



TOWER TALK @ PARK TOWER CONDOMINIUM

May-July 2009



2009 ELECTIONS AT PARK TOWER

All unit owners were recently sent a notice that Monday June 8 is the Annual Meeting of the Unit Owners of the Park Tower Condominium Association. So what is an annual meeting for? To hold an election to fill three vacancies on the Board of Directors; the terms of Laura Cossa, George Pauley and Carlos Vargas are expiring.



If you are interested in serving on the Board, nominations are due before 5:00 pm May 6th. The Board is responsible for developing the budget for the Association – now about \$4 million annually, and determining how that money is spent. They review proposals and approve contracts for the various maintenance projects, as well as set and enforce the rules of the association. The association benefits when talented people bring their varied professional experiences to the table, so if you have an interest in contributing your time and effort to serve your neighbors, please consider running for the Board.

Owners will receive a mailing in mid-May with candidate profiles and a proxy form. The proxy allows you to indicate how your vote should be cast if you are unable to attend the meeting. The proxies should be dropped in the ballot box in the lobby, or mailed to the indicated address – an outside firm will independently tabulate the results. There will also be a candidates' night, on a date to be determined, so you can meet the candidates, ask questions and make an informed vote.

The Annual Meeting on June 8 will be in the 2nd floor party room. After the votes are tabulated the election winners will be announced, and the new Board members will elect officers. Plan to attend, but if you are unable to, please submit the proxy. More information about the Board Election Rules are on page 12 of the Association Rule and Regulations Booklet.

By Robert Pierce

MISC. QUESTIONS AND ANSWERS

HOW CAN I GET THE NEWSLETTER EMAILED TO ME, AND IN COLOR?

Q. I heard Park Tower is building a database, and can send an email with the recent newsletter attached in a color version. How can I sign up for that?

A. It's very easy. Just send an email...
TO: ParkTowerCondo@DraperAndKramer.com
SUBJECT: Add to Mail List
MESSAGE: Please add my above email to the Park Tower mailing list.
(Include your name & unit number.)

By Mike Magliane

WHAT'S HAPPENING AROUND

THE BUILDING

Undoubtedly, residents have noticed a variety of activities throughout the building and exterior. Recently we have completed many projects including remodeling of the bike room, installation of the bus tracker system, replacement of the lobby and elevator carpeting, and repairs and upgrades to the irrigation.

On the exterior, our investigation of leaking continues. The weather has been extremely uncooperative, whether it be snow, rain, wind or an unpleasant combination of each. Until we receive the consultant's report at the completion of the investigation, we can not yet make a complete assessment of the findings. They have indicated that sealant work will likely need to be considered. As the scaffolding has been on the building in various locations, we greatly appreciate residents patience and understanding while we complete this inspection.

There are a number of other projects anticipated for consideration throughout the remainder of the year. These include the second phase of handicap accessibility improvements, health club flooring replacements, plumbing improve-

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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

WHAT'S HAPPENING AROUND

THE BUILDING... continued

ments, hallway carpeting, and the lobby front desk and circle drive entry sign. Watch the monthly calendar and stay tuned to the bulletin boards and website for announcements regarding these and other projects.

The Importance of Homeowners Insurance :

Each month the Rules Committee and Board of Directors assesses literally dozens of fines for the failure of some Owners to provide proof of insurance coverage. Oftentimes these fines are waived, once we receive or verify that insurance was in place. But there are a handful of owners who never provide proof of coverage. This is ironic considering the fine assessed is \$100 per month, which should be much more than the cost of the insurance.

The Commercial Insurance policy covering Park Tower Condominium Association insures certain aspects of your building but it does not provide complete coverage for Owners. (It should also be mentioned that renters should have 'renters insurance' for coverage of their personal belongings.) Owners should insure all of their personal property. This includes:

- Decorations (finishing paint, wallpaper, paneling, mirrors, window treatments, etc.)
- Floor coverings (carpet, tile, parquet, hardwood, marble, linoleum, etc.)
- Improvements and betterments
- Any replacements of cabinetry and fixtures
- Household contents (furnishings, clothing, dishes, etc.)
- Storage locker contents
- Non-built-in appliances (refrigerators, stoves, washers and dryers, etc.)
- Personal Liability for you and your unit

Not insuring means you run the risk of losing all this and more in the event of a fire, flood or any number of other possible disasters.

