



# TOWER TALK @ PARK TOWER CONDOMINIUM

February-April 2014



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## REDEFINE THE DRIVE

The Illinois Department of Transportation (IDOT) and the Chicago Department of Transportation (CDOT) have begun a study to improve North Lake Shore Drive. The study encompasses the area between Grand Avenue and Hollywood Avenue along North Lake Shore Drive. The citizens of Chicago and all regional users have been asked to provide input on how they use the Drive and how it can meet travel demands of all users in the corridor.

Any transportation project involving the potential use of Federal funds follows a project development process consisting of three phases:

- Phase I defines transportation needs, identifies and evaluates alternatives, and selects a preferred alternative. This process is accomplished through extensive stakeholder involvement and technical analysis. Public meetings were held in 2013 to define existing conditions and identify needs and goals. A second round of public meetings will be held in 2014 to identify and evaluate alternatives. In 2015 those alternatives will be carried forward and refined, and in 2016 the selection will be made. Phase I is being funded by Governor Quinn's Illinois Jobs Now Program.

- Phase II prepares detailed contract plans & specifications.

- Phase III is the physical construction of the project. Phases II and III are not currently included in IDOT's budget.

One aspect of the Phase I activity is the Northern Terminus Traffic Study, which is focused on the area bound by Foster, Ashland and Devon Avenues. Concerns exist within the Edgewater community about pedestrian and bicycle access and safety, traffic congestion, and vehicle speeds. The traffic study provides a unique opportunity to develop broad solutions aimed at both the need for regional access to Lake Shore

Drive and the needs of those living in Edgewater.

Complementing this process is the 48th Ward Master Plan, a community planning process begun in February 2012. Its goals were to create a shared vision of what the 48th Ward will look like by the year 2020, a road map to reach that vision, and to engage as many 48th ward residents and stakeholders throughout the planning process as possible. Some of the Master Plan's committees addressed housing, business, education and social services. The Sheridan Rd. & Lakefront Committee focused on infrastructure along Sheridan Road including streetscape improvements, beautification, traffic flow, landscaping, street marking, public art, street marking and signage. In addition, the committee considered issues affecting community beaches / parks and planning for pedestrian and bicycle traffic across the ward.

You can learn more and find out how to get involved in these projects that will impact the Park Tower community by visiting [northlakeshoredrive.org](http://northlakeshoredrive.org) and [48thWard.org](http://48thWard.org).

-by Robert Pierce

## ACKNOWLEDGEMENT

The newsletter committee thanks Nancy Smith Ledvina for her service, and welcomes residents who want to volunteer their research and writing skills to keep our community informed. We'll prepare the next issue in early April; give your name to the management office and we'll include you in the planning session.

-by Robert Pierce

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## THE FUTURE OF LIGHT

Our once-familiar incandescent light bulbs are going the way of the dinosaur. As of 2014, it is now illegal to manufacture or import most such bulbs. (Note that there are many exceptions to this rule: appliance bulbs, 3-way bulbs, night-lights, candelabra lights, and other specialty bulbs will continue to be made.) Incandescent bulb technology is well over 100 years old and is horribly inefficient; a typical bulb outputs only 10% of its energy in light; the rest is emitted in heat. (Ever touched an incandescent bulb that's been on awhile?)

So we have to re-think the idea of a light bulb. First off, we have always measured a bulb's brightness by wattage: a 60-watt bulb vs. A 100-watt bulb. The problem is watts don't really measure light. They measure power. We know how much brightness to expect from an incandescent bulb that uses 60 watts of power, but that's like measuring the speed of a car by its gas mileage. We need to translate the wattage of a bulb to its lumens.

Lumens are a measure of brightness. As the accompanying chart shows, a 60-watt incandescent bulbs gives a brightness of 800 lumens (abbreviated as lm), while a 100-watt bulb offers 1600 lumens. New bulbs show the lumens they produce. Many also offer an incandescent equivalent in wattage for your convenience.

You used to look for watts (energy):				
40w	60w	75w	100w	150w
You now should look for lumens (brightness):				
450 lm	800 lm	1100 lm	1600 lm	2600 lm

The most common replacements for traditional bulbs are CFLs (Compact Fluorescent Lights). These bulbs twist the traditional fluorescent tube into a spiral which can mimic the space used by a traditional bulb. These use much less power than an incandescent (they are about 4 times more efficient). They will last much longer: 10,000 hours compared to an expected lifespan of 1000 hours for a traditional bulb. Used

for 5 hours a night, CFLs can be reasonably expected to last about 5 years.

