



# TOWER TALK @ PARK TOWER CONDOMINIUM

February–April 2008



## 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

### Questions

1-800-RINGRCN

### Services

1-866-308-5556

## FROM THE DESK OF ...

**TIM PATRICIO,**  
Property Manager

"On behalf of the entire staff and Management at Draper and Kramer, best wishes to all Park Tower residents in 2008. I am very grateful to all the owners and residents who have stopped by to welcome me to the Park Tower community. All are welcome to stop by the office or to give me a call at any time for any reason. I look forward to meeting every home owner and resident possible in the coming months. Thank you."

## PTCA OPEN BOARD

### MEETINGS

Monthly Board meetings are conducted in the Park Tower Party Room each month to discuss business items related to the condo association. The PTCA Board has implemented a new procedure to give home owners an opportunity to voice their opinions or to ask questions at each meeting. Meetings begin at 7:30 p.m. with 30 minutes of comments or questions from home owners. At 8:00 p.m. the Board members discuss agenda items. At various points during the meeting, home owners are invited to provide input or make comments regarding agenda items. The meeting, then, concludes with reports. Attending Board Meetings is a great way to stay informed, offer suggestions, or just voice your opinion. You are encouraged and invited to attend Board and committee meetings. Please refer to the list of scheduled meetings in the right hand column.

By: Betty Terry-Lundy

## Employees Through the Years

On February 19<sup>th</sup>, 2008, Lester Longe will celebrate his 25<sup>th</sup> year working at Park Tower. Lester's also lived here since 1990, giving him one of the nicest commutes of anyone we know. One thing, though, about living and working in the same building: "You can't stop and do something 'on the way home'. No matter what you're planning, it's an extra trip." Lester likes living in Edgewater because of the convenience. "Restaurants, drug stores, groceries – they're all within walking distance." For fun Lester enjoys golf in the summer and bowling in the winter. "I'm out doing something all the time," he says. When asked about his job, he said the hardest part is that "You can't treat everybody the same. You have to learn everyone's personality."



Robert Lee / Lester Longe

Although he has not been here nearly as long as Lester, Robert Lee is also a long-time employee. Robert first started working at Park Tower in the early 1990's, but retired in 2003. He'd been also working as a drug counselor and the combined stress of the two jobs had health consequences. He stayed in the area, and retained his friendship with Lester. This past spring Lester told Robert that Park Tower was looking for new staff at the door and suggested he take the job. "I'd assumed it was this job that was causing the stress. It wasn't. So I'm back!" Robert explained that having also worked at other Draper & Kramer properties, he's learned that each building has its own personality. He spent time at a downtown condominium. He said, "There, it was very formal and businesslike, but Park Tower fits my personality. I laugh and joke with everybody. There I couldn't do that. Here, when people have problems, they might come and talk. I'm like a friend. It's more than a job; it's a pleasure to come to work."

By: Vince DiFruscio

## Stay In the Know, Attend PTCA Meetings

### Board Meetings

February 11, 2008

March 10, 2008

April 14, 2008

May 12, 2008

7:30 p.m.

### Annual Meeting

June 9, 2008 at 6:30 p.m.

### New Resident Meeting

1st Wednesdays

at 6:30 p.m.

3rd Wednesdays

at 8:00 p.m.

### Health Club Meetings

February 21, 2008

March 13, 2008

April 17, 2008

May 15, 2008

6:30-7:00 p.m.

Meetings are conducted

in the Party Room.



## THANK YOU

Tower Talk expresses thanks to all the Park Tower residents who contributed to the Holiday Maintenance Fund and also to the personnel staff who have contributed to the building's upkeep and special help to its residents.

By Marian Shaw

## STATUS ON CIRCLE DRIVE AND PLANTERS

Because the expected cost of the redesign of the circle drive was said to be as high as \$500,000, the Board decided not to continue with that project which would put further strain on our reserves. The Board is aware, however, of leaks in both the planter in the circle drive and the planter on the north side of the building, outside the entrance to the mall. The leaks in the north planter and the terrazzo surrounding it are affecting the garage and need to be addressed quickly to avoid serious and expensive damage. The west wall of the circle drive planter is leaking onto the sidewalk and creates a hazardous icy situation in the winter months. Repairs to the circle drive planter will include cosmetic work to the other sides of the planter to match the new work. Work should begin on these projects as the weather warms this spring.

