



TOWER TALK @ PARK TOWER CONDOMINIUM

August-October 2009

ELECTION RESULTS

43.088% of Park Tower units participated in this year's annual election. Of that total, George Pauley (with 35.0883% of the votes), Laura Cossa (with 34.13%), and William Fortuna (with 29%) were elected onto the Board. It was a very close race with Carlos Vargas getting 28.327% of the votes. Why don't these numbers add up to 100%? Remember that each unit cast 3 votes. If everyone voted, the results would have added up to 300%. These results are roughly 43.088% of 300.

The new positions held by these Board members are:

President: George Pauley
 Lorraine Meyers: 1st Vice President
 Sandra Goldberg: 2nd Vice President
 William Fortuna: Secretary
 Laura Cossa: Treasurer

Please congratulate and support this Board as they work together to make life at Park Tower ever more enjoyable.

By Vince DiFruscio



MEET BILL FORTUNA, NEW BOARD MEMBER

Call me Bill. I was born in Paris, Illinois in 1948. My dad was a coal miner and veteran of the Army Air Corps during WWII in which he flew B-29s and B-17s. My mom was a homemaker. I

have a younger brother, Steve. When I was young we moved to Terre Haute, Indiana, where my dad worked his way up to chief of maintenance at Indiana State University. He said that he wanted to see me become the first family member to go to college and he did. I started at Indiana State and majored in math-physics. I'd see him on campus occasionally and he'd give me a big wave. I could tell he was quite proud. He died near the end of my first semester. He had no life insurance so my mom took a job at the university as a housekeeper. Basically, she cleaned men's urinals so I could continue in college. My brother got a full scholarship to Rose Hulman so he certainly pulled his weight.

I transferred to the University of Illinois and obtained a Bachelor of Architecture and Master of Science in Architectural Engineering. In 1976, after

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SPECIAL THANKS

The Board of Directors would like to thank you for your interest in the 2009 Annual Meeting, your support of the candidates, your active participation in the election, and your involvement with your Association.

A special thank you to our 2009 election judges: Paul Groeninger, Marian Shaw, Nancy Ledvina, Georgi Nowak, Homer Longoria, and Lorraine Alexander.

Tim Patricio, Property Manager



We take this opportunity to thank Carlos Vargas for his contributions as a Park Tower Board member over the past years.

EASY TIP TO HELP DRAMATICALLY GREEN UP YOUR HOME!!!

Perhaps the largest draw on utilities at the Park Tower is your Heating and Air Conditioning. Aside from keeping the temperature in your unit a littler warmer in the summer and cooler in the winter, there are other steps that you can take that can make a dramatic improvement in the efficiency of your unit's convectors. First, while the building does change the filters annually, they can certainly be changed and/or cleaned more often.

The filter at the base of each unit can be cleaned as often as you like in between the building changing the filter each year. Simply using a vacuum with a hose you can brush the filter grates at the base of the convector unit which will clean much of the dust and debris that is caught by the filter. You can go a step further, and even remove and rinse the filter. There is one tab on each end of the filter panels that can flip and the filter pops out from there. The best way is to do this in your bathtub; run plain water over the back side of the filter (usually the cleaner side) so that dust and debris is dislodged and rinses away. This will dramatically improve the efficiency of your convector unit and improve the air quality in your home.

The convector units also have a set of coils which the air moves through to be cooled in the summer and heated in the winter. Overtime, these coils collect dust and debris, and depending

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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

LIVING AND WORKING IN PARK TOWER



David Kazarian has worked here as a pool attendant for the past two years. "I was coming down to the pool every day, and Michael Rupert had problems with the staff not showing up. I asked if he wanted me to work here and he gave me the job." David has lived in Park Tower for 10 years. He moved to Chicago from San Francisco, where his career focused on travel agencies and computer programming. He's remained in Chicago because it's more affordable than either San Francisco or Boston, both places where David's previously lived.

David has found that one of the nicest things about living and working at Park Tower is "All these people are my neighbors. I like talking with them. There's a camaraderie here. I'd known them all before, since I had been swimming laps every day." In fact, the pool was one of the reasons David chose to live here; he had a friend who told him about the building while he was still living and working in San Francisco. "I said, 'Tell me more about this building; tell me more about that pool!'"