But CFLs have the following drawbacks:

1) They aren't environmentally friendly. They contain traces of mercury, an environmental toxin. Care must be taken to dispose of these bulbs properly, taking them to a CFL recycling site or waste collection event like Green Week.

2) White isn't always white. The light emitted by a non-treated CFL is a different hue than incandescent bulbs, a bluer, "colder" white compared to a "warmer", yellow white. Look for a notation of "warm" or "soft" white on CFLs to minimize these differences.

3) CFLs are more expensive to purchase, although they do pay for themselves over time. Prices vary widely, but expect to pay a few dollars per bulb.

4) CFLs do not dim. Some claim to be dimmable, but that is only within a small range of lumens, not capable of the range of incandescent bulbs. They also are incompatible with motion or sunlight sensors which may leak small amounts of electricity to the bulb during the "off" cycle; these bulbs need a mechanical on/off switch to insure the power source is either all or nothing.

The burgeoning state-of-the-art technology of lighting is LED, short for Light Emitting Diode. These are actually tiny semiconductors that emit photons in a band of light. Current technology allows efficiencies at 10 times those of incandescent bulbs and lifetimes 50 times longer. But specifications are changing rapidly as research into the field continues.

The main drawback to LED technology is that it is directional light. Incandescents and fluorescent bulbs emit light in all directions, but LEDs are flat and emit light in

(Continued on page 3)



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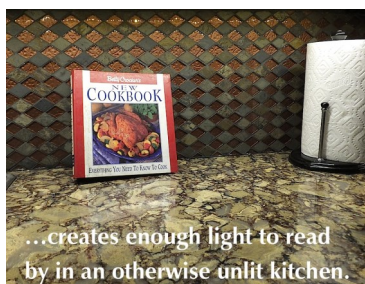


## THE FUTURE OF LIGHT (continued)

a single direction. Much of current research is how to most efficiently use this technology to mimic the omnidirectional light of a bulb. LEDs are more readily used for illuminating against a surface; in our home we use an LED tape that is 1/8" thick under our kitchen cabinets. It beautifully lights the area without any bulbs and



is cool enough to comfortably touch.



LED bulbs are emerging into the market.

Many are merely replacements for incandescents, but a newer breed of technology allows for LED light to be programmable. Current applications include changing the light color to any visible hue and also having lights turn on, off, or change color based on outside events: sports or weather updates, receiving email, even a person's location. Right now, this is merely an extravagant toy, but the potential is there for productive uses. And, as technology improves, prices will go down.

Management and staff at Park Tower have worked very hard to increase efficient lighting throughout the building. The garage overhead lamps are now all LEDs. About 40% of the mechanical areas are now LED-lit, and the upcoming driveway project will include LED lighting for the exterior and lobby of the building, saving our lighting costs in these areas by up to 90%.

-by Vince DiFruscio

## UNIT OWNERS' INSURANCE REQUIREMENTS

The Illinois Condo Act was amended in July 2002 in response to continuing complaints by condo owners that damage to their units from other residents had not been covered. The changes allowed boards of directors to impose insurance coverage rules on unit owners, so they have to obtain insurance covering their personal liability and compensatory damages to another unit. The insurance must cover losses either caused by a resident's intentional or negligent acts, negligence or merely the operation of equipment in a unit that causes damage to another. This insurance must also cover the deductible cost of the owner whose unit is damaged.

Park Tower's rules require owners to obtain a minimum \$500,000 liability insurance coverage for each unit, and submit proof of insurance to the management office. Your insurance agent can routinely provide the required certificate, and you can also designate Park Tower as an "Additional Interest" with your insurance carrier to receive renewed certificates automatically.

Failing to comply will cause the unit to be fined \$100 per month until compliance is met, as well as the cost of a Forced Placed Insurance policy to provide interim coverage. Every month management reviews proof of insurance records, and if it is not on record or the coverage has expired, owners are sent a letter requesting the proof. The list of violators is then presented to the Rules Committee which recommends fines to the board. Forced placed policy charges are also imposed on non-compliant units until the management office receives confirmation that the required coverage is in effect.