To comply with the Condominiums Rules and Declaration, Owners must have at least \$500,000 in General Liability coverage at all times. Management staff will take the time to review your policy and answer any questions you have or make recommendations. There are of course many other considerations that could be mentioned. If you would like to make an appointment with me to discuss insurance related issues, just contact the office or e-mail parktower-condo@draperandkramer.com.

By Tim Patricio , Property Manager


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TIME TO ENJOY THE OUTDOORS

Chicago's spring and summer seasons are short, but very beautiful. So, why miss any of it? Park Tower is a full service building to help you improve your quality of life. The Park Tower Market provides hot, cooked foods daily. You can purchase dinners to eliminate cooking time. All your health items (vitamins, green teas, and more) and dry cleaning needs are also available to you within the building. Spend the extra time you save enjoying the outdoors.

By Betty Terry-Lundy

DOMINICK'S PROPERTY DEVELOPMENT



New development is coming to the Edgewater community. The ground breaking of the new Dominick's flagship store on the corner of Foster and Sheridan Road is scheduled for completion in 2010. Dominick's Finer Foods Company has successfully purchased the adjacent property, the Chicago Lodge Motel site, giving them a total of 120,000 square feet for development. Eighty-four thousand square feet of the space will be used to re-build Dominick's store on its current site. The remaining 36,000 square feet of land will be sold. This space could become residential property.

The Dominick's supermarket plans include a roof top parking area with two additional handicap, short term, and 40 bike spaces on the ground level. Electric carts will be conveniently located inside of the store. The store will have several specialty departments: a complete deli that provides hot foods, sushi, pizza, and custom sandwiches. On-site baking in a hearth oven will ensure that fresh baked goods are available daily. Other specialty departments include liquor with a wine cellar, floral and gifts, organic foods and products, seafood, Starbucks, WI-FI seating area, and pharmacy. During construction, Dominick's Finer Foods will relocate the pharmacy department to the west side of Sheridan Road so they can serve customers without interruption.

By Betty Terry-Lundy



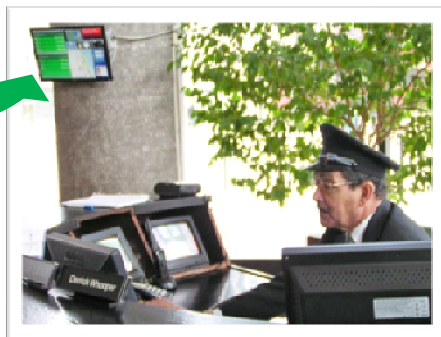
NEW LOBBY INFORMATION SCREEN

As you approach the doorman's desk in the lobby, you can't miss the new INFO screen. Look closely and you'll see:

Bus 147 & 151 arrival times - N&S
 Bus map of #36, 92, 136, 151 & 147 bus locations in the nearby area.
 Weather 7 day forecast & radar.
 Stock market results, date, time, news and ESPN sports scores.

On a home computer, you can get the same bus routes at ctaBusTracker.com

By Mike Magliane



A new card can also be ordered online at www.chicago-card.com/cc, but balances cannot be transferred online.

For Chicago Card Plus, the CTA will send e-mails 45 days before the card agreement expires outlining steps to verify each cardholder's address so a replacement card can be sent.

Many riders signed up for the cards in spring and summer 2005 because a \$5 fee was temporarily waived. Though convenient, the cards aren't the money-savers they were before the Jan. 1 fare hikes -- both the \$1.75 L fares and the 10 percent bonus for every \$20 of value added have disappeared.

From: Chicago Sun Times 3/30/09

By Mike Magliane

CTA TRANSIT CARD ABOUT TO EXPIRE? HERE'S HOW RIDERS CAN GET A NEW ONE.

If you got your Chicago Card or Chicago Plus Card four years ago, it's time to get a new one.

More than 50,000 Chicago Card Plus cards will expire in 2009, with most expiring in July. About 4,600 Chicago Cards are set to expire between April 6 and July 29.