David enjoys the community of Park Tower. "I have a nice network of friends here. Three of my closets friends are just an elevator ride away." When the weather and water are both good, David likes to head down to the beach; he says Chicago's the only city he knows where the beachfront has become such a part of the city.

David's career gave him the opportunity to become a world traveler, having explored most continents. Among the most fascinating places he's visited was Armenia. "I went while it was still part of the Soviet Republic. My grandparents had left there just before the 1915 Armenian genocide. I was the first person in my family to go back." And the most beautiful place? Bora Bora. "It's just a big mountain, like an extinct volcano. Palm trees grow up the sides of the mountain. And it's all surrounded by the most intense aquamarine blue water."

By Vince DiFruscio

EASY TIP TO HELP DRAMATICALLY GREEN UP YOUR HOME!!!

(continued)

on how often you dust and vacuum in your home and change or clean the filter, these coils can become caked with sediment. These too, should be cleaned. There is no way to tell how often, since everyone has different cleaning habits and living conditions. A good rule of thumb is two to three years. If you cannot recall if this has ever been done in your unit, well, now certainly may make a big difference. (Renters could check with their owners.) Very clean households may be able to wait as long as 10 years. Households with children or multiple residents should probably be cleaned every 5 years. This is a time consuming task that should only be performed by the maintenance staff or a professional HVAC contractor! For our in-house team, you can contact the office to make an appointment and a member of the staff can get in touch with you to stop by and give you an estimate for a work order.

In the end, this all means that the air is moving over those coils faster and more freely, reducing the amount of time your convector needs to be on to reach your comfort zone.

CLOSE YOUR WINDOWS!!!

Recently we have done an investigation of the exterior to get to the bottom of leaking that has been reported. The engineers did find conditions on the exterior and interior that we will have to address and repair. However, there were at least two units where leaking was reported in the surveys we distributed in 2008, where the engineers could not duplicate the conditions being reported. We believe it is likely that in these cases, that someone is leaving their window open during wet weather. Please keep your windows closed when it is raining or when rain is expected. Also, we all know that this time of year, storms can pop up suddenly and unexpectedly. As a good rule of thumb, close your windows when you leave your unit. Even if you are leaving for a short period of time, just a couple minutes of water penetrating into someone's home can result in devastating damages.

By Tim Patricio, Property Manager

See the article "Dangers of Crack" on page 5 for more information.

BIKE ROOM STATUS & TIPS

The bike room was remodeled earlier this year, with the installation of double deck bike racks, energy efficient motion detection lights and a fresh paint job. The clutter is gone, and the space works extremely well, thanks to the layout and choice of equipment.

As of July, there are currently about 50 spaces remaining on the upper deck, which will accommodate bikes with all types of tires. To secure a vacant spot, just call the Park Tower Office and request a time to bring your bike, register and select a spot. The registration fee of \$50 will cover your space through winter until March or April of 2010. Owners can have the charge billed to their account, renters can bring a check to pay the fee.

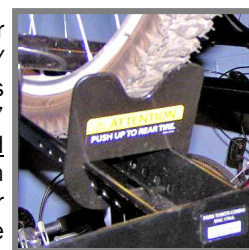
NOTE! The "rear tire plates" are available!



This plate provides a bump stop, that holds the bike in place while you're taking your bike in or out of the rack, and prevents any "roll back" when

you're gone.

Note, it's free for the asking ONLY for those bikes with "big tires" that are stored on an incline - on the upper or lower deck. (The plate serves no purpose for bikes with skinny tires, or for bikes stored on a level rack.)



To request the "bike plate," please coordinate a day with the Park Tower Office, when you can temporarily remove your bike, so they can install the plate.

GREEN TIP: If your tires got muddy on the trip back to Park Tower, make a quick detour and drive through the grass before heading into the bike room. That will give the tires a quick wipe and help keep your space clean.

By: Mike Magliane

NEW MANAGEMENT OFFICE HOURS

Mondays through Fridays 8:00 a.m.— 5:00 p.m.

Thursdays 8:00 a.m.— 6:00 p.m.

CHUCK BROWN

Park Tower's chief engineer Chuck Brown has decided to step down. We wish him the best as he moves on, and thank him for his years of service to our building. Chuck has agreed to continue on until the position is filled, to ensure a smooth transition. Chuck is also a unit owner at Park Tower; so he will continue to be part of the Park Tower community.

By Robert Pierce

MEET WILLIAM FORTUNA, New Board Member (Continued)

living in Urbana another three years, I interviewed for a job in Chicago.