Don't let your insurance lapse or fail to provide proof; it is much less expensive to buy coverage than to pay monthly fines and fees for forced placed coverage.

-by Robert Pierce

## SMOKE DETECTORS

This spring building maintenance personnel will conduct their annual rounds through all units to replace air filters and, perhaps more importantly, test smoke detectors.

Customarily, owners have been advised to replace the batteries in their smoke detectors prior to the inspections. It is imperative for the safety of unit occupants and others in the building that all units have functioning smoke alarms. This article, however, suggests you also consider replacing your smoke detector if you have one of the older ionization models.

There are kinds of smoke alarms: ionization, photoelectric and a device that combines the two technologies. Chicago Fire Department regulations permit use of any of them. Most installed alarms are ionization models best suited for detecting cooking fires and other fast-flame fires — fires that usually start when people are awake and can escape.

Photoelectric alarms are more sensitive to smoldering fires in living rooms, bedrooms and kitchens, where heavy furniture, mattresses and synthetic countertops are more likely to burn slowly. These fires often start overnight, during sleep hours.

Smoldering fires, says Skip Walker, a home inspector from San Bruno, Calif., account for only about 12 percent of fires but more than half of fire-related deaths and a third of fire-related injuries. Photoelectric alarms save lives, he says. Ionization alarms rarely save lives.



(Continued on page 4)



## SMOKE DETECTORS (continued)

Chicago's CBS News affiliate (Channel 2) tested the two different kinds of smoke detectors and reached the same conclusion. You can read their report at:

<http://chicago.cbslocal.com/2011/03/02/smoke-detector-knowledge-that-may-save-your-life/>

An added benefit to the photoelectric models is that they are less likely to give false alerts.

A second consideration for safety conscious owners is the location of the detectors. Recommendations by the Chicago Fire Department are to install them on the ceiling and in or near each bedroom. Having one in the kitchen and in the entry area is also a good idea.

- by Tom Wartowski

## PLAZA/DRIVEWAY REPAIRS UPDATE

The bitter cold winter weather is souring the outlook of getting the project going in mid-February. Also we have not yet received word on the status of the permit. The permit process is underway, but the weather has prevented us from installing a mock-up design on the plaza to help the Board come to a final decision on the materials being used. Keep a look out for updates posted on the bulletin boards. And if you are not already a member of the Park Tower e-mail group, just send a request to join it to [parktowercondo@dkcondo.com](mailto:parktowercondo@dkcondo.com). You will begin receiving weekly news and updates, including the latest information on projects that are underway.

- by Tim Patricio, Property Manager

## WINDOW CONDENSATION TIPS

It is not uncommon during the fall and winter for us to receive inquiries about condensation on windows. Condensation is a function of exterior temperature versus interior temperature and interior relative humidity; when the glass becomes cold from the outdoor weather, the relatively warm and humid air condenses on the windows - in very cold weather it will even form frost. This is a challenging problem - especially during very frigid weather such as we are experiencing - it can ruin your view and cause leaking. There are a couple of things that you can do to lower the condensation in your unit:

1. **DO NOT HUMIDIFY** - I know this is difficult especially if you need a humidifier to help with any health conditions or dry skin, but if you are getting puddles of water, running a humidifier could cause serious leaking. A fan can help, because the movement of the air can help warm the surface of the glass and help prevent condensation from forming - theoretically that moisture then remains in the air in your unit.

2. **LOWER THE TEMPERATURE IN YOUR UNIT** - This too can be difficult, but if the condensation is really bothering you during very cold weather, lowering the temps a couple degrees can help a bit (and save energy at the same time). Cooler air holds less water. Grab a blanket or your favorite sweater, and see if you can manage it a few degrees lower.

3. **LOWER THE TEMPERATURE OF YOUR SHOWER OR BATH** - Even a few degrees less than normal can put off exponentially less steam and humidity into the air, which would otherwise circulate to the windows and other cold surfaces.

4. **KEEP YOUR SHADES OR BLINDS OPEN** - as much as possible. When they are closed it creates a micro-climate between the shade and the curtain wall where air will not circulate. When open, more air can circulate over the metal and glass keeping it warmer than if the shades were closed.

