



TOWER TALK @ PARK TOWER CONDOMINIUM

February—April 2010

PROPERTY OWNER TAX RELIEF

...This program is needed largely because of the phase-out of the state law that put a 7 percent cap on the annual increase in the taxable value of home property, and because the drop of this year's exemption under that law went to \$20,000 from \$26,000. The amount of tax relief you might receive is based on a combination of income level and the amount of your property tax increase. ..

How To Apply

1. **Fill out an application form.** You can obtain the application on-line or in the wall pocket across from the Park Tower dry cleaners/receiving room.
2. **Provide additional documents to verify information.** To complete the application, you will need to attach a copy of your current tax bill as well as a photocopy of a government-issued identification card with a photo that indicates your home address: Driver's License or State ID Card.
3. **Submit application via mail or at a City drop-off location.**

MAIL: Applications are being accepted by mail at:

Property Tax Relief Program
c/o Chicago Tax Assistance Center City Hall,
121 N. LaSalle St.
Chicago, IL 60602

DROP-OFF: Applications can also be dropped off at one of the City's Revenue Sites between 8 AM - 6:30 PM (Monday-Friday):
2550 W. Addison St.
4770 S. Kedzie Ave.
2006 E. 95th St.

The application deadline is March 31, 2010. Only one check will be given per homeowner and property.

For questions, please contact:
Chicago Tax Assistance Center
City Hall, 121 N. LaSalle St.
Chicago, IL 60602
(312) 744-1000
ctac@cityofchicago.org

Information provided by the City of Chicago Property Tax Program



HAPPY 2010...on behalf of the entire staff, I would like to thank all Owners and residents who contributed to the Employee Holiday Fund. We wish everyone the best in the new decade!

Timothy A. Patricio (Property Manager)



FROM THE DESK OF THE PROPERTY MANAGER

Over the past couple months, the staff in the Management Office has received a lot of positive feedback from Owners and Residents who are on our e-mail list. We have used this to send out news and updates on activities, as well as information on water shutdowns or helpful local news. At present, we have about 300 names on this list, but we would like everyone who can, to take advantage of this outlet for communication. It has been a surprisingly helpful tool in letting the PTCA community know what is going on around the building and neighborhood. To be added, just contact the office staff at parktower-condo@draperandkramer.com.

As I was drafting this article (January 12th), news began spreading about yet another residential high-rise fire, which brings the total to at least 5 incidents in the past 3 months. In general, property managers know that incidents like this are usually not a question of if, but when. In that vein, you have likely seen some of the postings and memos we have sent out, encouraging residents to be prepared. If you have not already, you can still visit the DK Condo website at www.dkcondo.com for a link to an emergency preparedness video produced by the Chicago Fire Department. We are also putting together a life safety seminar for residents, we hope, for sometime in late February. We expect to have more details distributed via e-mail, and posted for you very soon.

By Timothy A. Patricio



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

STORAGE LOCKER ITEMS MUST BE CAGED



Did you know that loose items left outside of the cage in the storage room will be DISCARDED? The building requires that all items be stored **inside** your individual locker cage. It's a security and fire hazard issue. Anything left loose on the floor outside of the cage can be removed without notice. Please keep it all inside.

By: Mike Magliane

2010 YELLOW PAGE TELEPHONE BOOKS

Yellow Page telephone books are now available. Books are located across from the security guard office in the back of the building by the dock doors. Pick your copy up today.



NEW MALL BUSINESS

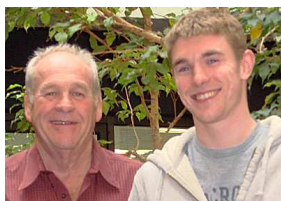


The Park Tower Mall now has a law office in Suite 110. Elizabeth Todorovic was admitted to the Illinois Bar in 1987 and has been practicing law for over 20 years. Her practice focuses on residential and commercial real estate including purchases/sales/leases, probate work and non-profit law. She left the downtown law firm of Neal Gerber Eisenberg LLP after 15 years so she could spend more time with her school age children. She lives in the neighborhood and enjoys walking to work.