I had never before been to Chicago and, after accepting the job offer, I drove up along the lake and took in the beautiful city wondering where I would live. As a young architect I was struck by the simple elegance of Park Tower and its setting and felt I'd like to live there before I'd even left the Drive. I took the tour and signed the lease. It was the first and only apartment I'd seen in Chicago. I met my first wife at the 1981 Park Tower Christmas party. We married in 1983 and moved to Lake Bluff.

Since coming to Chicago and before opening my own firm, I worked at a few other architectural firms and was involved in designing the Chicago Deep Tunnel, a station in the Atlanta subway system., and the United Airlines Terminal at O'Hare. Just prior to opening my own firm I worked at Skidmore Owings and Merrill where I worked on McCormick Place North, NBC Tower, London's Canary Wharf and was senior project structural engineer on the World Trade Center in Cairo Egypt.

I started my own firm at the end of 1987 and took on the job of contract administrator for the new Two Prudential building. I now do architectural and structural design for high rise remodeling, exams of high rise exteriors, and designs of other smaller buildings. You might like to visit my firm's web site at www.42Na.com.

I married my second wife, Chris, two years ago. She is a nurse and has three sons. The eldest is a quadriplegic veteran. The middle son is a successful manager of a prominent restaurant and beginning his Master's degree at DePaul. The youngest is 19 and lives at home.

I enjoy old sports cars, the history channel, Steinbeck, cooking and architectural restoration. I most admire Stephen Hawking.

I ran for a Board of Directors position because I felt I was now qualified to make decisions regarding the building's needs. The building is at an age where closer attention needs to be paid to its components and to its energy needs. I feel a proactive approach is needed to address the future physical well being of the building. I want to be a part of the team that keeps Park Tower the preeminent luxury high rise building on the north lakefront.

By William Fortuna

Brad Robin

pianist composer instructor

73.316.4019

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YOUR BOARD MEETINGS - REASONS TO ATTEND!

Guess what folks! Board Meetings are not "bored" meetings and they are a vital part of any condominium.

Like it or not, just about everything that happens at Park Tower goes through the Board at some point - building improvements, upkeep and assessments, future planning, owner and renter policies, utilities purchases, etc. Plus you hear interesting condensed facts about units sold, rents charged, and other goodies - although those nuggets of information are held until last.

Each time you attend a Board Meeting, you see events in the making. AND there's an opportunity to speak on behalf of YOU the RESIDENT. You can voice your concerns and make suggestions before and after board issues are handled.

Most importantly, when you, the resident, attend a Board Meeting, **it provides an opportunity to see the members in action.** You get to see how your elected officials perform, you see their personalities and how they make decisions. You see the real people you voted for at election time.

Consider this! When most of you voted recently to elect board members, how did you decide whom to vote for?"

Did you...

- A) attend the "Meet the Candidates" event?
- B) have first-hand knowledge about the people by attending previous board meetings?
- C) ask friends who knew the members for their recommendations?
- D) base your vote only on the written qualifications sent with the voting form?
- E) receive an unsolicited urgent plea to vote a certain way?

Continued on Page 6

EDGEWATER THIRD SATURDAYS

On each third Saturday of the summer months from 10 am to 6 pm, the Edgewater Chamber of Commerce has launched an effort to enhance the pedestrian experience on Broadway with music, street performances, and sidewalk sales. The August 15 program will have performances at Bryn Mawr/Broadway. Look for the free trolley on a route from Sheridan-Granville-Broadway to Berwyn, (its stops, as the one at Sheridan/Catalpa will be marked by balloons). Information about events, discounts and participating merchants will be available on the trolley.

THE NEW 400 THEATER

A trip to the movies just became more convenient and affordable! The movie theater at 6746 N. Sheridan formerly known as the Village North closed in January. Reopened now, it is the New 400 Theaters and it has undergone a \$700,000 renovation, with new seats, carpet, screens, a/v equipment and heating/air conditioning. First-run movies are shown on four screens with \$5 matinees, \$7.50 general admission. <http://www.thenew400.com> and (773) 856-5980 for movies and show times.