5. **CHANGE DIRECTION OF YOUR AIR FLOW** - Each winter spin the plastic vent pieces on the HVAC units to point to the windows. When the unit is on at night the air hits the windows and prevents frost on the areas the air hits. There might be some frost along the edges of the windows in your unit, but not wall-to-wall as it would otherwise be. Come spring, twist them back to point into the room for more efficient cooling.

If you are suffering from excessive condensation, try experimenting with a combination of these tips and see if it helps. Sometimes, with extreme cold such as we are experiencing, there is very little that can be done. But give these tips a try. Even a small change can make a big difference.

-by Tim Patricio, Property Manager



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## ARCHicago Design, NEW TO THE MALL

A new showroom has recently located in our mall. ARCHicago Design Build Corp. will be specializing in condo remodeling in buildings like ours, offering design ideas, a selection of materials, and then the full renovation process itself.

CEO Behrouz Houghi is Iranian. A licensed architect in Iran, he designed



and built houses and commercial buildings in that country before coming to Chicago about six years ago. Since arriving, he has been managing condo renovations in the Hyde Park neighborhood.

ARCHicagoDesign is just one year old, and Behrouz chose to locate it at Park Tower because of our combination of condominiums and attractive commercial space. He and his wife, a pharmacist, have since themselves moved to Edgewater, where ARCHicagoDesign has just renovated his own and other condos in that high-rise building.

If you visit the showroom, you'll meet either Behrouz or his associate, Jamshid. In my interview with them, they said that clients should expect excellent value due to reliable suppliers, steady on-site supervision, and the fact that all materials and work are guaranteed by ARCHicagoDesign. Have a look at their website, ARCHicagodesign ([www.archicagodesign.com](http://www.archicagodesign.com)) and stop by the showroom to say hello.

-by Bob Shamo

## NON-RESIDENT PARKING NOW AVAILABLE

Perhaps you have friends or family who live in the neighborhood but aren't lucky enough to live in a building like Park Tower with indoor parking. As this winter is making clear, there are serious advantages to the amenity. Well, valet parking is now available for our neighbors!

The monthly fee is \$129 with a 6-month minimum agreement. Along with a copy of the vehicle registration, a prepayment of the first month and a 2-month security deposit will be required. (The deposit is refundable when 30 days written notice is given to the management office.) Only certified funds will be accepted for this initial payment: cashier's check or money orders, no personal checks or cash.

A monthly bill will be mailed out and payments may be mailed each month or accepted in the Management Office until the 5th of each month. (That is the 5th calendar day, not the 5th business day.) Monthly payments may be made by personal check.



-by Vince DiFruscio

## THANK YOU!

Those below-zero temperatures might already be long forgotten but the warm gratitude for the hot coffee and cookies remains. Concerned for the comfort and welfare of Park Tower residents and staff in the midst of the Polar Vortex, Property Manager Tim Patricio put out a stand with hot coffee and cookies in the lobby.

With temperatures hitting 19 below and the wind chill at 50 below, the hot coffee and cookies hit the spot for residents braving the cold and staff laboring to keep the entry area safe and clean. Patricio also extended the office hours to 7 p.m. to allow traffic-delayed owners time to make payments and conduct other necessary business.



"We might have been a little short staffed," Patricio said, "but I'm very grateful that everyone here worked extra hard to keep the building running as normal as possible. And the residents were also very patient and understanding." Cold weather may chill the skin, they say, but kindness warms the heart and soul.

-by Tom Wartowski

## ARCHicago Design Build Corp.

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# PARK TOWER

## 2014 SCHEDULE OF ACTIVITIES

GREEN WEEK ACTIVITY SCHEDULE - Monday, April 21 – Saturday April 26

### MONDAY: RECYCLE ELECTRONICS

Collection of household electronics, batteries, light bulbs, and other similar materials in the mall loading area adjacent to the Security Office.

### TUESDAY: SAFE DISPOSAL OF HOUSEHOLD PRODUCTS

Collection of household products, chemicals, painting supplies, old building materials, carpeting and other similar materials in the mall loading area adjacent to the Security Office.

### WEDNESDAY: EFFICIENT HOUSEHOLD LIGHTING and WATER CONSERVATION

Wednesday night at 7-8 PM in the Party Room, Management is sponsoring a class with one of our lighting supply vendors to help you consider upgrading your lighting to green fixtures and bulbs. Come and get some professional tips and suggestions, and we will be giving out complimentary LED light bulbs. We will also review ideas to help you reduce your consumption of water.