To avoid deactivation or loss of the remaining balance, registered Chicago Card customers must get a free replacement card. Customers can check their expiration date at www.chicago-card.com/cc, at passenger information booths at most L stations, or by calling (888) YOUR-CTA [(888) 968-7282].

Only registered cards can have the balance transferred. To preserve balances, customers with unregistered cards are encouraged to register their cards before they expire.

For a new card, Chicago Card customers can visit CTA headquarters at 567 W. Lake from 8 a.m. to 4:30 p.m. Monday through Friday. Riders can also call the CTA from 7 a.m. to 8 p.m. Monday through Friday, and then get the card by mail.

WHAT TV CHANNELS SHOW PARK TOWER INFORMATION AND THE LOBBY?

Use your remote to punch in channel **195** for a rolling display of news, announcements and alerts involving elevator usage, water notices and weekly menus for the Park Tower Deli, etc.



Use your remote and punch in channel **196** for a live view of the front lobby and doorman's desk.

By Mike Magliane



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DON'T BE A TRASHY NEIGHBOR



With 728 original units, Park Tower has the population of many towns and as such, we all must work together to maintain a pleasant living environment. Please be considerate of your neighbors by keeping the following thoughts in mind when dealing with your discards:

 • Recycle whenever possible. Take these items down to 1P or 2P and empty them into the appropriate containers. This is not only good for our community, but for the planet as a whole.

• Do not put loose unwrapped items down the trash chute. These items can fly out of the chute from air currents, especially on either the top or bottom end of the chute.

• Do not drop sharp or heavy objects down the chute. These materials have damaged the chute and cost us thousands of dollars in repairs. This is especially true of construction debris; please make sure your contractor knows NOT to discard debris down the chute.

• Please be sure to push your trash beyond the flap into the chute. If the trash is left on the sill and does not fall, it can attract pests and create an offensive odor.

• Please do not leave trash on the floor of the room, for all the same reasons.

By Vince DiFruscio

4th of JULY AT PARK TOWER

Join us at the Park Tower 4th of July annual celebration. Food and music will be provided before the fire works. Enjoy a magnificent firework show sponsored by the Cycle and Saddle Club.

Remember to place your name on the sign up list which will be available at the front desk in late June.



WHAT'S NEW IN THE NEIGHBORHOOD?

The Zanzibar Restaurant has come to the Edgewater community. It is conveniently located at 1036 W. Bryn Mawr. It is a great little spot for coffee, salads, hot and cold sandwiches, ice cream, deserts, and it is WI-FI accessible.

CAN YOU TELL ME AGAIN BRIEFLY - HOW DO I GET TO THE PARK TOWER WEBSITE?

If you still have the Feb-Apr 2009 Newsletter, you'll find details and screen prints on page 5.

Here are the basic steps. Wait for each step to execute, before proceeding.

In your browser type DKCondo.com in the address bar and go there.

Under "Managed Associations", click on "Park Tower."

Under "Park Tower" there are links to general information about Park Tower that everyone can access - including renters.

Owners with an Assessment Statement will have a password that will let them log into Park Tower's own website. Owners may click the bottom link "Owners Login" and enter User Name and Password as instructed. Once there, you'll find financial info, calendar, classifieds, newsletters* and much more. *Recent newsletters may be downloaded or printed in color.

By Mike Magliane



NEW BIKE ROOM STORAGE – FOR REGISTERED USERS

Park Tower residents may now register for a bike space in the newly updated Bike Room near the rear loading dock. Once you visit the office and are assigned a bike storage space, you can enjoy the convenience of heading straight from the storage room to the parks and bike paths – no hassle with elevators or multiple doors.

Our Bike Room has new storage racks, and capacity has increased by including an upper level tier. The first thing you'll notice is a bright blue pleasing interior. Three motion sensors activate the energy compliant overhead lights as you enter the room, and as you enter the middle and rear areas of the room.

The racks are designed for inserting the front wheel with handlebars first. Each alternating channel is raised or flat, so as you roll the bike into the rack, the handlebars will float above or below the bike beside it. The channels have access holes below for U-Locks; chains and cables can simply wrap beneath the channel.

For high tech bikes and older bikes with skinny tires, the tires will slip into oval retaining slots. Bikes with wide tires will sit in the U-channel and the front wheel will slide into a snug vertical grip. All elevated channels have an adjustable brace behind the rear wheel to prevent "roll back" (needed for bikes with wider tires.)

