

ParkTowerNews

YOU'RE IN BUSINESS

As a condominium purchaser, you now own a home and a business interest. You invested your money in both, whether you realized it or not.

Operating a condominium complex is truly a business—big business. There's a budget, assets, liabilities, purchases, maintenance, directors, committees, contracts—the works. It requires the expertise of many persons in various fields: tradesmen, businessmen, and professionals. Considerable time, effort, and money are involved.

Condo owners should become familiar with the mechanics of the condominium conversion process. Being better informed can add to the enjoyment of the purchase.

The developer generally sets up a corporation, with articles of incorporation to establish the association and define its powers; with rules for operating the association through its bylaws, officers, and committees; and with a declaration which outlines the various rights of the association and each of its members and the conditions for the use of the units and common elements. These documents constitute the very laws on which the government of the condominium is conducted; they are all important.

If you have ever had the urge to be a wheel in big business, here's your chance. You need not be a professional or an expert. The input of a layman is as valuable as that of a professional; it really takes persons with a variety of backgrounds to produce sound and well-rounded decisions. So condo owners interested in becoming business moguls need simply to study the bylaws and the declaration and then help run the business. Be an officer, committee member, or floor captain, or just participate in meetings. You'll have an enjoyable experience at the same time that you are nurturing your business investment.

BOARD OF DIRECTORS ELECTED

Five persons were elected to the Part Tower Condominium Association Board of Directors on May 29. Since these people will represent you in making decisions that affect your daily living and lifestyle, it behooves you to get to know them and to lend them a hand. This is your board:

Russell Baruch, president of Arby Graphic Service, Inc., lives with his wife, June, in Apt. 3006. Russ has been serving as chairman of the Ad Hoc Maintenance Committee.

Peter Merrill, who has been serving as treasurer of the Ad Hoc Board, also was a key organizer of the Park Tower tenants committee. He resides in Apt. 2311.

Harold Pollen works for the Chicago Board of Education by day and, for the past few months, for the Ad Hoc Board by night, serving as its chairman. He and his wife, Eunice, live in Apt. 2901.

Frank Reichert, assistant administrator of Edgewater Hospital and also chairman of the Ad Hoc Bylaws and Rules Committee, lives with his wife, June, in Apt. 5402.

R. David Salmon, of Robert Sheridan & Partners, was a member of Robert Sheridan's Board of Directors and was the Ad Hoc Board's unanimous choice for the new Park Tower Condominium Association Board.

You'll be hearing from all of these newly elected directors.

PARK TOWER RESIDENT GETTING READY FOR 1980 OLYMPICS

Jim Machin, Apt. 5003, is in training for the 1980 Olympics sailing competition. Jim has been a sailor since the early age of five, when his father taught him how to hang on to a tiller. From that time on, Jim and sailboats have been constant companions.

To train for the Olympics, Jim and his sailing partner, Bill Parks of Glenview, are in the waters two days a week. For practice, they compete in all the local and regional regattas.

The sailing competition consists of several classes, depending on the size and type of boat. Jim and Bill will compete in the Star class, which is for 22-foot two-man keel boats.

When he is not sailing, Jim works as TV producer-director for the American Hospital Association.

It's hard not to notice Jim, as he stands 6 feet 7 inches tall. So when you see him, wish him luck.

Park Tower Ad Hoc Committees

Budget and Finance, James Byrd	Apt. 1902
Legal and Rules, Frank Reichert	Apt. 5402
Bldg. and Maint., Russell Baruch	Apt. 3006
Garage, Robert Stieber	Apt. 1701
Safety and Security, Ben Rawnsley	Apt. 3211
Communication, Dorothy Saxner	Apt. 3501
Social and Recreation, Ed Arnold	Apt. 3205
Newsletter Editor, Carol Carman	Apt. 2504

UNIFORM WINDOW TREATMENT ADDS TO PARK TOWER'S GOOD LOOKS

One of the many attractive features of Park Tower is its striking exterior appearance. Few Chicago buildings can compare to its eye appeal. This is worth a lot not only in terms of satisfaction in being a Park Tower resident/owner but also in a very real monetary sense as far as market value. While much credit must be given to our building's architects for providing a fine initial design, we must also recognize that Park Tower's visual integrity is maintained largely due to uniform window treatment.

It is for this reason that the first recommendation the Park Tower Legal and Rules Committee intends to make, according to its chairman, **Frank Reichert**, is that window shades of the color and type currently in use throughout the building continue to be required. This is consistent with the provision in the property report giving the Association the right to adopt regulations concerning window coverings.

"We've all seen the checkerboard effect that occurs when uniformity is not maintained," says Frank. So even though final approval is still pending, the word to the wise is to hold off investing in custom window shades.