### THURSDAY: CHARITABLE DONATIONS & BIKE REGISTRATIONS

Collection of used furniture and personal items (clothes, shoes, etc.) for charitable donations in the mall area loading dock at the back of the building. If you are going to have furniture to donate, we will schedule it to be inspected for Bed Bugs in advance. Clothes should be put in plastic bags. We will make arrangements for your donations to benefit 'Care for Real' and 'The Brown Elephant'. Also, Annual Bike Registration Begins - we have a handful of vacant spots available in the bike room, contact the Management Office for details.

### FRIDAY: BIKE OR MASS TRANSIT TO WORK DAY & BIKE TUNE UPS

Join us in a Park Tower day of reducing our fossil fuel dependence! Either bike, train, or bus to work! Also, Bike Tune-Ups 4PM to 8PM at the Loading Dock with 'On The Fly Bike Repair'. We will post and e-mail a price list once it is available. You can contact him directly to set up a specific appointment, or just show up on the dock in the back - Joe with On The Fly Bicycle Repair, 847-436-2453. (ontheflychicago.com) Not on our e-mail list? Send an e-mail to the address below.

### SATURDAY: RUMMAGE SALE, BIKE TUNE UPS and PAPER SHREDDING

Annual Resident Rummage Sale in the Mall area, 9 AM - 3 PM. Your 'trash' could be someone else's 'treasure!' We only ask that you register to participate and we will contact you with details. Bike Tune-Ups 9 AM to ?? PM at the Loading Dock with 'On The Fly Bike Repair'. Please bring your bikes by the loading area before 12:30PM so you can get an accurate return time from Joe. Also, the mobile shredder will be here on the dock, 10AM to 12PM.

Contact the management office with questions by phone, 773-769-3250 or e-mail [parktowercondo@dkcondo.com](mailto:parktowercondo@dkcondo.com).

- by Tim Patricio, Property Manager

## LET'S GET SOCIAL

There are hundreds of residents here at Park Tower. Many of them no doubt share your interests. How do you find them? Start a social group. It's easier than you think.

Maybe you'd like to start a bridge club, book club or a knitting circle. Stop at the Management Office and let them know. Notices can be put out on the building's bulletin boards. You can also add your own in the laundry room. You can reserve the party room at no charge as long as it is open to all interested residents. If you have an email address, put that in the notice in case there are interested folks who cannot make the date/time you originally set.

Maybe you'd like to start a bike club, or find fans of your favorite TV show to watch together. The Party Room may not be ideal for regular meetings of such groups, but is still useful for first setting things up. Once your group is set, it will be smart to regularly post notices about your group, stating what the group is and when/where it meets. Tower Talk will be happy to post such reminders; just let us know (via the Management Office).

-by Vince DiFruscio

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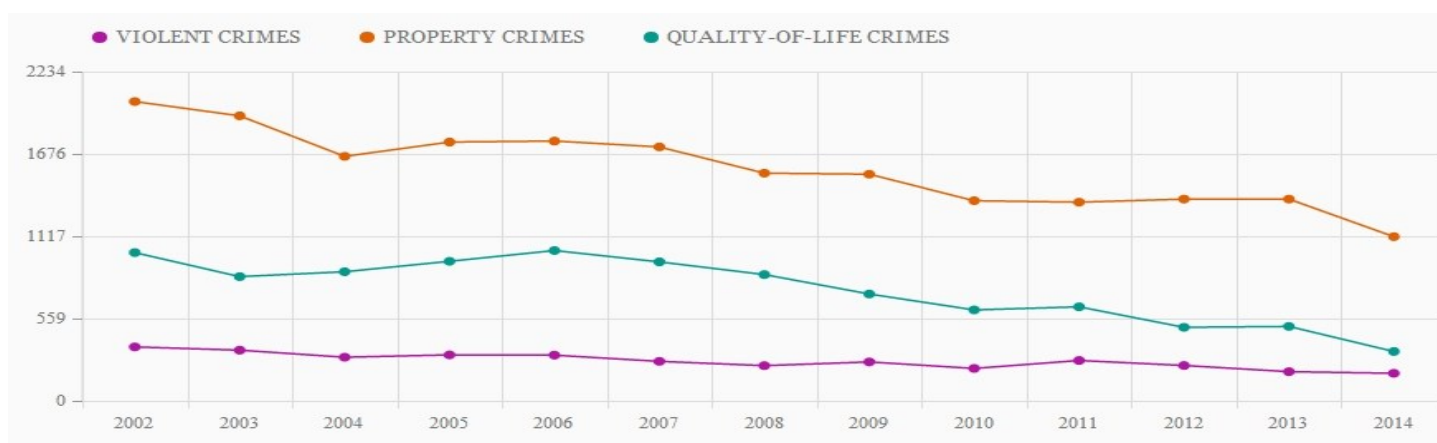
## EDGEWATER CRIME AT HISTORIC LOW

