



# TOWER TALK @ PARK TOWER CONDOMINIUM

May-July 2010

## FIRE SAFETY

### NOTES FROM THE PROPERTY MANAGER'S DESK



It goes without saying that the fire on Monday, April 12th reminds us that we are not invincible! Owners and renters alike need to be prepared, be vigilant, and in any time of crisis, act calmly and with purpose. Once the investigation into the fire is completed, we will organize another safety seminar for residents to help you prepare in the event an emergency arises. However, while we do need to prepare ourselves, one thing we often don't talk about is what to do **after** the emergency? And actually, that is all about preparation as well - MAKE SURE YOU ARE INSURED - and not only owners, renters need to as well.

One of the most common questions asked is what the condo association's own insurance covers and what needs to be covered by the Unit Owner and Renter. The condo association's policy will insure all commonly owned property; that includes walls and ceilings through the primer, entry doors, window and door moldings, floor casings, original cabinets and countertops, original built-in appliances, and original plumbing and electrical fixtures. "Original" meaning original to the building by the developer in 1979!

Unit Owners are required to purchase an "HO-6" condominium owners policy for contents and liability. This includes decorating done to walls and ceilings, (paint, wallpaper, paneling, mirrors, etc...), floor coverings (carpet, laminate, wood, ceramic, etc...), remodeled cabinets and countertops, new appliances, new plumbing and electrical fixtures, and any improvements and betterments to the unit (built in shelving, crown molding, etc...). Unit Owner's should also insure their personal property, and in most cases, renters are required by their lease to purchase renter's insurance for belongings. This includes clothing, linens, furniture, dishes, electronics, jewelry and any other personal property.

At a time of crises, you need to know what to do, but you also need to be ready to deal with the aftermath as the dust settles. If you have any questions at all, please call, stop by or e-mail the Management Office.

Timothy Patricio, Property Manager



### HOW SAFE ARE YOU?

**Actually, you are very safe.** The Park Tower Condominium building is built with concrete and steel. The steel doors are designed to keep fire out of your unit for 90 minutes and the thick concrete walls and floors encase each unit to ensure that fire is contained within one unit for approximately 2 or 3 hours. All corridors are equipped with smoke detectors and emergency lighting. Our fire elevator locator board in the lobby is fully operational. This locator gives fire department personnel direct control over all elevators during fires. In addition, we have around the clock on site staff personnel available to assist in any emergency situation.

The Park Tower Condominium building is one of a few high rises in the city that has begun to comply with the city's Life Safety requirements. This project includes the installation of speakers for a voice alert system and strobe lights in all corridors. The Board, management team and staff are doing their part to comply to safety requirements on our behalf. Each resident is also responsible for securing their safety and the safety of all residents. So, what should you do?

- ◆ In an emergency situation call 911 first and then the doorman if you smell or see smoke.
- ◆ Stay in your unit. The fire department will notify you if you need to evacuate.
- ◆ If you have to leave your unit, do not open your door before testing for heat in the corridor by touching the door and knob. If they are hot, do not open the door because fire is in the corridor. Instead, place wet towels along the bottom of your door to help keep smoke out.
- ◆ Tune in to channel 195 on your RCN cable network for emergency information.

