondo.com).

TowerTalk is published four times a year (Sep-Nov, Dec-Feb, Mar-May, and Jun-Aug) and delivered in black and white to Park Tower's 700+ residential units. Stories are also posted in full color at [www.ptcondo.com](http://www.ptcondo.com). Currently we're accepting photo-ready business card and quarter-page ads for the Sep-Nov 2017 issue. To inquire, email [news@ptcondo.com](mailto:news@ptcondo.com).

Business card size is 2" tall and 3½" wide (\$40)

Quarter-page is 4¾" tall and 3½" wide (\$75)