



# TOWER TALK @ PARK TOWER CONDOMINIUM

August-October  
2010



## 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  
New Services**  
312-955-2500  
866-308-5556

## NOTES FROM THE PROPERTY MANAGER'S DESK



**LIFE SAFETY PROJECT** - The project for the installation of the 1 Way/2 Way voice communication system is now tentatively set to begin the first week of August. Notices will be issued to individual units once we have their schedule. The primary interruptions will be the presence of workers in the hallway during business hours on weekdays as they install conduit, wiring, molding and the actual devices.

The devices being installed, in compliance with city code, will allow the authorities to communicate to individual hallways in the event of emergencies. There will also be emergency strobes (consistent with ADA) to alert the hearing impaired in the event of an emergency impacting a certain floor or floors. Phone stations will be installed every 5th floor in both stairwells, which will give the authorities a direct line to communicate with each other from the lobby.

**EXTERMINATION PROCEDURES** - Please contact the Management Office if you spot any pests or suspect the presence of any pests.

**PERISHABLE DELIVERIES** - If you place orders or are expecting the delivery of any perishable items, please make arrangements to pick them up as soon as you can. If possible, alert the receiving room or staff to make sure we have your up to date contact information so you can be reached. We do not have cooling facilities to maintain perishables beyond their packaging life. We can not guarantee that such items won't spoil. Communicate with our team and we will do our best to connect with your delivery when it arrives.

**CABLE SERVICE** - Please contact RCN Cable at 312-955-2500 if you have any excessive pixilation or sound outages. There are potentially hundreds of things that can cause pixilation of channels, and while any cable provider would not be able to make them all go away 100%, the best way they can address it is if we communicate with them.

If you do have a service problem of this nature, and RCN is unresponsive, please contact the Management Office and we will try our best to get it addressed.

By Timothy Patricio , Property Manager

## PTCA 2010-2011 BOARD

George Pauley, President  
Laura Cossa, 1st Vice President  
Betty Terry-Lundy, 2nd Vice President  
William Fortuna, Secretary  
David Nicosia, Treasurer

## CONDOMINIUM BOARD RESPONSIBILITIES

The 2010-2011 Park Tower Board was invited to a board member orientation at our building's management company, Draper & Kramer. While all of the information was valuable, I was especially interested in learning more about how the Board interacts with our building's management company and the responsibilities of each body. As you know, The Park Tower Condominium Association Board has five members, each of whom serves a two-year term. Only an owner can be elected to the Board of Directors. This past June we elected two members and next year there will be three positions up for election. Elections take place at the annual meeting in June.

Draper & Kramer is responsible for the day-to-day operations of our wonderful building. The Board of Directors is responsible for managing the interests and assets of the homeowners, which is primarily a financial responsibility. Each board member is charged with acting in good faith in the best interest of the association as a whole. Board members make decisions that benefit our building as a whole; there should never be decisions made that benefit only a few.

By law, a condo association's board is only required to meet four times per year but our board meets monthly. Some of the things the Board does is to approve the annual budget, review contracts for work on the building, and work with Draper & Kramer to make sure our building is maintained to standards that we agree upon. In a sense, the Board is responsible for looking at our building from a "big picture" perspective while Draper & Kramer operates from the "small picture," or daily operations, perspective. You should never hesitate to contact the management office if you have a problem with your home. They can be reached by calling 773.769.3250 or by email at [parktower-condo@draperandkramer.com](mailto:parktower-condo@draperandkramer.com).

(Continue on page 2)

## CONDOMINIUM BOARD RESPONSIBILITIES (continued)

As part of its "big picture" function, the Board establishes standing committees, which currently include Budget & Finance, Garage, Health Club, Home Improvement, Rules & Regulations, New Residents, and Social; these committees are responsible for overseeing specific aspects of our building. The Board may also form an ad hoc committee to work on a specific topic, such as our building's cable/TV services. An ad hoc committee delves deeper into one issue to study the topic and make recommendations to the Board.

We encourage you to attend Board meetings and become part of a committee to learn more about the operations of our building. We have many talented people that are part of our community and, working together, we can maintain our home and keep it a wonderful place to live.

By David Nicosia

### HEALTH CLUB

Get Fit! Join the Park Tower Health Club! Already a member? The Health Club Committee needs volunteers. Contact the Management Office for more information. 773-769-3250

### ZIP CAR

Need a car for an hour or day? No worries. Check out the zip car located in our parking garage on P1—Level 1. Call 1-866-4ZIPCAR to arrange transportation.



## MEET PARK TOWER'S NEWEST EMPLOYEE

Park Tower, meet Scooby. Although not technically an employee of Park Tower, final negotiations are being discussed for Scooby to be contracted to work here. Seriously.



Scooby has gone through 6 months of training to detect bedbugs; this training is reinforced weekly at home with his handler, Linda. He and Linda work as Bed Bug Solutions, Inc. Evidence has shown using trained dogs to detect bedbugs is both faster and more effective than hiring a person for the same task. Scooby can whisk through your home in less than 5 minutes and be able to tell you (or at least tell Linda) what he's found.