There are no plans at this time for specific requirements concerning draperies. However, Frank's committee suggests that drapes with a neutral color lining will go a long way toward preserving the building's exterior appearance.

HERE'S YOUR CHANCE TO TELL IT

Do you have an interesting tidbit to relate, an exciting experience to share? Most people do, but seldom find an outlet. Now it can be told through your newsletter.

Your job may fascinate others. The work you do or the product you make may be of particular interest, something unusual. Let others hear about it.

Simply jot down some notes on the subject. Then deposit them in the suggestion box (formerly the rent box) in the lobby, or deliver them to the management office, or place them under the door of Editor Carol Carman, Apt. 2504. Your material will be worked up as an article for the *Park Tower News*.

Naturally, if you are inclined to write the article yourself, just let yourself go. Your offer will be most welcome.

The deadline for each issue is the 15th of the month.

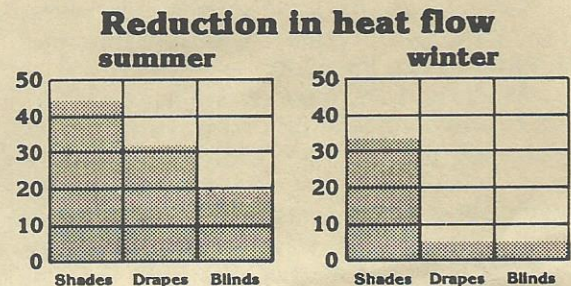
WINDOW SHADES ARE BEST, STUDY SHOWS

The following article is reprinted, with permission, from the April 18 issue of *Crain's Chicago Business*.

A window shade can be more effective than either Venetian blinds or draperies in stopping the inflow of heat during the summer and the outflow of heat during the winter, according to a study conducted at the Illinois Institute of Technology.

The shade achieved a 44 percent reduction in heat inflow from an unshaded window in tests simulating a Midwest summer. Fully closed Venetian blinds cut inflow by 29 percent, and when the slats were set at the customary 45 degree angle, the heat reduction amounted to only 18 percent. Light-colored draperies with a white surface backing reduced inflow by 33 percent.

The shades decreased heat loss by 24 percent to 31 percent in tests simulating Midwest winter conditions. Typical draperies and Venetian blinds were found to reduce heat outflows by only 6 percent to 7 percent.



ELEVATOR NO. 5: WHICH SIDE IS WHICH?

Elevator No. 5 is the elevator that operates as a passenger elevator at some times and as a service elevator at others. The mode of operation depends on the flow of traffic. For example, at the end of the workday, when the number of residents driving into the garage is at its peak, the elevator operates as a service elevator.

If you enter the elevator on the service side, you need to use the button panel on the service side of the elevator cab. Conversely, if you enter on the lobby side of the elevator, you need to press the button panel on the lobby side.

SPRING IS A TIME OF CHANGE OR PARK TOWER

Spring is a time of change for nature, and you've undoubtedly noticed that it's a time of change for Park Tower also. Here are the many signs.

Not only have trees and grass blossomed on the Park Tower lawns, but our walls and ceilings have sprouted intercom units and TV cameras. The all-new, sophisticated security system should reach full bloom shortly.

And the garage has had a spring clean-up, which promises to continue, thanks to a new supercleaning machine.

Then, there is the new look in the pool, with its green carpeting and new, really hot whirlpool. Even the lounging chairs and the patio have been scrubbed.

Along with the May sunshine, the tennis courts at Lake Tower opened up for use. Membership is available to Park Tower residents, who will enjoy the renovated playing surface and the night lights.

For information about a pool or tennis membership, please contact the management office.

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5419 N. Sheridan Rd.
275-5800
Parking South of Plaza

SCHAUMBURG

Plaza de las Flores
1636 E. Algonquin Rd.
397-3305
½ Mile West of Rt. 53

Visa, Master Charge, and American Express

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RACQUETBALL COURTS AND WORKSHOP ROOM ON THE WAY

Construction will begin shortly on two racquetball courts on the second-floor patio. The courts are being designed by Solomon, Cordwell, and Buenz and Associates, the designers of Park Tower, and will be compatible with the architectural look of the building. Three-fourth-inch tempered glass is being considered for the walls near the pool, so swimmers and sunbathers will be able to watch the game.

An additional new feature on the patio will be several redwood benches and tables. Although outdoor grills for barbecuing had been under consideration, they were ruled out because of the occasional winds on the patio and the potential inconvenience to other people.

If you are a do-it-yourself carpenter, painter, or what have you, you'll be glad to know that a room is being set up in the garage for your convenience. We'll notify you on the bulletin board as soon as the room is available.

ANNA HELD

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