By: Vince DiFruscio

## 2008 ASSESSMENT...NEW ITEM ON STATEMENT

Starting in your March 2008 assessment statements, there will be a new line item listing the charge for cable for each unit. This charge of \$16.35 is not an increase to your assessment; the Board made the decision to have this charge itemized separately from your assessment.

This means that if your assessments were \$300, instead of showing a single \$300 charge, there would be a charge for \$16.35 for cable and \$283.65 for assessments, still totaling \$300. Be aware, though, that this new billing will first appear on the March assessments, which is also the first month of the new budget year (when assessments change annually).

By: Vince DiFruscio

## Earth Day 2008

Last year, the Edgewater Beautiful Committee of the Edgewater Community Council held a very successful Earth Day event at the Peirce School that over 120 visitors attended. Planning is underway this year for an expanded event, partnering with community groups from Uptown to Rogers Park for an Earth Day event you won't want to miss. On April 12<sup>th</sup> from 9:30 to 4:30 at the Quinlan Life Sciences Building (Sheridan and Kenmore) on the campus of Loyola University, there will be seminars, displays, activities, and refreshments. Volunteers, local businesses, neighborhood groups, and members of the university community will be on hand with information about making our neighborhoods "green and clean." You are invited to attend and participate in this free event; learn how you can make a difference!

By: Robert Pierce

## Terrazzo

The terrazzo plaza sparkles and shines now - needed maintenance was performed last Autumn by Peter Galic Terrazzo. Chuck Brown says he did a great job on the \$15,000 project. The whole surface was power washed to remove salt and grime, then acid washed. Cracks were stabilized with injections of epoxy, and sealant was applied. Take a moment to appreciate the great new look.

By: Robert Pierce

## WHEN TO USE 911 AND WHEN TO USE 311

People complain about not getting through on "911" when actually the number that they should call for assistance or inquiries is "311." This phone and website number is much underused, according to Phillip Hampton, director of 311 Service, Chicago Police Department. Here are a few guidelines.



### When to call 911

1. When there is a fire, whether it's in your apartment or out of it. Don't try to call the doorman or security first; you may have a "mental block" on the number.
2. When you are in an auto or on the train, and there is an accident. Use your cell phone if you have one. Also, if you see a downed, "live" telephone wire or other electric wire. Get children away immediately. Commonwealth Edison also advises to call 1-800-EDISON.
3. Your wallet or purse is grabbed, or you see someone else doing the same. If you don't have a cell phone, go to the nearest place where there is a public phone. Call 911 if you see a shootout from your window, or on the street, or hear gunfire nearby.
4. Someone is trying to break in. By the way, push a chair or a heavy object right up under the door handle. Or, someone HAS broken into your apartment.
5. A neighbor's hall door has been open for a long time or you see a pileup of newspapers outside. On vacation, or is the neighbor unable to come to the door? Generally, get security first. But after a decent wait, calling "911" may be best.

### When to call 311

1. Generally, when you want to do your duty by your neighborhood. Examples: Someone's cat is in a tree. Or there is a stray animal around. An abandoned car has been on your block for a long time. A tree or large branch has been downed. The bus shelter glass is broken. The water main or fire hydrant is flooding. There is uncollected refuse.
2. You want to file a police report, and to report a lost wallet, jewelry, or other valuables.
3. Report potholes in the street, a traffic or street light out, or other street problems.
4. "311" can tell you the date, location, and phone number of the CAPS beat meeting in your district.

A few general recommendations: Check your smoke detector once a month and have the batteries replaced once a year; our building will do it free on service and batteries. Keep fresh batteries in your flashlight, and keep it on your bedside table, in case there is a night-time emergency. Also keep a small battery powered radio. Lock your door, even if you are just going downstairs to pick up the mail and don't leave range burners on. Also, let the management office know whom to contact in case of emergency.

