



TOWER TALK @ PARK TOWER CONDOMINIUM

Nov. 2009 - Jan. 2010



FROM THE DESK OF THE PROPERTY MANAGER

This past summer we had an inspection of Park Tower's exterior performed to investigate water leaks. The window sealants were found to be at the end of their useful life and plans are being made for that to be addressed. However, they also found problems with the operable windows. They discovered locations where it appeared the windows either were not or did not completely close. When this happens, the weather-stripping does not engage the window frame and leaves a direct path for the water to get into the building. In fact, they showed evidence of a couple locations where the water could have entered through such a window and caused damage to the ceiling of the unit below.

There are several causes, the most obvious one being that the window just wasn't closed and locked. In other cases, the window may have faulty hardware, such as a bad spring or locking mechanism. **Residents can help most** by making sure you close and lock your windows prior to and during inclement weather, and when you will not be home. Also, if you have any trouble closing and/or locking your windows, then it is a good bet they might not be sealing properly. If you suspect this may be the case, please contact the office and we can put in a work order for it to be inspected.

Since I joined the team in October of 2007, I have been asked many times, what are we doing to be more 'green'. Aside from recycling, lighting improvements and better awareness of the resources we consume, we have also introduced the Board of Directors to the idea of considering 'LEED' certification. This is a designation and rating system that is becoming a standard for environmentally sustainable buildings. Over the summer, the Board hosted two meetings where this concept was discussed and has asked that more information be gathered for consideration. If you want to learn more about this, you can Google 'LEED'. I recommend the 'Wikipedia' entry which gives you an excellent history and summary of this program. As we make ongoing changes and improvements going forward, consideration will be made as to how we can promote sustainability and work towards this designation.

By Timothy Patricio

MEET OUR

CHIEF ENGINEER



Steve Bispang came to Park Tower after working at Outer Drive East. When Chuck, our previous chief engineer, announced his retirement, Tom Taylor of Draper & Kramer suggested that Steve apply for the job. Steve finds Park Tower to be "a prestigious building," and enjoys working with the employees and residents here. "It feels like it's going to be a home." He's looking forward to his first major project in the building, replacing the insulation and branch lines for the heating & cooling risers in the O1 tier.

Steve is of Swedish, Dutch, and German descent and was born & raised on Chicago's South Side. He played football in high school and in Joliet Junior College. He's still a huge football fan, loves the Bears and enjoys tailgate parties. Steve also plays golf, or, that is, "I try to golf." He also enjoys camping a lot as well. "When I was younger, I just needed a tent, but now I try to rent a space with facilities and enjoy some comfort." He enjoys camping at Starved Rock. Steve also enjoys bike riding and weightlifting, so don't be surprised to see him in our gym.

Steve's family includes a 13 year-old daughter and brother/sister twins who are 6 and live in Park Ridge. The twins were born when Steve was 50, "So I'm never going to retire." Please welcome Steve to Park Tower when you next see him. By Vince DiFrusco



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

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312-955-2500

New Services

866-308-5556

NEWSLETTER E-MAILED IN COLOR

This newsletter issue will be emailed in a color version as a PDF file to everyone who registered their email address. To be added to Park Tower's list, send an email:

To: ParkTowerCondo@DraperAndKramer.com

Subject: Add to Mail List

Message: Please add my e-mail to the Park Tower database (and include your name and unit number.)



By Mike Magliane

DON'T LET THE BEDBUGS BITE!

Although the infestation of bedbugs in Park Tower has been limited to 3 units and has been easily contained, it's important to be aware that there has been a resurgence of the parasite. Once thought to have been eradicated in the US, the number of bedbugs in the US has increased 500% in recent years. This is not a "third-world" epidemic. Although the cause isn't certain, most believe that it is linked to two factors: increased international travel and the use of new pest-control methods that don't affect bedbugs. DDT was very effective in their destruction, but as DDT-based pesticides have been replaced with other chemicals and spraying has been replaced with baited traps for cockroaches, unfortunately, these newer techniques have no effect upon bedbugs.

How do you know if you have bedbugs? Although not nocturnal, these pests strike frequently in the very early hours of the morning before sunrise. You may keep a very clean home and still have bedbugs; they live not off filth, but off people. A telling first sign may be a series of small welts on the skin, like mosquito bites. This is a reaction to their saliva as they feed off human blood. But not all people get the allergic reaction causing the welt. So watch for rust-colored blood spots on bedding and linens. You may spot an actual bedbug; they are roughly 1/4" long and 1/8" wide and vary in color from light tan to reddish-brown. You may also find paper thin shells of their old skins as they grow. These may be found in the seams of mattresses and box springs, on the floor near beds or other areas of infestation.