LIVE THEATER

You can save up to 40% and support local live theater with the Rogers Park Theater Flex-pass. \$50 for one ticket gives you admission to one show per theater at four area stages - Lifeline, Raven, Theo Ubique, and the side project - August 15, 2009 to July 31, 2010 and area restaurant discounts too! These are Jeff Award winning theaters, each theater has 2-3 productions to choose from. Lifeline: a new adaptation of Treasure Island, Mrs. Caliban, Never where; Raven: Death of a Salesman, Twelve Angry Men, The Odd Couple; side project, TBA, Theo Ubique: The Taming of the Shrew, Man of La Mancha. For tickets go online to

<http://www.brownpapertickets.com/event/42312> or call the Lifeline box office (773) 761-4477.

ROSEHILL TOURS

You have driven past it countless times, but have you ever ventured into Rosehill Cemetery? The largest and among the oldest cemeteries in Chicago is a fascinating historical and architectural record of Chicago's past. The Chicago Architecture Foundation offers guided tours of Rosehill on Sundays 1:00 pm for \$15. Tour the Cemetery Aug. 9 or Nov. 1. (meet inside the east entrance gate 5800 N. Ravenswood) See the Mausoleum - resting place of John Shedd, Richard Sears, A. Montgomery Ward Aug. 23, Sept 20, or Nov. 15, (enter the west gate 5600 N. Western, meet in front of the Mausoleum). No reservations are required. www.architecture.org - click on tours, neighborhood tours.

BRICOLAGE

Chicago Public Art Group artists Tracy Van Duinen and Todd Osborne with Cynthia Weiss and a team of youth apprentices from Alternatives Youth Center installed a pair of bricolage tile mosaic murals titled "Living," and "Growing" in the Bryn Mawr viaduct under Lake Shore Drive in 2007-8. A new 3,400 square foot piece, "Indian Land Dancing" is being installed this year in the Foster Avenue viaduct by the same team. Alderman Mary Ann Smith promoted the theme of Native Americans as the subject, and the design was developed in collaboration with the local Native American community through a process of design and tile-making workshops. It will become a point of pride for all the volunteers who helped design and install it, the Native Americans whose culture and history it reflects, and the community at large which is supporting public art to improve the appearance of this gateway to our neighborhood.

By Robert Pierce

2009 4th of JULY PARTY



Group of Volunteers, Left to Right:

Christine Sanchez, Chastity Kennedy, Bea Stieber, Danielle Kennedy, Ruth Posternack, Scott Schmidtke, Margarita Bailey, Don Yuratovac, Harriet Dominique, Tim Patricio, Amy Diaz, Sheldon Atovsky; and Lorraine Meyers and Paul Groeninger (not shown)



MAINTAINING A HEALTH BODY



Caring for your body, mind, and soul is important to your health. We are fortunate to live in a beautiful building that has a health club on the premise and the beach and park outside our back door. Take the time to enjoy walking, jogging, and biking along the scenic views in the park and on the lakefront. The Park Tower Health Club is open 7 days a week and offers swimming and exercise options to assist you in achieving your goals for a healthier and fit body. "Our bodies are our gardens to which our wills are gardeners." William Shakespeare (1564-1616)

By Betty Terry-Lundy



As a 20 year Park Tower resident, I can help you with all your real estate needs! Contact me for a consultation at

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or

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PARK TOWER MARKET



Our market has a new owner! Although Park Tower still owns the real estate, Larry and Jeremy have sold the business to Raj Gupta, who owns other successful high rise markets. He plans to make many improvements to the store and has already extended its business hours to 7AM to 10PM Monday through Saturday, and 8AM to 10PM Sunday. Raj looks forward to adding many cuisines, including Greek, Hispanic, and Asian, to both his groceries and hot deli items. He also expects to expand upon the Market's variety of wines. The Board will have voted on a new lease agreement during the July meeting. So stop by the Market and say hello to Raj, or his brother Gary in the afternoon.

Larry and Jeremy will be missed by the many residents of Park Tower who appreciated their hard work in putting together the business. They put in many long hours always striving to accommodate our needs. In speaking with Jeremy, after 9 years of managing the market his only regret was not having the opportunity to say Goodbye to many of his patrons. If you feel the same, you may contact Jeremy Chapman at 773-334-3612. As of 7/9/09 he was a "free agent grocer looking for work." We wish them the best in the future.

By: Mike Magliane and Vince DiFruscio

AUTOMATIC DOOR UPGRADES!

There's a new "sign" on many of the doors, with a bright blue label. Have you noticed it? It looks like this...