By Marian Shaw

## Garage Winter Parking

Winter in Chicago brings cold winds and snow. We have already plowed through a couple of snow storms. While some people only get to see postcards of snow banks and icicled covered trees, we get to experience it first-hand. Even with all of its beauty, the snow can be a hazard. The garage committee and parking attendants ask that you take the extra time to clear your vehicle/s of the snow before you start your journey home. It is difficult and can be dangerous to park vehicles that are covered with snow. Remove all snow from vehicle windows, hoods, and roofs to ensure a safe parking experience for you and garage attendants. Removing snow from cars will also decrease the water accumulation in the garage. Safe parking and less water on the garage floors will save us from worries and repairs. Thank you for your cooperation in assisting the attendants in maintaining a safe garage environment. By: Betty Terry-Lundy



## There's TREASURE in your TRASH!! How to RECYCLE and Reduce the Park Tower Landfill! by Mike Magliane

Do you realize much of your current garbage **could** be used to make fence posts, ski jackets, flowerpots, trash cans, water-proof "plastic lumber", animal pens, traffic cones, etc.... and that's just from the "plastic bottles". Huge amounts of energy are saved by recycling glass bottles and cans (aluminum and tin). Plus recycling newspapers and cardboard, lets more trees live longer!

It's astonishing to think about! There are 52 floors of apartments in Park Tower with 14 apartments per floor. That means everything thrown down the "garbage chute" from 780 apartments gets buried in a landfill! And somewhere there's a hill with a huge bulge - the size of the Park Tower high rise - that's filled with many useful discarded "treasures," all smoldering with our regular garbage. That's not a pretty sight to imagine, especially since plastic bottles take **700+ years** before they start to decompose!

### OK, SO WHAT CAN WE DO AS PARK TOWER RESIDENTS?

We can start putting our newspapers, glass, cans, plastic bottles and jars in the Recycle bins on 1P or 2P. We can even do it in our "bunny slippers" if we like...a nice benefit to recycling in a high rise.

Take  
This



To Recycle  
Bins



### WHAT DO I NEED TO GET STARTED?

- ◆ A bag or two, to carry a pile of papers, magazines.
- ◆ A bag or two, to carry cans, bottles and plastics. Now, the plastic, glass, aluminum and tin cans can be mixed together - Waste Management calls it "Commingled Recyclables."

### 3 EASY STEPS TO RECYCLE (before you toss it in the garbage, see below):

- 1) **Look at it.** Is the item on the Recyclable List below?
- 2) **Sort it.** Set aside items for Recycle Bins - so they don't go down the garbage chute.
- 3) **Take it.** Use freight elevator to get to Recycle Bins (three locations):

Location 1: **On Floor 1P in the Laundry Room** - 3 recycle bins. (Use your FOB or general key to open the laundry door.)

Location 2: **On Floor 1P in the garage parking area** - this is a large dumpster which is great for large quantities or bulky items. It's against the far wall opposite the valet stand, in the parking area on the left. (Note: Sometimes it is temporarily removed for pick-up.)

Location 3: **NEW Location on Floor 2P—near the elevators...the most convenient location!**

(These bins were previously located in the garage area, past two access doors. Now they're "inside.")

## ASCO News

The monthly ASCO meeting was conducted on January 8, 2008. The Beiter building project on Sheridan and Hollywood was discussed. The developer does not want to include the required parking spaces, so he will not be able to use any TIF money. He is negotiating with St. Andrew Church for a possible resolution at this point. He will present his plans to the Planning and Zoning Committee in March.

Toyota is expanding their business on the east and west side of Broadway. They will build additions to their sales and service department on the empty parking lot and tear down one of their buildings. After all, they are NO.2 now.

The developers have started to tear down walls on the insides of the building on the corner of Bryn Mawr and Winthrop to build Nookies. They should open their restaurant by June or July of this year. Hooray!!!

The Bricolage on the north wall at the underpass at Bryn Mawr has drawn praises and awes from everyone. Work on the south wall will begin this summer. It will make a beautiful entrance to the Edgewater community.

The annual ASCO meeting and election of officers will be held on March 4, 2008. They will discuss the State Condo Panel on May 6<sup>th</sup> and "Life Safety" on June 18<sup>th</sup>. These are all open meetings. By: Lorraine Myers (PTCA Representative)