What do you do if you see signs of an infestation? Notify the management office as soon as possible so they can arrange for a confirmation from our exterminator. The exterminator will also inspect surrounding units. If an infestation is found, professional treatments are available, but they are not provided by the Association. There are additional steps that can be taken (replacing the mattresses in your home, washing all clothing, and steaming infestation areas), but done so under professional advice and supervision.

One good thing, however, to note, although bedbugs are a major inconvenience, there have been no known cases of bedbugs passing disease from host to host. Extensive testing done in laboratories verifies that bedbugs are unlikely to pass disease between people. In this regard, they are less dangerous than the common flea.

By Vince DiFruscio



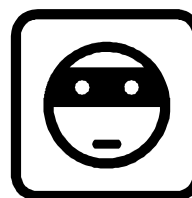
RCN

RCN WEBMAIL

Who is your e-mail provider? Work? University? Hotmail or Yahoo? We all may change jobs, schools, and internet providers from time to time, so I thought I would share my experience in transitioning to RCN for e-mail, since many of us at Park Tower use their internet service. Ten years after graduating, my university changed its e-mail policy, and no longer stores, only forwards e-mail, so I had to provide them with another e-mail address. I had no idea what my assigned RCN e-mail address was, so I called 1-800-RING.RCN technical support, and provided some account information; they quickly created a new address and password for me. Next, I used the university's instructions for forwarding my old e-mail to the new RCN address. The reason I did this is to avoid having to tell everyone my new address, and I continue to get mail from those sending to the old address. Finally, RCN helped me configure Outlook to receive my e-mail - there are three settings to know: In Outlook, go to Tools/Options/Mail Setup/e-mail Accounts and choose to add new mail address of the **POP3 type**. Next enter the RCN address created and your name, and set the incoming mail to pop.rcn.com and the outgoing to smtp.rcn.com. Test the set-up with the "test configuration" button. RCN also provides Web mail - so if you are away from home (computer off or set not to automatically receive e-mails) you can go to <https://www.rcn.com/chicago/customer-center> and log-in to your e-mail account. As much as I hate changing computer settings and dealing with the cable company, this was a very smooth and quick process - and no lost mail so far! Call 1-800-RING.RCN for technical support.

By Robert Pierce

SCAM ALERT!!!



Our management personnel has been notified of two scam incidents that occurred within the past month. An individual identifying herself as a "Chase Bank Fraud Protection Specialist" contacted two of our residents. She solicited the residents' assistance in catching a Chase Bank employee involved in illegal behavior. One individual was asked to leave credit cards and personal identification at the front desk. The second individual was asked to leave a large sum of cash at the front desk. Scam artists can be very convincing and, unfortunately, can get people to do things like this.

Both incidents have been reported and are being investigated by the CPD. Park Tower Condominium Association is cooperating with the investigation to apprehend the scammer. Never provide personal information or money to people who randomly call you or to any unknown individual. Please notify the and police and the management office immediately if you should receive any such calls. Do not let scammers empty your savings.

By Betty Terry-Lundy



ALWAYS DIAL 1 + YOUR AREA CODE

Effective November 7th, 2009 everyone with a telephone area code of 773, 312 or the new 872, must dial "eleven digits" to complete a call - even to calls in those same area codes.

(1 + area code + 7-digit telephone number.)

The suburbs have been dialing the full number for local calls many years, while we only had to dial the last 7 digits. Now with the increase of phone numbers in area codes 773 & 312 & 872, we must also dial 1 + the area code + the 7 digit number ALL THE TIME, even to our next door neighbor. (Continued on page 6)

EMERGENCY CONTACT INFORMATION

How would emergency responders know whom to contact if you become ill or were in an accident and can't communicate? The Illinois Secretary of State is now providing a service that can help. Drivers License or State ID holders can go to <http://www.cyberdriveillinois.com/> and click on the Emergency Contact Database logo at the center-bottom, provide your license, date of birth, and a portion of the SS number. You then can provide names, addresses and phone numbers for emergency contacts. This information can be viewed by law enforcement in an emergency by scanning the bar code on your ID card or license. At any time, you can modify or delete the contact information if it changes. The same web site links to the new First-Person Consent Organ/Tissue Donor registry. It only takes a moment, and could be vital in an emergency, so enter your contact information now, and consider becoming a donor!

By Robert Pierce

GARAGE SAFETY FOB - FINES - etc.

If you park in our garage, you probably have a routine all figured out. You get the car in, and get the car out, as fast as you can. Oops! That's asking for trouble because each trip is different and circumstances change every day.



SLOW DOWN - USE CAUTION

Notice the new 5MPH signs and STOP signs? They were recently installed at areas when cars or pedestrians can suddenly appear.

Even on 2P where it usually seems quieter, there are corners and ramps and hard turns where cars can appear in seconds - when you least expect them.



Parents and caretakers with children can help keep kids safe, too. Please have them wait near the wall until you can escort them to the car. It only takes a few seconds for a child and car to meet in the most unfortunate way.