When you see this sign, look for a square "push button" nearby, and press it to have the door open *automatically*. It's great when your hands are full.

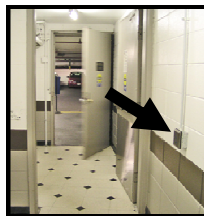
The Automatic Door & button feature is on the Receiving Room Door (below), Laundry Door and Door to the Freight elevators.



For those who park in our garages, the new door openers and buttons on 1P and 2P - will open BOTH doors in sequence, going out to the garage. Those buttons are mounted on the

RH wall as you exit (see photo) and you might not notice them at first.

(When you enter from the garage side, a flick of the Fob releases both doors in sequence - a great feature after shopping.)



These additions complete Phase 2 of the ADA Accessibility update program. Enjoy!

By: Mike Magliane

THE DANGERS OF CRACK

There are many times when the rain is falling but the temperature is mild, and because there's only a mist of rain, or the winds are calm enough that the rain isn't blowing in, so instead of closing our windows, we might leave them open just a crack so we still have fresh air coming in. After all, it's not causing any harm, right? WRONG.

Although the water isn't coming into your unit, cracking your windows open removes the seal between the window and the panel below. Water then seeps into the building and often causes damage to the units below you. Park Tower had a drainage system for just this situation, but many years' use has caused those channels to become plugged. Now the water can seep in through the walls and ceilings beneath the open window. In some cases, rainwater has run down the inside walls of units and puddle on the floor, damaging unit owners' ceiling, walls, carpet and tile.

If you leave for the day and the weather turns threatening, please feel free to call the management office (or the front desk during off hours) and ask to have someone from the building staff come up to your unit and close the windows. There will be no charge for the service. Use this guideline as a general rule: if there is water on the windows, they should be closed.

By Vince DiFruscio

PLASTIC-RECYCLE OR TRASH?

Thanks to our residents for using the updated Recycle bins in the Laundry Room and those larger bins near the elevators on 2P.

There is some confusion about "plastic" items, so take this quiz below.

What's WRONG in the picture below?



Answer: Three things belong in the trash!

The caps from the bottles, the plastic wrap and plastic storage box are NOT recyclable and belong in the trash.

With our current recycling firm, the ONLY PLASTIC items wanted are "BOTTLES AND

JARS" - with the code 1 or 2 in the triangle at the bottom, and loop rings from six packs. (You can

include steel cans, empty aerosol cans and aluminum foil and cans. Also glass bottles and jars of clear, green or brown glass are allowed, no drinking glasses.)

To clarify, these items are NOT for recycle: PLASTIC shopping bags, to-go boxes, food containers, tubs, packaging, trays from frozen dinners, lids and caps, spouts from detergent bottles, drinking glasses, etc. (Put these in the TRASH or down the garbage chute.)



By: Mike Magliane

PARKING AT PARK TOWER



Outside parking can be very difficult in the Edge-water Community. Why hassle with rain, snow, and driving around for a parking space when you can now park in the Park Tower garage facility. Contact the management or garage office for information about valet parking.

DATES TO REMEMBER

Board Meetings
7:30 p.m. in the Party Room

August 10, 2009
September 21, 2009
October 12, 2009
November 9, 2009
December 14, 2009
January 11, 2010
February 8, 2010
March 8, 2010
April 12, 2010
May 10, 2010
June 14, 2010 (Annual Meeting)

YOUR BOARD MEETINGS - REASONS TO ATTEND! (Continued)

If you answered A) or B) then your decision to vote was well-grounded, based on your personal experience and exposure to the candidates. If you had to rely on the interpretations of others, then you owe it to yourself, to occasionally attend a board meeting or two. They only meet once a month. The board represents you! You should know who they are! (It's definitely worth missing "Wheel of Fortune" one night.)

The next time you see the lobby sign, "BOARD MEETING" consider it a Welcome Invitation to come and join in, and get familiar with the inner workings. You may not always like what you see, but it's the real world, and you can be an active part of it. It's important! We hope to see you there soon.

You might even decide to plan ahead and nominate yourself for a board position next year. Two board positions will be open in May 2010.

By: Mike Magliane

TO PLACE YOUR AD IN THE PTCA NEWSLETTER

Contact the Management Office at
773-769-3250

Size and Cost:

2X2 inch = \$25.00

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

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1/4 page = \$75.00

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