



# TOWER TALK @ PARK TOWER CONDOMINIUM

February-March 2011



### CONTACTS:

**Office**

773-769-3250

**Fax**

773-769-0047

**Doorman**

773-769-3083

**Garage**

773-271-8859

**Market**

773-275-9130

**Cleaners**

**Recv. Room**

773-784-3353

**Health Club**

773-769-1513

**RCN**

**Service/Billing**

312-955-2500

**New Services**

866-308-5556

## BUDGET INCREASES FOR 2011-2012

Park Tower's Board of Directors has approved the budget for the 2011-2012 year. The hard work of the management team, the Budget and Finance Committee, and the Board resulted in a minor assessment increase of 1.3%. There will also be increases in the following fees, effective March 1, 2011:

**Parking:** Parking rates are going up for the first time since 2008. The new rates are as shown below:

- Motorcycle: raised \$3 to \$70 per month.
- Tandem: left unchanged at \$192 per month.
- Valet: raised \$5 to \$110 per month.
- Self: raised \$5 to \$115 per month.
- Reserved (preferred): raised \$10 to \$130 per month.
- Day Parking: raised \$10 to \$129 per month.

There will be no increase in changes to guest parking fees for 2011-12, but mall merchants may no longer use their guest parking stamp. They are allowed to use parking coupons as Park Tower residents do.

**Health Club:** This is the first rate increase in Health Club membership fees since 2005. Starting March 1<sup>st</sup>, the new fees are:

**Park Tower Residents:**

- Single membership: \$230/yr, \$150/6 months.
- Double membership: \$345/yr, \$225/6 months.
- Family membership: \$480/yr, \$315/6 months.

**Non-residents:**

- Single membership: \$265/yr, \$175/6 months.
- Double membership: \$395/yr, \$260/6 months.
- Family membership: \$555/yr, \$365/6 months.

**Party Room:** The Party Room rental fee will now be \$100. If you are expecting more than 10 cars to be parking downstairs for your event, it may save you money if you ask the management office to provide an additional hiker in the garage for the event. This will cost \$25/hour (minimum \$100), but neither you nor your guests will have to pay any hourly parking fee or use any coupons.

By Vince DiFrusco

## THANK YOU RESIDENTS

The Park Tower staff and management thank you for your generous contributions to the Holiday Fund and for the food drive donations.

A total of 165 residents donated to the Holiday Fund in the amount of \$14,816 which was distributed to staff at their holiday party. Your gifts demonstrated our appreciation for the services they provide.



Yellow Page telephone books are available. You may pick your copy up from the back door dock entrance, near the security guard office.

## WHAT A PUBLIC LIBRARY CARD CAN DO FOR YOU

The public library provides free access to information. You can use your current Chicago Public Library card to renew and place items on hold by [My CPL](#). Audio-books, movies, and music can be downloaded for three weeks (21 days), as well, through the Overdrive Service. Log on is easy. Simply enter the website [www.chipublib.org](http://www.chipublib.org) and enter your library card number and zip code to begin your online journey.

Information Submitted by Resident, Cheryl Patti

## PARK TOWER LIBRARY

Need a good book to read? Or just finished a book you purchased and no longer want it? Come on down to Park Tower's unofficial library, located in the laundry room on 1P.



The bookshelves there are just for this purpose. Take a book, leave a book. There's no due date or overdue fee. Just bring the book back when you're finished. And please treat these books with care for the reader after you.

By Vince DiFruscio



## Personal Training

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

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

Arthur Velazquez, CPT  
773-991-5740



## ZIP CAR

Located in the garage

**1-800-4ZIPCAR**

Need a car for an hour or a day? You can conveniently rent a Zip Car located on Parking Level 1 in our garage.

### PLACE YOUR AD HERE

2 X 2 inch = \$25.00

Business Card  
3 1/2 X 2 = \$40.00

1/4 page = \$75.00

Full page = \$300.00

Contact the Management Office  
1-773-769-3250

## Bill's Cleaning & Organizing Service

*January-February special  
for Park Tower residents  
\$50 = Two hours of cleaning!*



Great  
References  
Available!