Continued on page 2



#### 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

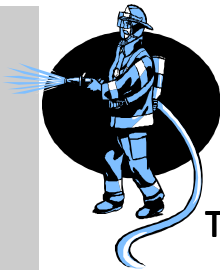
##### Service/Billing

312-955-2500

##### New Services

866-308-5556

- ◆ Remember to leave your door unlocked if you should have to evacuate. Firemen will need to enter units to inspect and check for fire; they will destroy your door if it is locked.
- ◆ Never use elevators when there is a fire. Take the stairs. We have two stairwells, one on the north corner of the building and the other on the south corner. Stairwells are encased in concrete to keep you as safe as possible. Once you reach the stairwell, walk down to the first floor.
- ◆ Keep your homeowners and renters insurance updated. Current copies of insurance policies are required to be submitted to the Management Office.
- ◆ Contact the Management Office today if you are handicapped or have any special needs that require assistance during an emergency so your unit can be listed for special assistance. This information is helpful to firemen.
- ◆ Check and change the batteries in your smoke detectors every 6 to 12 months. The Management Office can assist you in installing smoke detectors and replacing batteries.
- ◆ Smokers, smoke responsibly and respectfully. We are a smoke free building. Please inform your guests that smoking in common areas or within 25 feet of any door or entrance is not permitted. Do your part to contain your tobacco smoke inside of your unit. Tobacco smoke that escapes through the kitchen and bathroom vents is intrusive to others.
- ◆ Exhibit due diligence when burning candles and incenses. Do not leave them burning if you leave the room. Be aware of the strong odors they can emit which may enter other units and disturb residents.
- ◆ Attend the fire department's fire safety meetings. Watch for postings on bulletin boards regarding upcoming meetings.
- ◆ Stay informed to ensure your safety related to high rise fires. Go on-line to our website to learn detailed information. <http://www.dkcondo.com/> See the link at the bottom of the website page entitled "View the Chicago Fire Dept. Residential High-Rise Life Safety Video", By Betty Terry-Lundy



## THANK YOU

We extend a special thank you to our Management Office and staff personnel who performed their duties at an exemplary level during the fire emergency on May 12th.

We would also like to thank two of our recent committee members, Mike Magliane and the late Susan Pestine, for their services. Susan served on the Health Club Committee and Mike is no longer able to work with the Newsletter team due to changes in his schedule.

## NEW NEIGHBORHOOD MURAL

Every picture tells a story; this is the story behind the mural that was recently painted on the wall behind the Radio Shack on Broadway near Balmoral. It can be seen from the parking lot, as well as from passing Red Line El trains. Jason Kitchekeg, 26, of Mokena had been a long-time resident of Uptown, and on Tuesday, March 9 he drowned in the Chicago River. He jumped into the river near 2800 South Ashland, while trying to evade police who had responded to a call of men spray-painting a vacant building. He was pulled from the river by rescuers, but died later that night in Stroger Hospital. Continued on page 5

## JUNK MAIL HAS A SPECIAL HOME

There are two trash cans by the mailboxes. Do you know what they're for?

Sure, they're for trash, but the one marked "Paper" with a narrow slit at the top is specifically for recycling paper products. Use this for your junk mail or for any other paper products you wish to discard. The other container is for any other refuse you want to discard. Please do not place your junk mail in this container as debris thrown here will not be recycled.

By Vince DiFruscio



## VOLUNTEERS NEEDED

Volunteers are always needed for various committees. A **Hall Monitor Committee** is being organized to provide assistance for quick repairs and follow-ups. Monitors will report individual floor needs to the Management Office. Additional members are needed. Contact the Management Office if you are interested in volunteering for any committee listed below. Extend a helping hand.

- Budget
- Garbage
- Hall Monitor
- Health Club
- Home Improvement
- New Owners/Residents
- Newsletter
- Rules and Regulations

**(773) 769-3250**

**PLACE YOUR AD HERE**

**2 X 2 inch = \$25.00**

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

**1/4 page = \$75.00**



## LOST AND FOUND CLEANOUT

Tucked away in a relatively small cubby hole within the building, we have quite a collection of lost and found personal items. Unfortunately, this 'cubby hole' is at capacity and the staff is planning to clean it out. We want owners and residents to have an opportunity to claim any lost or missing belongings that we may have. If you have something that has gone missing over recent years, please put a detailed description of the item (s) in writing (either by e-mail or by letter) and submit it to us. If we have it, it will be returned to you. We are planning the cleanout of this space to be scheduled after June 1st. After that time, all these items will be discarded or donated to charity.

Timothy Patricio, Property Manager



## 2010 PARK TOWER BOARD ELECTION

Park Tower Condominium conducts its annual elections for new Board of Director members in June. This year the election will be conducted on June 14th. Two Board seats will be open. We are always looking for skilled individuals who have insight and knowledge to represent owners in making critical decisions to ensure a sound future for our property. Individuals who work well with others, display good people skills, have strong business, finance, legal, and other desirable skills are ideal candidates. All candidate applications must be submitted to the Management Office by May 13th at 5:00 p.m. Applications have been mailed, but you can also secure a copy from the Management Office.