USE HEADLIGHTS

At first I thought the "driving lights" on my car were good enough to help people see me, BUT I quickly realized how **turning on headlights** makes a huge difference. The headlight beams shoot ahead, and act like a warning to approaching cars. If you're coming from a hidden location or sharp corner, the flashes of light act as an alert to others, before your car appears. Headlights ARE helpful.

USE FOB OR "PASS CARD" TO EXIT

Is the exit door down when you're leaving? If so, use your FOB or PASS CARD* at the top of the ramp to open the door. That helps assure an authorized parker is leaving the garage. Honking to exit is very unwise, and could be trouble in the making.



*Note: If you're still fumbling with a FOB, there are a limited number of "pass cards" available - first come, first served - if you visit the main office in the lobby.

VALET PARKERS PLEASE NOTE

Please pull up past the bump spot, all the way to the valet office door when you leave your car. That saves more room for others behind you.

Did you know you are liable for a **\$50 fine** if you forget to leave your ignition keys with the car, and the garage attendant can't move your car or reach you? A preventative measure is to give a spare ignition key to the garage to keep in their "lock box." Then if you accidentally dash off (with keys in hand), the garage can use the spare key to valet your car to a safe place and avoid the fine.

THE RAMPS ARE FOR CARS ONLY

Pedestrians are not allowed on the Exit or Enter ramps. If you're on 1P and will be exiting the building, use the handy automated door and take the mall elevator up one floor to the LOBBY.

NEED A JUMP START or AIR?

Dead batteries or unexpected low tires are a nuisance. What to do? Go to the valet office on 1P and tell an attendant. They will take a battery charger to your car and help you jump start it (but they don't do repairs.) There's also an air pump at the valet station you can use when needed.

By Mike Magliane

FREE FLU VACCINATIONS



Free flu vaccination for seniors with Medicare cards and \$35.00 for all people without the card are available in the Park Tower Mall, Suite 103.

Vaccinations are provided by the Senior Care Services business. Walk-ins are welcome.

The Senior Care Services is a new business to our mall. They provide health care services for individuals who need assistance with any type of home care. They also provide vaccinations and blood pressure readings. This is a quick and convenient way to stay abreast of your health vital numbers without the cost of a physician office visit. Stop by and learn more about their services.

By Betty Terry-Lundy

BACKYARD GARDENER



If you ever walk north in the park behind our building, you immediately notice the beautifully tended garden-islands surrounding some of the trees. Two of those attractions (75ft plot and 35ft plot east of it) are nurtured by a Park Tower resident Kent Brave, who has enjoyed gardening all his life.

It was eleven years ago when Kent first noticed the perennials and shrubs provided by the city were ignored and becoming overgrown with weeds. When his "green thumb" got itching, he contacted the Department of the Environment who gave permission to work on and enhance the plots. So that's exactly what Kent did. He weeded, relocated plants, and over the years has added about 60% of the flowers and plants. He secured over 14 flats of plants through the Department of Environment early on...and continues to add more perennials, annuals, spring bulbs, Lamb's Ear and creeping Jenny to name a few. The use of water and hoses is provided by the building at 5455 N Sheridan, but the volunteer labor and care is provided by Kent. We just thought you might like to know.

By Mike Magliane

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ASCO UPDATES

ASCO's main concern right now is since the city is no longer working on an Olympic bid, there is once again consideration of an extension of Lake Shore Drive on islands along the lakefront up into Evanston. Since many of ASCO's members live north of Hollywood, this will have a direct effect upon them. Dominick's closed in late October and construction should soon begin on a new facility on the edge of Foster Avenue. The site of the previous supermarket will eventually be sold and it is expected that a high-rise will go in that space.

Vince DiFrusco



SPACE AVAILABLE NOW!

Valet parking and bike storage space is now available. Contact the Management Office to secure indoor space for your vehicle or bike. Call now and



take the worry out of street parking and using valuable space in your unit for bike storage.



EDGEWATER IN THE TOP PERCENTAGE RANGE

Chicago has been identified as the 4th most walkable city in the United States. The top most walkable communities in Chicago are:

- Loop 98%
- Near North 97%
- Lincoln Park 94%
- Lakeview 93%
- Uptown 92%
- Edgewater 92%

Visit our website for more details.
www.dkcondo.com

NEW CHASE AND DOMINICK'S PHARMACY

Dominick's at Sheridan and Foster has closed and the new store expects to open by Fall 2010.

However, two of their amenities have expanded and moved across the street on the west side of Sheridan.

A new **Chase Bank** outlet, complete with offices, tellers and ATM is at 5200 N. Sheridan. Lobby/teller hours are 9-6 Monday to Friday, and 9-3 Saturdays. The ATM has 24 hour access.