Chicago Tribune's website features a running record of area crime statistics. Our own neighborhood, Edgewater, looks to be in pretty good shape. In all three reported categories, we have been trending down for the past decade, with some rather dramatic reductions this past year.

A full rundown can be seen by clicking : (<http://crime.chicagotribune.com/chicago/community/edgewater>)

Good news is welcome, of course, but still: When out and about, be watchful always, for your own and your neighbor's safety.

-by Bob Shamo



## ARGYLE STREETSCAPE

Argyle Street between Sheridan and Broadway will be getting a makeover in 2014. The Chicago Department of Transportation announced that the design concept will be Chicago's first "shared street." The concept eliminates curbs, forces cars below 15 miles per hour and creates a shared space without hierarchy between road users. It is not a pedestrian mall, because it will still be open to traffic. Street furniture such as benches, bike racks and storm water planters will be used to give further clues about boundaries, but there will be less separation between sidewalks, driving lanes and parking areas. The sidewalk on both sides of the street would be widened by about three feet, to 15 feet, narrowing the roadway in each driving lane. Parking lanes would remain about eight feet across, but the project also comes with the expected loss of a few parking spaces. Planners say studies have shown shared streets reduce accidents. The corridor suffers from vacant storefronts, vagrancy and other criminal activity which fuels safety concerns. The aim is to bolster local businesses, lure new business to the area, draw people from both inside and outside the community and instill a feeling of safety along the street.

Criticism has come from many perspectives. Advocates for those with disabilities worry that the design could cause way-finding problems for the visually impaired unfamiliar with the shared street concept. Cost concerns are also expressed because the project has a \$3 million budget, and the first part of the streetscape - the "Asia on Argyle" sign already cost \$260,000 in TIF funds. Design criticisms pointed out that the contractor failed to follow several elements of the sign's approved design: they eliminated a colorful center pier, changed the font, spacing, and use of capital letters resulting in an awkward appearance.

A community meeting was held on December 10, 2013 to review the final proposed design of the Argyle streetscape project. The presentation can be viewed by following the link at:

[48thward.org/your-ward/argyle-streetscape-project](http://48thward.org/your-ward/argyle-streetscape-project)

- by Robert Pierce



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## PARK TOWER HISTORY PROJECT

Park Tower Condominium, or Edgewater Beach Plaza as originally named, celebrated its 40th birthday last year. We are constructing a time line, or chronology, of how life in this building has developed since it was constructed in 1973. Do you have materials filed away - or memories - that inform and give perspective to our history? Tower Talk is taking the lead in this project, so if you have something interesting to contribute, please call or write [parktowercondo@dkcondo.com](mailto:parktowercondo@dkcondo.com) - attention Tower Talk. Thanks!

### Our First History Project Submission...

MRS. MARIAN SHAW, AN INTERESTING AND COLORFUL RESIDENT



My conversation with Mrs. Shaw occurred on a recent wintery morning, in her bright but spare living room overlooking the Lake. Marian's rather astonishing recall touched on many subjects, starting with her early experiences in our building.

Marian and her late husband Daniel moved to Edgewater Beach Plaza, as the building was first called, shortly before Thanksgiving, 1973. "They were still laying carpeting," she remembers, and then went on to talk about those early years.

Our building was the first to be built on land previously occupied by the Edgewater Beach Hotel. The Hotel had been an entertainment mecca prior to the 50's, with its own radio station, seaplane service from downtown, and roster of big bands. But when the City extended its park land and Lake Shore Drive north to Hollywood, direct beach access was

lost and the hotel's popularity languished. Marian's mother had celebrated her 45th birthday at the Hotel, and early residents here swore to hearing ghosts of those Woody Hermann band concerts! By the way, she adds, "the pink building" at the corner of Sheridan and Bryn Mawr never was part of the Hotel. It was then and still is Edgewater Beach Apartments, now owned and managed cooperatively by its residents.