Candidates must own property within the condominium complex and only owners are permitted to cast votes. Owners receive two votes per unit. Votes may be divided between candidates but fractional votes will not be counted. Owners will receive a mailing of all candidate information and instructions on voting before the annual meeting in June. Your vote counts.

By Betty Terry-Lundy

## LAUNDRY, MADE EASIER



Laundry is a chore that some people really dread. What makes it even more dreadful is a broken washer or dryer that has taken your money, but doesn't do its job. For those of us in Park Tower who share the laundry facilities on 1P, we can all improve the performance of the machines if we do a few simple things to help one another:

**Put an out-of-order tag** on the machine if a machine doesn't perform – like a dryer that doesn't heat up, or washer that doesn't spin and leaves clothes soaking wet. There should be a supply of tags by the smartcard value-adding machines. Your neighbors will appreciate this, so they don't make the mistake of using a broken machine.

**Notify** the Park Tower Management office! The Universal Laundries Company wants to keep the machines in working order, but they won't fix them if they unless they know they are broken. Each machine has large number on it; let the office know which machine is broken. You can phone, or drop a note in the lobby drop-box with the information.

**Get your money** refunded by stopping by the Management office. They can put small amounts of money back on your card to compensate for machines that didn't do their job.

If you have problems with your value-added laundry card itself, you can bring it to the office, but they have to send it off to Universal Laundries to recover the value remaining on the card.

We can keep the laundry in better working order if we take the extra step to report problems promptly, so repairs can be made as soon as possible.

By Robert Pierce



## MEET PARK TOWER'S PLUMBER

Although a new employee, Frank Naughton has been around Park Tower for over 14 years. "I worked for two different contractors ... I got to know Chuck and he asked if I wanted to work here." Frank's official Park Tower employment date was September 17<sup>th</sup>, 2009.

Frank has always lived in Chicago land and now lives with his wife and son (18) in Elk Grove Village. "I enjoy taking long walks in the summer with my wife." His son is involved with theater in high school and hopes to attend ISU for drama. Frank enjoys watching him perform in plays and musicals.

Frank is also a motorcycle enthusiast and the proud owner of a Harley Road King. He's been taking his Harley on road trips with a bunch of buddies for the past 10 years, seeing the sights in places like Myrtle Beach, Daytona and Arizona. Frank also loved snow skiing for many years, "but now I want to go where it's warm."

Frank enjoys working at Park Tower. "There's plenty of work in the building. I've gotten to know the staff over the years and they're great guys to work with."

By Vince DiFruscio

## E-MAIL DIRECTORY

Contact the Management Office to be added to the e-mail distribution list for electronic access to notices, updates, newsletters, and information from the property manager. Stay informed.



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### 2010 FIREWORKS

Each year the city of Chicago and the Saddle and Cycle Club host spectacular firework shows. This year the city is cutting expenses by canceling the Navy Pier firework show and hosting three smaller venues to include the Grant Park area, a location on the south side, and the north side.



The north side location will be between Lawrence and Foster on the **4th of July**. The police department is expecting 400,000 people to visit our area for this firework display. East and west streets will be closed to vehicular traffic and Sheridan and Marine Drive will be closed from Lawrence to Foster. Broadway will remain open to vehicular traffic. A special police base will be set up on Margate to manage this event.

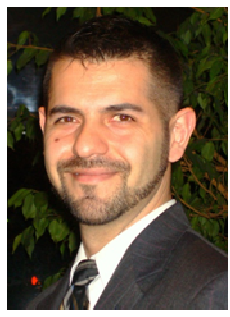
Prepare for the crowds. Since this will be an ALL DAY CELEBRATION people will enter our community early to secure their viewing spots. Watch for additional information that may be posted on the bulletin boards, channel 196, and via e-mail.

The Saddle and Cycle Club will still host their annual fireworks display. This year, however, it will be on **Saturday, July 3rd**. Remember to sign up for the Park Tower Annual 4th of July party (party on July 3rd) on the deck to meet and greet neighbors and enjoy the music, food, and the wonderful Saddle and Cycle Club firework show. The sign up sheets will be available at the doorman's desk. Your guest/s (no restriction on the number of guests) are welcome for a charge of \$10.00 per person when you register in advance. Guests will pay \$15.00 at the door if advance registrations are not secured. **NO REFUNDS** on guest tickets if they do not attend.