Farther up the street is the new **Dominick's Pharmacy** at 5230 N Sheridan, across from the old Dominick's. They're up and running and have stock of health related products in the store's waiting area. Hours are 9-7 Monday to Friday, 9-5 Saturday and Sunday.



RCN's DVR SAVES & REPLAYS TV

The new TV Season has started up. Wouldn't it be nice to come home and find your **favorite shows were recorded and waiting for you** - with absolutely no hassle to get them there? Did you ever want to **PAUSE** a TV show (to answer the phone) then continue watching it later, or **REPLAY** a scene during a game and **REWIND** to see it again then speed **FORWARD** to skip commercials?

The RCN DVR (digital video recorder) does all that, and includes HD conversion and access to RCN's **31 free HD channels** (provided you connect to an HD TV.) You can have it all with no up-front purchase or contract; there is only a monthly DVR rental fee of \$19.75 (taxes included) billed to you directly.



The DVR is a component 13"W x 11" Dp x 3"H that replaces the little cable box. It holds about 30+ hours of regular programming (less in HD) plus the last hour of live TV you watch. It's all self-contained. All you need to operate it is your regular RCN remote (using the black DVR keys.)

Previously you had to use VCR tapes and create two programs for every show you wanted to record. Messing around with



tapes and trying to find things afterwards was a nuisance. With the RCN DVR, you press a button, it lists each show you saved with date and info, and lets you play it back and erase it at your convenience.



This is an example of some shows my DVR will record. A year ago I selected the option to "Record Entire Series." This year when the new season started, it remembered them automatically.

Is it still worth it...even a year later? Absolutely!

It has two tuners, so you can watch one show and record another, or record two different shows at the same time. It's one of the best time savers (by skipping commercials) and most helpful devices I've ever had. Plus you'll always have tech support or replacement privileges if anything goes wrong - because it's a monthly rental.

How can you get it? You can call RCN and let them schedule a time to swap the existing cable and install the DVR (\$44.95 visit + \$14.95 install.) I'm handy with that stuff and saved that expense by personally exchanging my cable box for the new DVR at the RCN office at Bradley Court, and connected it myself.

By Mike Magliane

THE HOLIDAYS ARE COMING!

Be aware that as winter approaches, there are two contributions we are asked to make as residents of Park Tower. There is an annual food drive which will start right around Thanksgiving and end on Christmas week. We are also asked to contribute and provide a holiday bonus to all Park Tower employees. This includes the management office and door staff, garage hikers, health club attendants, and our engineering and maintenance crew. Notices will be sent as how to give your contribution of cash or checks (made out to Park Tower Employee Holiday Fund) to management.

By Vince DiFruscio

KATHY OSTERMAN BEACH IMPROVEMENTS

By the opening of the 2010 beach season, Kathy Osterman Beach (once known as Hollywood Beach) will have a new comfort station. Replacing the 1960s bathroom facilities will be a new building that will feature larger men's and ladies' rooms, a family restroom, lifeguard office, and concession space. It will be ADA compliant and feature cameras connected to the Office of Emergency Communications. This will be a big improvement over the temporary trailer lifeguards have been working from. Construction of the 2300 sq. ft. building is being funded by the Chicago Park District. Additional amenities will include outdoor showers, bike racks, children's play lot and landscaping.

By Robert Pierce

DATES TO REMEMBER

BOARD MEETINGS
7:30 p.m. in the Party Room

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)

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.

OFFICE HOLIDAY CLOSINGS

Thanksgiving— Nov. 26, 2009
Christmas—Dec. 25, 2009
New Year— Jan. 1, 2010

*Jan. 1st closing to be
approved by Board

ALWAYS DIAL 1 + YOUR AREA CODE (continued)

Note: Community service numbers like 911, 311 and 411 are still dialed as 3 digits.

That sounds simple enough, but you will need to **update all places where numbers are stored**, such as:

- 1) Your personal hand-written **phone book**.
- 2) Are there **phone numbers stored in memory** on your home phone, cordless phone, mobile phone or fax? You may need to "edit" those numbers to add the 1+ area code.
- 3) Do you have a **life alert or security service?** Check with those services, too, to make sure it will dial the complete number.
- 4) Some phones with Caller ID, may need the "format" changed to display 1+ area code.

Some parents can remember a time when neighbors shared the same phone number called a "party line." People could listen in, and would wait for the neighbor to hang up, to make a call. Now it's the opposite where single households have many numbers. Isn't technology great!?

By Mike Magliane

PLACE YOUR AD HERE

2 X 2 inch = \$25.00

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

1/4 page = \$75.00

Contact the Management Office
773-769-3250

Website: www.dkcondo.com

Go to the drop down button to find Park Tower. Click on Park Tower for details related to our condominium. Owners should enter their first initial and last name as the user name and enter the last 8 digits of their assessment account number as the password to access owner website information.