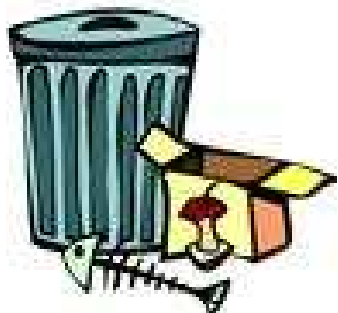
773-676-3540

## SMELL THAT?

What's that smell? Trash in the service vestibule is a problem that doesn't have to be. Our maintenance staff has plenty to do, and residents shouldn't create more work for them by leaving refuse on the floor. Garbage should be wrapped or bagged and pushed to fall down the chute. Cardboard and fiberboard can be recycled - break down boxes or cut them up with a box cutter and put the flattened pieces in with your paper recycling.

Only items that are too big for the chute, but small enough to be carried can be left next to the chute after 8:00 pm for removal by maintenance. Contact the office for removal of larger or heavy items -

there may be a charge. In short - you don't want to see your neighbors' trash; so remember, they don't want to see yours either.



By Robert Pierce



**JOHN SFIKAS, DDS**  
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# PARK TOWER GREEN WEEK

## TENTATIVE SCHEDULE OF EVENTS

### MONDAY APRIL 18th ELECTRONICS

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

### TUESDAY APRIL 19th HOUSEHOLD PRODUCTS

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

### WEDNESDAY APRIL 20th RESIDENT SEMINAR

Wednesday night at 7:00 PM in the Party Room. "Reducing Your Households Carbon Footprint" About 45 minutes.

### THURSDAY APRIL 21st

- Collection of used furniture and personal items (clothes, shoes, etc.) for charitable donations in the mall loading area and loading dock at the back of the building. If you are going to have any such items, please indicate what on the space provided below.

- Also, **Annual Bike Registration Begins** - we have a handful of vacant spots available in the bike room, contact Jenny in the Management Office for details.

### FRIDAY APRIL 22nd

- Bike Tune-Ups 4PM to 8PM at the Loading Dock with 'On The Fly Bike Repair'. He has indicated his prices will be the same. 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)

### SATURDAY APRIL 23rd

-Resident Rummage Sale in the Mall area, 9 AM - 3 PM. Your 'trash' could be someone else's 'treasure!' We only ask that you indicate below that you would like to participate and we will contact you with details.

- Bike Tune-Ups 9AM to ??PM at the Loading Dock with 'On The Fly Bike Repair'.

I have the following items to donate to charity

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I would like to participate in the Rummage Sale: YES \_\_\_\_\_ NO \_\_\_\_\_

If yes - Name: \_\_\_\_\_ Unit # \_\_\_\_\_ Phone# \_\_\_\_\_

**With either or both, return this form to the Management Office or the Drop Box in the lobby.**  
**Contact us with questions - 773-769-3250 or [parktowercondo@draperandkramer.com](mailto:parktowercondo@draperandkramer.com).**

## PARK TOWER RECYCLE AREAS



Paper (only) recycle near mailboxes  
 Laundry Room  
 Parking Level 2 near elevators



# QUALITY REHABS THAT WILL “WOW” YOU

M K D E V G R O U P . C O M

WE ARE CURRENTLY WORKING AT PARK TOWER

WE MEET ALL OF PARK TOWER'S INSURANCE AND LICENSE REQUIREMENTS

- ◆ KITCHENS / BATHS / FLOORING & MORE!
- ◆ SMOOTH & QUICK PROCESS
- ◆ MOST COMPETITIVE PRICING
- ◆ EXTENSIVE REHAB EXPERIENCE
- ◆ COMPLETE or PARTIAL REMODEL
- ◆ UPDATE OR FIX-UP TO LIST & SELL
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david@mkdevgroup.com  
425 W North Avenue Chicago, IL

## SPRING CLEANING OF HVAC UNITS

Each spring, Park Tower employees replace the HVAC filters in each unit. Be aware that while replacing the filters, employees are asked to note the following:

- If/where there are single-handle faucets within the unit and if any are leaking or dripping.
- If the smoke detector is operating.
- If there are any hazardous conditions in the unit.