Stop in Suite 110 for assistance with your property needs.

PARK TOWER: The Next Generation

When a building approaches the age of Park Tower (built in 1972; converted to condominium in 1979), its history begins to become multi-generational. We currently have two Park Tower employees whose fathers are currently or previously worked here. Please say hello to these two "2nd generation" members of the Park Tower family:



Matt Brown has been working seasonally since 2007. "it's

a little different working here now " since his father Chuck is no longer a Park Tower employee, "but Dad's still around." Matt will soon be working day shift and is looking forward to having time off in the evening. One of the things Matt likes about working here is that "I am learning a lot. There's a little bit of everything around here." Matt not only works at Park Tower, but lives here as well. "It makes it easier to commute."

Matt is in college and will begin classes at Northeastern in the fall. He eventually hopes to own his own business.

During his time off, Matt started learning Jiu-Jitsu about 6 months ago and is enjoying the practice. "I'm still a white belt, though." Chuck describes his son as "a good kid, dependable and a hard worker. He's also a fun guy to have around ... but I don't want to give him a big head."



Amir Durik started working here in June of 2009 and will soon be a full-time

employee working swing shift. "It's great to work here with my dad," he says "It's a great learning experience; there's so much to learn here. There are nice friendly people here, too. It's a friendly place to work." Amir is a budding artist, experimenting with modern art techniques on paper and canvas. He also enjoys video games and movies.

Amir moved to Chicago (and the US) with his family when he was 6. He's fluent in English and Bosnian, "and I'm learning a little Spanish here and there from my co-workers.

Amir and his dad Idriz enjoy working and spending time together. "It's fun working, fixing something together, or to sit, drink coffee, and relaxing. Shoveling snow together. Basic guy stuff." And Idriz is delighted to be working with his son. "He helped me with other jobs; he came to work with me in other buildings. He learned everything he could at other jobs. I think people will be happy with him. I'm happy he's here. I know he can do the work and he's got his father behind him."

By Vince DiFruscio



Fire Safety Tips

In the event of a fire or smoke:

DON'T PANIC!

Call 911—State the address and floor: 5415 North Sheridan — floor; Notify the Door Station at 773-769-3250. Don't assume someone else has called.

Once the Fire Department has arrived, they will proceed to the floors effected and give instructions to staff and residents as needed. Fires are generally confined to individual units and there is no cause for panic. It may not be necessary for you to evacuate.

Before you attempt to leave your unit, feel the door with the back of your hand. If the door feels warm to the touch DO NOT OPEN IT.

Keep the door closed; use wet towels to seal the cracks around the door.

If smoke enters your unit, open a window slightly, remain close to the floor.

If the door is not warm to the touch, carefully open it a few inches to check for the possible presence of smoke in the corridor.

If you determine the corridor can be used, close, but do not lock your door. CALMLY alert occupants of other apartments on your floor and proceed to the closest exit stairway—DO NOT USE THE ELEVATOR; go down the stairs to exit. The doors are LOCKED to the roof. **Always go down...**

If the fire is from outside and may spread to your unit through the window, close your window and remove combustible drapes and shades.

Know Your Building and Buildings You Visit

Know where **all** the stairways are on your floor.

DO NOT ATTEMPT TO USE THE ELEVATOR!

Always exit DOWN the stairs.

Only in the movies do they rescue from the roof.

Be familiar with your hallways and both sets of stairs.

Know where the fire extinguishers are on each floor.

NOTE: Check to make sure your Homeowner's (or Renter's) Insurance is current!

Thank you.

Timothy A. Patricio, Property Manager

PARTY ROOM ACTIVITIES

The Party Room has been used for residential activities, such as, exercise classes, toddler play, and bridge games in years past. Contact Sandra Goldberg, Board Member, via e-mail if you are interested in joining a bridge group.

sandra.goldberg@sbcglobal.net

Contact the management office (773-769-3250) if you are interested in taking lead on an exercise class or other activities open to all residents.