The yearly registration fee for 2009 is \$50 and includes updating your fob to gain access to the bike room. If you missed the April registration periods, just stop by the office Mon-Fri, 9am-4pm and they'll help you select an appropriate spot and assign a bike ID sticker.

By Mike Magliane



PARK TOWER'S SUMMER 2nd FLOOR AMMENITIES

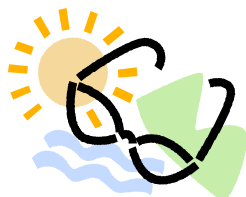
Summer can't seem to come soon enough. But when it arrives we can enjoy the fresh air, warmth and facilities of our 2nd floor landscaped sun deck.

The deck has lounge chairs for sun tanning, tables & chairs, and seating areas throughout the curvy, floral and green walkways. It's a refreshing place to relax, read, or have a snack.

To keep the area quiet, please use headphones for music. Prepared foods and non-glass containers are fine. Heating or cooking food is **not** allowed.

The Deck is available to all residents during the daytime hours in summer. Just take any elevator to the 2nd floor, follow the skinny hallway to the glass walkway, and enter the large wooden deck area on the right.

By Mike Magliane



HEALTH CLUB INCLUDES USE OF WADING POOL

As part of the Health Club membership, the kiddy/wading/lounging pool is open all summer. It's a safe shallow pool totally outdoors, with additional lounging chairs and sunning areas just for members.

If you're new to the Health Club, stop down for a tour and visit on the 2nd floor. The pools are especially nice in the summer. When the warm season ends you can **continue** to swim, use the whirlpool and enjoy some exercise – just an elevator ride away.

Health Club Memberships include the use of the wading pool, large year-round pool (4' - 9' deep), whirlpool, updated weight and aerobics rooms, racquetball courts and men's or women's lockers room and sauna.

Memberships are available for 6 months or 1 year with rates for Single, Double (same unit) and Families (same unit.) Memberships start at \$145 for 6 months. The best bargains are for 1 year starting at \$220 – that's a savings of 25%. *(Note, the 3 month membership is no longer offered.)*

It's easy to sign up. The pool attendant will give you an application and take a picture for your photo ID. To renew, bring your existing member card for updating. Payment can be made by check, money order or added to an owner's assessment.

Guest Passes! Members who have guests *visiting* at Park Tower can buy a \$6 day pass or 6 passes for \$30. (\$3 for children) Enjoy!

By: Mike Magliane

VOLUNTEER YOUR SERVICES TO

PARK TOWER

There are many ways to help our community run smoothly. Many of us would like to offer assistance but do not know how. The answer is simple: volunteer to serve on one of Park Tower's various committees. There are currently eight active committees:

1. **Budget & Finance.** This committee looks over each month's financial reports and works with the management staff to create a draft for the following year's budget. This budget is then given to the Board for their modifications and approval.
2. **Investment.** This group determines what institutions offer the best rates for our financial investments and gives their recommendation to management and the Board.
3. **Garage.** The garage committee investigates issues and concerns involving the garage management, staffing, and layout.
4. **Health Club.** These people oversee any problems or suggestions involving the health club, including recommendations for new equipment.
5. **Home Improvement.** The home improvement committee discusses upgrades and replacement for materials in the public areas of Park Tower, including not only the building interior, but landscaping as well.
6. **Rules and Regulations.** This group meets monthly to suggest fines for those who violated the Association rules and gives their recommendations to the Board.
7. **Social.** This committee organizes and caters Park Tower's annual 4th of July party and any other similar events the Board determines.
8. **Newsletter.** These people write and edit Tower Talk each quarter.

Do you think your talents, skills, or knowledge would be useful to one of our committees? Then please contact Tim Patricio in our management office and let him know. He will put you in contact with the chair of the appropriate committee.

By Vince DiFruscio

BOARD MEETINGS

May 11, 2009

June 8, 2009

Board and Annual Meeting

7:30 p.m. in the Party Room

All additional meetings will be posted. Attending building meetings keep you informed regarding your investment.

HEALING CENTER OF CHICAGO

Tony Hollenback, LCSW

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