## WHAT DO I RECYCLE and WHAT DO I TRASH?

Good Stuff – Save for Recycle Bins	Bad stuff – put in Garbage
<p><b>PAPER:</b> Newsprint, magazines, catalogues, cereal boxes (remove liner), printer paper, copier paper, old corrugated cardboard. (If you get a <b>daily newspaper</b>, make a recycle pile.)</p>	<p><b>Paper for Trash:</b> Wax paper, dirty paper towels, anything paper with food stains..</p>
<p><b>GLASS:</b> Food and beverage containers – brown, clear or green. Must be rinsed and empty. Remove lids</p>	<p><b>GLASS for Trash:</b> Red wine bottles, other color bottles. Also metal caps, lids or rings go in trash.</p>
<p><b>ALUMINUM AND TIN CANS:</b> Aluminum food and beverage containers (soft drink, beer, etc.), tin cans (like for soup, or if magnet will stick). Please crush, if possible.</p>	
<p><b>GOOD PLASTIC – OK to RECYCLE</b> (look at recycle code on the <u>bottom</u>.) <b>#1 PET or #1 PETE – bottles or jugs only!</b> <b>#2 HDPE – bottles or jugs only!</b> (like <u>water bottles</u>, milk, detergent, shampoo, bleach, vitamin, <i>empty</i> pill bottles w/o caps, etc.) <b>Other plastic bottles or jugs ONLY with codes #1, #2, #3, #4, #5 – no caps.</b> <b>ALL MUST BE RINSED AND EMPTY.</b> (Recyclable Plastic – some examples.)</p> <div style="text-align: center;">  </div> <div style="display: flex; justify-content: center; gap: 20px;">   </div>	<p><b>BAD PLASTIC – put in Trash</b> (look at recycle code on the <u>bottom</u>.) <b>Plastic lids and caps go in the trash.</b> <b>#1 PET or #1 PETE – food trays, boxes, tubs, lids</b> <b>#2 HDPE – food trays, boxes, tubs, lids</b> (Note, <u>there are a lot of 4-LDPE, 5-PP and 6-PS</u> items, especially with food containers and carry out trays and lids. <u>They are NOT wanted</u> for recycling and belong in the trash. Any <b># PP, PS, LDPE, V or Other</b> is <b>trash</b>. (Plastic for trash – some examples.)</p> <div style="text-align: center;">  </div> <div style="display: flex; justify-content: center; gap: 20px;">    </div>

If you want to browse a wealth of additional information **online**, a very interesting site mentioned by Waste Management is <http://earth911.org/recycling/>. It describes all types of Recyclables – cans, batteries, paint, cell phones, computers, paper, plastic, glass, steel – and lists benefits, how to's and lots of supporting information.

## Spotlighting Unique Amenities @ Park Tower

Park Tower is one of few residential buildings in the city of Chicago that has an attached mall. In addition to business offices, we are fortunate to have service businesses to meet our special needs: the receiving room, market, doctor offices, real estate offices, property appraisers, counseling therapy, and the vitamin retail store. Our spot light is on K&O Vitamin Outlet business, one of the new businesses in our mall. They provide an array of natural health products. One can find soy drinks, aromatherapy oils, mineral supplements, herbs, vitamins, sport nutrition, homeopathic medicine, nuts, teas, juices, milk, and even eggs. I have used their vitamins and teas. The all natural vitamins give a punch of energy that lasts all day and the teas are wonderful, full of memorable flavors. Stop in and meet Mr. and Mrs. King. They will be happy to accommodate you in finding the perfect buy, just for you. Treat your body well...go natural in 2008.



### HOURS

Mondays, Tuesdays, and Thursdays:  
9:00 a.m. – 8:00 p.m.  
Wednesdays and Fridays:  
9:00a.m. to 6:00 p.m.  
Saturdays:  
10:30 a.m. to 5:00 p.m.  
Sundays: Closed

By: Betty Terry-Lundy

I PLEDGE to replace at least one car trip a month with walking, bicycling, or public transit.

I PLEDGE to turn off the tap when brushing my teeth. Together, all Chicagoans can save enough water to fill 33,000 Olympic sized swimming pools.

## GARAGE

Users of the parking garage have noticed big improvements lately, and much of the credit goes to Assistant Manager Michael Rupert for getting operations on the right track. All monthly parkers were required to replace their parking stickers so management could verify the accuracy of assigned spaces and billing records. Michael cleaned up the records and identified thirteen available parking stalls to assign to residents from the waiting list. The waiting list is much shorter now. Thanks go to Michael for coordinating this effort and getting the cooperation of all the parkers in replacing their stickers.

The appearance of the garage has been enhanced too; the recycling bin on 1P has been moved to the east wall, and painting and better lighting are underway. Carbon monoxide detectors have been installed to comply with City safety regulations. Thanks go to Chief Engineer Chuck Brown and the maintenance staff for the improvements.