Marian recalls that the hotel had taken three years to demolish. Since our building was but the first of three modernistic towers planned for the site, many in the neighborhood were concerned about slicing off their view of the Lake. Some also worried about becoming a "high-rise jungle," thereby attracting a less than desirable tenant. For this reason and others - likely including cost - the remaining two towers never materialized.

Our building took its present name, Park Tower Condominium, in 1979 when it converted to condos. Other nearby apartment buildings did likewise, and Marian believes the FHA loans used for purchase promoted a stable and diversified set of residents. She and her husband were a case in point.

Marian and Daniel met in Hyde Park and married in 1964. They were rather an extraordinary couple, she being the daughter of a Jewish father and Irish Catholic mother; he being Chinese by birth, an Evangelical missionary and, at the time, a professor. Given that University of Chicago did not grant tenure to foreign nationals at the time, Daniel's career at the University would be limited. So after a few years he and she began a home-based printing and publishing company, moving to Edgewater to be nearer their customers.

Prior to meeting Daniel, Marian had been a correspondent for the Chicago American newspaper, taught grade school in the inner city, worked as a paralegal, and had a real estate broker's license. Now in the printing business, her role was to prepare, edit, and occasionally contribute to publications. She was early to word processing, first with a 70's vintage Wang Text Processor, then with new equipment up to and including the modern computers at Newberry Library and the Apple Store (where she catches up on email, having only her trusty Brother typewriter at home)!

Daniel was a good deal older than Marian, and when he died in 1990 she inherited the business. There are still occasional book orders to fill, and she pursues a wondrous variety of activities: election judging for our precinct; attending seminars and research at Newberry Library; being a docent there and at the Art Museum and Chicago Historical Society; playing piano while feeding the homeless at Society for St. Vincent DePaul; appreciating opera Saturday afternoons on WFMT... and the list goes on.

In 2008, Marian fell while downtown and broke her hip. She has downsized from a two to a one bedroom condo, and she minimizes clutter by carefully ordering her furniture and materials. She works with a physical therapist and moves about as efficiently as possible.

But Marian Shaw is a trouper, no doubt about it. We are fortunate that she and so many other fascinating residents have chosen to live here at Park Tower Condominiums.

- by Bob Shamo



## HOARDING...YUCK!!

One of the issues that has challenged us over the past couple years, is clutter and excessive belongings and materials in some units. If you've ever watched an issue of 'Hoarders' on A&E, you know what I mean. I used to TIVO that program until visions of 150 cats and no kitty litter box in a mobile home, kept me up at night. Fortunately, we do not have any problems like this at Park Tower. But we have had to deal with hoarding. And in a multi-unit, multi-family high rise, even minimal hoarding or clutter in a unit can be a serious issue.

So what do we look for? You might think it is hard to define or that individual interpretation of hoarding or clutter is subjective. It's not. I basically follow guidance that can be found in the City of Chicago building code. It requires every occupant of a residential unit to:

1. Keep their home in a clean, sanitary and safe condition.
2. Keep all plumbing and other fixtures in a clean and sanitary condition.
3. Report the presence of insects, rodents or other pests and cooperate with exterminating procedures, and do not place in storage on the premises any furniture, equipment, or material which harbors insects, rodents, or other pests.
4. Promptly dispose of garbage and other refuse, and only in the containers provided (chute or dumpsters) in a clean and sanitary manner.
5. Not store in their home any material which may cause a fire hazard or otherwise endangers the health or safety of any occupant.
6. Properly use, keep, and maintain all property and fixtures in a manner that shall not result in a nuisance, or shall be dangerous to life or detrimental to health.