2010 Dos...

It is a new year. Let's get off to a fresh start. Listed below are helpful tips to ensure a great year within the Park Tower community.

- Volunteer for Park Tower committees. Residents are encouraged to volunteer for the Health Club Committee and for Floor Captains. Contact the Management Office if you are interested.
- Observe stop signs in the garage. Two signs are located on P1; one is located at the merge point for parkers coming from P2 onto the P1 level and the second sign is located at the bottom of the garage door. (See the article on page 5.)
- Push one elevator button at a time, up or down. Pushing both buttons does not make the elevator come faster, in fact, it slows it down.
- Park Tower is a smoke free building. Do smoke inside of your unit or go outside of the building. Please inform your guests so they can observe building regulations.
- Bag and push your garbage down the chute. Leave the floor free of trash.
- Recycle plastic bottles and jars (number 1 and 2 items), paper, glass, and aluminum cans on P1 in the laundry room or on P2 by elevators.
- Call the office immediately if you need free extermination services.
- Use the receiving room for the delivery of your personal packages. Residents may not receive packages for their friends or relatives. Business owners may not receive their business orders through the receiving room.
- Use the mall corridors to access businesses and the back dock area. This area should not be used for skates, bikes, play, or children scooters, wagons, cars, and etc.
- Park Tower is a pet free building; therefore, pets may not live in or visit the building.

ATTEND BOARD MEETING(S) BEFORE JUNE ELECTION

In April, each owner will receive an invitation to apply for one of the two Park Tower Board Member positions that will be available as of June, 2010. That will be an opportunity to join the team on the board or help elect two individuals for the next two years.

Meanwhile there are three more opportunities to attend board meetings in March, April & May to see how the system works and see the current board members in action.

Please take advantage of this opportunity to learn more, and see how you could be instrumental in offering your services in June or in helping select the next board members. The meetings are held in the party room at 7:30PM usually the 2nd Monday of the month - March 8th, April 12th and May 10th, 2010. Watch the bulletin boards for reminders.

By: Mike Magliane

LAKE SHORE DRIVE TRAFFIC

If you are headed to the loop, the CTA bus tracker can tell you when your bus will arrive at the stop across the street, but how do you know how long to expect to spend in traffic on Lake Shore Drive? Maybe the el will be a better alternative if traffic is jammed. TV and radio reports don't always have the details, and you have to wait until the report airs. There is a web site, www.GCMtravel.com which can help you decide. Click on "Reports/travel times" then scroll down to "Lake Shore Drive" on the left. 8.1 minutes from Bryn Mawr to Randolph is free-flowing 45 mph traffic; when travel time is over 25 minutes you may want to walk to Berwyn and grab a red line train. The web site also has travel times for area highways and arterials in the entire Gary-Chicago-Milwaukee corridor.

By Robert Pierce



CRYSTALS SALON
5333 N. Sheridan - 773-878-0008

Services for men and women with all types of hair textures: cuts, styling, color, highlights, perms, relaxers, weaves, wigs, manicures, pedicures, waxing, and massages.

www.aynotsalons.com



CREDIT UNION

Are you in a bad relationship – with your bank? Perhaps they have gone through a merger, and no longer meet your needs or expectations. Or, if you have changed jobs you may no longer have convenient access to a credit union. There is a community development credit union serving area residents that may meet your needs. North Side Community Federal Credit Union is open to residents of Edgewater – just deposit \$15 in a Share Savings account and pay \$1 membership fee. They also have Checking, Holiday Club, and CD accounts; mortgage, home equity, auto, education and personal loans. ATMs, online banking, and credit cards are also available.

Community development credit unions specialize in serving low- and moderate-income populations, providing financial education to their members, and partner with government and private sector interests in community revitalization efforts. They are not non-profit, tax-exempt, cooperatively owned and governed, and government regulated and insured.

Holiday Club accounts paid 2.5% and \$2500 6-month CDs offer 1.75%, and all deposits are insured up to \$100,000 by the National Credit Union Administration, a U.S. Government Agency.