By Vince DiFruscio

## WEATHER STRIPPING REPLACEMENT

Are your windows not closing properly? It may be as minor a problem as the sound of air coming into the unit even with the windows closed. Or it may be severe enough that water seeps in through the windows during hard rain storms. As our building ages such things are increasingly likely. Be aware that Park Tower is working with WJE on how to best replace the weather stripping around such windows to minimize these problems. Please contact the Management Office for details.

By Vince DiFruscio



### FROM THE PROPERTY MANAGER'S DESK

#### REMINDER - HEALTH CLUB FLOORING REPLACEMENT:

The flooring project for the walkway, cardio room and pool area is expected to commence on Monday January 24th. Please refer to the posted signs for more details and contact the office with any questions.

#### NOISE SURVEY:

The Ad Hoc Noise Committee has created a survey to evaluate various sources of external noise. Please take the time to fill this survey out and return it to the lobby drop box or the Management Office. The more responses the Committee receives, the better equipped they will be to make an honest evaluation of noise conditions and better able to shape recommendations to the Board that may improve the quality of life for residents. A copy of the survey is available by request from the Management Office.

By Timothy Patricio, Property Manager



**CRYSTALS SALON & SPA**  
5333 N. Sheridan - 773-878-0008

- All hair textures
- Manicures
- Pedicures
- Full Body Waxing
- Facials
- Spa Facials
- Peels
- Micro-dermabrasion
- Massages




## MICHELIN STARS AWARDED TO LETTUCE RESTAURANTS

Lettuce Entertain You Enterprises, Inc. has been part of the Park Tower community from the very beginning. When Michelin released their very first guide to Chicago restaurants in November, three of Lettuce's many restaurants were among the honorees. The Park Tower community applauds this achievement – considered to be the highest in the restaurant business. L2O was one of the two Chicago restaurants to receive the coveted three-star award; there are only 93 three-star restaurants in the world. Tru and Everest were among the 18 restaurants receiving one-star designations. These restaurants are real stand-outs in the culinary world, and we are proud of the success our neighbors. Get more info about all of their restaurants at <http://www.leye.com/>

By Robert Pierce

## BIB GOURMAND—WITHIN BUDGET AND NEARBY

Michelin's first-ever guide to Chicago awarded 46 restaurants the Bib Gourmand; they are their favorite restaurants where two courses and a glass of wine or dessert won't cost more than \$40. There are nine such restaurants within 10 minutes of Park Tower – our neighborhood is rich with affordable destinations for outstanding food. Give these restaurants a try; see if you agree with the critics:

- Ann Sather 5207 North Clark Street
- Ceres' Table 4882 N Clark St
- Hopleaf 5148 North Clark Street
- Los Nopales 4544 North Western Avenue
- M. Henry 5707 North Clark Street
- Mixteco Grill 1601 West Montrose Avenue
- Opart Thai House 4658 North Western Avenue
- Spacca Napoli 1769 West Sunnyside Avenue
- Taste of Peru 6545 North Clark Street

By Robert Pierce



## DATES TO REMEMBER

### BOARD MEETINGS

January 31, 2011  
 February (No Meeting)  
 March 14, 2011  
 April 11, 2011  
 May 9, 2011

7:30 p.m. in the Party Room

Board meetings are conducted every  
 2nd Monday of the month.

You are invited to all Board meetings.

### 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.

You may also contact the management office  
 by e-mail or by leaving a written correspon-  
 dence in the lock box located in the lobby.

### MOVIE NIGHTS

Adults: 3rd Thursdays  
 Children: 3rd Fridays



6:00 p.m. In the Party Room

## MALL BUSINESS CONTACTS

Suite 103: Senior Care Services  
 (Companion and Care Givers)  
 773-334-1112

Aynot Enterprises, Inc.  
 (Salon—Spa Contractors)  
 773-728-6486

Suite 103A: Healing Center of Chicago  
 Tony Hollenback, LCSW  
 (Integrative Care: Counseling for  
 the mind, body and the spirit )  
 773-255-9234

Suite 103A: Dralyuk Real Estate  
 773-275-8520

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

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

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

Suite 111: Blackstone ATM  
 (ATM Company)  
 312-515-0112

Suite 112: Lake Shore Realty  
 773-989-9200

Suite 113A: Lettuce Entertain You  
 (Gift Certificate Purchases)  
 773-924-4438

Website: [www.dkcondo.com](http://www.dkcondo.com)

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