Building inspectors, managers, and your Board have a lot of leeway to determine what they believe is clean and sanitary, and what is dangerous. This is not because we are power hungry monsters. It is for the best interest of the

community, and something that has to be done when you have homes in such close proximity to each other. Even when it's not hoarding, conditions could still be problematic if we believe you, your neighbors or the building is at risk. Our team uses common sense. There are countless examples I could give you but I will narrow it down to handful: If you have rotting food in your kitchen, it is not sanitary; If you have bags of garbage or rotting perishables, it is not clean and sanitary; if you have critters crawling around your kitchen, that is not sanitary; if you have piles of newspapers and magazines stacked up around power outlets or electronics, it is a fire hazard; if you have so many personal belongings that you can not move free and clear between your entry door, bed and bathrooms and kitchen on open flooring, that is unsafe; and if you have belongings stacked up and resting near or against your windows, it is potentially dangerous.

If you observe something that concerns you, do not be afraid to bring it to our attention. It just may prevent a tragedy. Management and the Board will act, but City Inspectors can as well. The City can fine \$200 to \$500 per day per offense. The Board can fine up to \$1000. We can and have worked with the City and even the Association's legal counsel to address conditions that put residents and neighbors at risk. If you want an opinion about conditions in your own unit, either Jacquie or Tim can schedule a walk through. We are happy to do so as professionally and respectfully as possible for your health and safety, and that of the Park Tower community. When we are aware of them, we will help guide residents to get potentially hazardous conditions under control.

- by Tim Patricio



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## BIKE THE DRIVE 2014

Registration has already begun for this year's MB Financial Bank Bike the Drive, so don't put it off! The annual event is the only time bicyclists are permitted on the Drive, and they have the entire roadway to themselves from 57th Street to Bryn Mawr. For those unfamiliar with the event, this is a recreational, non-competitive bike ride for several hours after dawn. The ride is structured, starting and ending downtown at Columbus & Jackson as well as at check points at Fullerton, Oakwood, and endpoint rest stops at the Museum of Science and Industry and here at Bryn Mawr. The entire run is 30 miles, but ride as little or as much as you'd like. After the ride, Grant Park remains open as a festival welcomes riders with music, food, cycle-related activities, vendors, and exhibitions. This year, the date is Sunday, May 25th. Registration is required; do so online at [www.bikethedrive.org](http://www.bikethedrive.org)

-by Vince DiFruscio



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## **DATES TO REMEMBER 2013-2014 BOARD MEETINGS**

All owners are invited to Board meetings.  
7:30 p.m. in the Party Room

March 10, 2014  
April 14, 2014  
May 12, 2014  
June 9, 2014 (Annual Meeting)

## **MANAGEMENT OFFICE HOURS**

Monday, Tuesdays, Wednesdays, and Fridays  
8:00 a.m. to 5:00 p.m.

Thursdays  
8:00 a.m. to 6:00 p.m.

## **HOLIDAY SCHEDULE (Office Closed)**

Memorial Day-May 26, 2014  
Independence Day-July 4, 2014  
Labor Day-September 1, 2014  
Thanksgiving—November 27, 2014  
Christmas—December 25, 2014

Join the Park Tower E-mail Group for electronic news, meeting dates, and announcements. Just e-mail a request to [parktowercondo@dkcondo.com](mailto:parktowercondo@dkcondo.com)

## **MALL BUSINESS CONTACTS**

Suite 101	PTCA Market 773-275-9130
Suite 103:	Aynot Enterprises, Inc. (Salon—Spa Contractors) 773-728-6486
Suite 103A:	Dralyuk Real Estate 773-275-8520
Suite 103A:	Healing Center of Chicago Tony Hollenback, LCSW (Integrative Care: Counseling for the mind, body and the spirit ) 773-255-9234
Suite 105:	Lettuce Entertain You (Gift Certificate Purchases) 773-924-4438
Suite 106:	Dr. Shirley Roy (Internal Med.) Dr. Robert Reeves (Adult Psy.) Dr. Robert Brinkman (Internal Med.) 773-878-5151
Suite 107:	Park Tower Management Office 773-769-3250
Suite 109:	M & J Care, LLC 773-878-1032
Suite 110:	Elizabeth Todorovic (Real Estate Attorney) 773-271-2110
Suite 112:	ARCHicago Design Build Corp. 773- 944-4400
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**Website:** <http://www.dkcondo.com/>

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Newsletter Committee Members: Vince DiFruscio (Writer/Photographer), Robert Pierce (Chairperson/Writer), Bob Shamo (Advertisement Director/Writer) , Betty Terry-Lundy (Board Liaison/Formatter), and Tom Wartowski (Writer/Photographer)