By: Robert Pierce

## RESERVE STUDY

The Board and Management have done a lot of extensive work to complete the reserve study. This study was compiled by Full Circle Architects & Reserve Advisors, a joint effort put together by the prior Board. As the results came in, Tim Patricio and Chuck Brown have taken a line by line approach to the expected expenses, helping Park Tower plan and budget for future expenses. As an example, the cooling tower (which is essential for air conditioning within the public areas and homes in the building) must be replaced this year. The Reserve Advisors estimated cost for this project was \$760,000. The Board contacted an engineering firm and was able to obtain a project cost of no more than \$350,000. Tim, Chuck and the Board are working with Reserve Advisors to revise and update the study.

Because of the aging of the building, there are many extensive projects within the coming years. We must also complete the new life safety requirements set by the city. Because of these concerns there will be increased funding into the building reserves; the board has been working, however, to insure that assessments remain affordable.

By: Vince DiFruscio

## LET'S GO "MUSIC SURFING" Your RCN Cable Includes 42 free Music Channels

by Mike Magliane

Have you used your TV to discover the **free music** on **Channels 851 to 895**? It's easy to do and shows pictures, graphics and information while you're listening to the songs. All you need is any TV connected to any cable box from RCN. (If you have a TV connected directly to the wall – without a cable box – you won't be able to find these stations.)

Here's a general listing of categories. The numbers shown are the channel numbers you enter on the RCN Remote, to jump to that music station.

(These channels replaced the 400 series channels effective 12/17/07.)

851 – Seasonal Holiday Music  
852-854 – Country  
855-867 – Hip Hop, R&B, Rap, Alternative, Electronic  
868-873 – Dance, Lite Hits, Adult Top 40, Hit List, Kidz, Party Favorites  
874-878 – Classic Disco, '90s, '80s, '70s, Solid Gold Oldies  
879-884 – Smooth Jazz, Jazz, Blues, Reggae, Soundscapes, Easy Listening  
885-887 – Big Band, Singers & Standards, Show Tunes  
888-889 – Contemporary Christian, Gospel  
890-891 – Classical Masterpieces, Light Classical  
892-895 – Pop Latino, Musica Urbana, Salsa & Merengue, Mexicana

**Give it a try!** Pick a category above and enter a three digit channel number. After the music appears, you can easily browse nearby channels, by pressing the **gray oval channel button (CH)** to go up and down. (If you usually use the GUIDE button to display regular TV channels, it works for the Music channels, too.)

To return to your regular TV stations, just enter the TV channel number and it goes right back.

On most RCN remotes, there is a little **red oval button (MUSIC)** that will jump back to the **last music channel you listened to**. (It doesn't work on my DVR though.)

It's great background entertainment.... **and it's free!** Enjoy!

I PLEDGE to replace plastic shopping bags with reusable shopping bags.

I PLEDGE to replace 4 light bulbs with compact fluorescent light bulbs.

LANI BASCO, D.M.D.  
EDGEWATER PLAZA DENTAL

5419 N. SHERIDAN RD., SUITE 105 TEL: (773) 728-9200  
CHICAGO, IL 60640 FAX: (773) 728-9208

WILLIAM TEDFORD, D.D.S.

5419 N. Sheridan Road (773) 728-9200  
Suite 105 Fax (773) 728-9208  
Chicago, IL 60640 wmtedforddds@yahoo.com



**Dralyuk**  
real estate

Office 773.275.8520  
Fax 773.271.0725  
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**Tim Houseman**

*Park Tower Resident*  
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thouseman@PruPref.com



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**TO PLACE YOUR AD IN THE  
PTCA NEWSLETTER**  
Contact the Management Office at  
773-769-3250

**Size and Cost:**  
2X2 inch = \$25.00  
Business card 3 1/2X2= \$40.00  
1/4 page = \$75.00

Ad prices are subject to change at the  
discretion of the Condominium Board.

This newsletter has focused on ways to make commitments in 2008 to reduce carbon footsteps and to get you started on becoming a "green" participant in caring for the earth and our immediate environment. We challenge you to take the "pledges" presented on page 5 of this newsletter.

Take the Pledge now.  
[www.earthmonthchicago.com](http://www.earthmonthchicago.com)

Newsletter Volunteers: Vince DiFruscio, Mike Magliane,  
Bob Pierce, Marian Shaw, and Betty Terry-Lundy