By Betty Terry-Lundy

### DOORMAN AND ARTIST

Tiago Ravazzi emigrated to the United States in 1998 from Brazil and moved to Chicago from Miami in 2006. He is fluent in English, Portuguese and Italian. Although he works here as a doorman, Tiago's primary passion is art. He moved to Chicago because (along with LA and NYC) it is a primary art center within the US. "It's a good place to start knowing the field, to get connections."



Tiago has many works in oils (some are on display at Cafe Bacci and the Robert Jeffery Salon on Clark) and has recently begun experimenting with large installation pieces, some involving performance, to invite discussion on topics such as politics, religion and civil rights. "Instead of being 'pretty', these pieces are from my heart and experiences." His first public display was at the Scarlet bar on Halsted in 2009, but the pieces were lost when a fire broke out in the building. "But I got good connections out of it. I got some sales and commissions."

But Tiago is not into art for the money. "There are painters and there are artists. Art is something you put out from your heart." You can learn more about Tiago and his art at his website, [www.TiagoRavazzi.com](http://www.TiagoRavazzi.com).

By Vince DiFruscio

**ASCO** will meet on June 15, 2010. This is a special invitation meeting to condominium association presidents who are ASCO members. The plans for the four mile lake front project to extend Lake Shore Drive and the park to Evanston will be discussed.

Park Tower Board of Directors: parktowerboard@yahoo.com  
E-mail: Draper and Kramer Management: parktowercondo@draperandkramer.com

## CABLE NEWS

### Contact (847) 338-6208

- High floor 1-bdrm with partial lake view available May 1st. rent \$1150
- Upgraded, high floor studio with downtown view, available May 1st. rent \$950

## ANNOUNCEMENTS

- Seasonal air conditioning filters will be replaced between May 3rd and June 8th.
- Garage Power Wash will begin on May 10th.
- Corridor carpet installation will resume.

Check Channel 195 and bulletin boards for updates.

The Board of Directors formed an ad hoc committee to explore possible options for cable television programming when our contract with RCN expires at the end of the year. The committee has met with 5 programming providers, including RCN. RCN was extensively interviewed along with the other competitors and the committee was impressed with their responses and presentation. The committee intends to whittle the proposals to 2: RCN and the best competitor. Once that competitor has been selected, the company will be invited to present their product to the residents in an open meeting. You are encouraged to attend this meeting and make your own comparison; the committee will be gauging the response as part of their final recommendation to the Board of Directors. The Board will then make their decision.

The committee would also like to thank the residents of Park Tower for a nearly-overwhelming response on their survey: 28% of residents gave their opinions, greatly helping the committee understand the building's priorities and preferences in programming.

By Vince DiFruscio



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

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Or

[meghan.riley@sothebysrealty.com](mailto:meghan.riley@sothebysrealty.com)

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## NEW NEIGHBORHOOD MURAL (Continued)

The building was a popular target for graffiti artists, because it is visible from the CTA Orange Line. The day before, Kitchener had been sentenced to a year of probation after pleading guilty to misdemeanor damage to property charges. He also had a prior conviction in December 2008 for defacing property on Sheridan Road.

The mural was painted as a memorial to Kichekeg by his friends, and is an exuberant expression of graffiti art, and since it was done with the building owner's permission, it is much more elaborate than the clandestine tagging that vandalizes building in the city. Kitchkeg's friends defend him as an artist, although the court record shows him as vandal. This article is just a way to share the story behind the mural. The City has a Graffiti Blaster program to remove graffiti from private and public property – and you can report graffiti to 311.



By Robert Pierce

## DATES TO REMEMBER

### BOARD MEETINGS

7:30 p.m. in the Party Room

May 10, 2010

June 14, 2010  
(Annual Meeting)

Additional Board meetings will be determined at the annual meeting.

### SPECIAL DATES TO REMEMBER

Candidate Application Deadline  
May 13, 2010 at 5:00 p.m.

Meet the Candidates Night to be announced

### 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  
(companion 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

Website: [www.dkcondo.com](http://www.dkcondo.com)

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