Best of all, your deposits are put to work in our own community; to help businesses and families improve your neighborhood. For more information contact them at 1011 W. Lawrence, 773 379-5800 or visit www.northsidecommunityfcu.org.

By Robert Pierce

PARK TOWER MARKET & OTHER GROCERY STORES

The **Park Tower Market** in our mall is the most convenient *in-door* source for general groceries, liquor, specialty items and **fresh daily bakery, deli and hot food - 7 days a week**. If you need assistance and can't get to the store in person, you may call in your order at 1-773-275-9130 and they'll **deliver free**.

Stop by to see the changes underway. They are continuing to update the store.

New Hours
7AM to 10PM
Monday to Saturday

8AM to 10PM Sunday

Here's a picture of the Market's updated entrance.



Closest grocery stores are:

- 5419 N Sheridan - Park Tower Market (in mall)
- 5343 N Broadway - Jewel Osco
- 6009 N Broadway - Dominick's
- 6221 N Broadway - ALDI
- 5516 N Clark - Jewel Osco

By: Mike Magliane

PLANE SPOTTING



Park Tower residents enjoy wonderful views of the lake and the city; but we also enjoy panoramic views of the skies: beautiful sunrises and sunsets, storm clouds, lightning, and holiday fireworks displays. We also sit on a flight path to one of world's busiest airports; over 880,000 flights took off or landed at O'Hare in 2008. There is a web site that can help you recognize the planes as they descend at 4000 feet overhead: <http://www4.passur.com/ord.html>

Just click on the map range to set it to a 20 mile radius, then on an airplane icon on the map, to turn it red. In "current mode," only altitude and aircraft type are viewable, for security reasons. All other information fields become available for many flights one hour later, in replay mode. If your computer is near your window you can try to spot the identified plane in the sky. The ID codes of some common aircraft start with the letters A for Airbus, B for Boeing, and E for Embraer, G for Gulfstream. The question mark in the corner links to FAQ about the website and explains some of the features and codes.

By Robert Pierce

BEWARE: \$50 GARAGE FINE

There has been an ongoing problem where in spite of many notices, garage parkers have not moved their cars when the garage is being cleaned. In response to this, the Board has instituted a \$50 fine for those who have not moved their cars for periodic garage maintenance.

Notices for cleaning and other events that will require moving your car are posted in the garage and on bulletin boards at least 4 weeks ahead of time to allow ample time to be aware of the date. The date(s) will also be posted on the Park Tower information channel, 195 several weeks ahead of time.

By Vince DiFruscio

STOP - USE CAUTION



There's a blind spot after you drive up the ramp (from 2P) and turn the corner into the Main Entrance & Exit Lane on 1P. Often cars are hidden from view as they approach from the left and the right as you are leaving. There are **two devices** to remind us to be cautious. There's a **STOP sign** over the aisle, and a yellow "**speed bump**" to catch our attention. Remember to stop and look both ways before turning into the exit aisle.

By: Mike Magliane

JOHN SFIKAS, DDS
General Dentistry

5319 North Sheridan Road
Chicago, IL 60640

(773) 506-1111

*Providing Dentistry Is Our Passion
Focused on Excellence and Compassion*



As a 20 year Park Tower resident, I can help you with all your real estate needs!

Contact me for a consultation at

773-844-6688

Or

meghan.riley@sothebysrealty.com

Sudler

Sotheby's
INTERNATIONAL REALTY

DATES TO REMEMBER

January 25, 2010

Special Unit Owner Meeting to discuss the Proposed 2010/2011 Budget starting at 7:30 p.m.

BOARD MEETINGS

7:30 p.m. in the Party Room

January 25, 2010 following Unit Owner meeting February (combined with Jan.)

- 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.

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

MALL BUSINESS CONTACTS

- Suite 103: Senior Care Services
(champion 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 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

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



Limited space is now available in the Bike Room and in the Garage. Contact the Management Office for more information.



Website: www.dkcondo.com

Click web address to enter website. Go to the drop down button to find Park Tower Condominium. 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.