The plan is for Scooby and Linda to come to Park Tower every other week and tour all the residences on 2 floors. This means your unit will be inspected once a year. Linda leads Scooby on a short leash through the perimeter of each room and is literally in and out in just a few minutes. If you do not want your unit inspected, simply let the management office know.

If you have reason to suspect you have bedbugs in your unit, please make the office aware of that situation and Scooby can make a special trip to inspect your home. It's critical that you contact management so proper procedures can be followed; trying to fix a bedbug problem on your own can easily make matters worse. It's important to not only be sure that bedbugs disappear from your home, but those of your neighbors (vertical and horizontal) as well. Bedbugs can migrate from items dragged into hallways, through walls & ceilings on their own, and even on people and our belongings as we travel.

Please also remember that when Scooby is here, he's at work; he'll be sniffing in the hallways as well as inside units. As much as you might want to pet and cuddle him, you'll be distracting him from his job. Please ask Linda before you call or reach out to pet Scooby. Web-sites: [www.bedbugcentral.com](http://www.bedbugcentral.com) and [www.protectabed.com](http://www.protectabed.com)

By Vince DiFruscio



### PIANO DONATED

We extend a special thanks to Georgia and Michael Nowak for their gracious donation of a piano to Park Tower. The piano has a Chicago history; Peggy Jacobs and Bill Buckner are among the many who have played melodies on its keys.

The piano is located in the Party Room.

Thank you Mike and Georgia.



### AD-HOC COMMITTEES

You asked and the Board listened. Three ad-hoc committees have been formed to address:

1. Noise Control of the Red Line CTA train
2. Inside Air Quality Control: Smoke/Odors
3. PTCA Market Signage

Ad-hoc committees are designed to explore solutions to specific concerns and make recommendations to the Board of Directors. The committees are disbanded when the recommendation is made.

Volunteers are needed for each of these committees. Please contact the Management Office at 1-773-769-3250 to sign up for one or more of these committees. Your support is needed.

## GARDEN GUY

Kent Brave, our garden guy, has lived at Park Tower for many years. He puts the green in "green thumb". Kent volunteers his time to plant and maintain the Park Tower flower plot in the park which is located behind our building. This summer season he planted and maintains the flowers on the deck, in the individual planter boxes, and in the mall entrance and circle drive planters. We have saved funds on gardening maintenance because of Kent's green thumb and the donation of his time. **THANK YOU Kent** for showcasing the beauty of plants. By Betty Terry-Lundy



## FARMERS MARKETS

High-rise living is very convenient; but when the weather is hot, you may envy your friends who have backyard gardens. Fresh-picked tomato, cucumbers, berries and melons just have so much more flavor. Farmers Markets now bring fresh produce to the neighborhoods so city-dwellers can enjoy those flavors of summer too. Here is a guide to local markets, how to get there, and a few tips for making your visit worthwhile:

Buy what is in season locally: you will find melons in July, but squash and pumpkins in October; otherwise you may find produce that was trucked a long distance. Many merchants can tell you exactly where the food was grown.

Arrive early; the merchants don't like to transport more than they expect to sell, so you won't find overflowing bins; the best goods sell out fast.

Bring your own tote bag; many merchants are very environmentally conscious, so they may just wrap your purchase in paper.

Bring small bills – it is frustrating to make change; a few markets will process credit cards, but don't count on it.

Edgewater Farmer's Market: Broadway and Norwood (opposite the Dominick's parking lot), Saturdays 8:00 am to 1:00 pm, through October 30. Take the Broadway bus #36.

## WHY ARE WE BORROWING MONEY?

Park Tower is currently applying a new coat of sealant to our curtain wall. Last done over 15 years ago, cracks in the sealant are allowing rainwater to get into several homes. The original plan was to apply the sealant over a five year period. Funding for this five-year, \$1.5 million project was planned for in our budget.

The Board asked our manager, Tim Patricio, what our savings might be if we were to complete the project in a single year. These savings would come from not having to do setup and cleanup work (primarily putting up and removing the staging materials for scaling the walls of the building) five separate times. The savings were substantial: approximately \$200,000.

Although we had budgeted for this project, we'd budgeted the funds to come in during the five-year period. So if we were to proceed with an accelerated 1-year timeframe, we'd have to find the funding elsewhere. Several different financing options were considered but what made the most sense was to get a loan, given the market's current low rates.

Park Tower is finalizing a deal with USBank on a five-year loan. Even after paying interest and fees, this will still save the Association about \$150,000 from the original 5-year pricing. The only collateral this loan requires is \$80,000 held in a USBank money market or CD account. This amount is fully insured by FDIC. And paying off this loan within a 5-year timeframe means that there is no negative impact on our budget. This loan quite literally pays for itself.

As an additional benefit, securing and paying off the loan will improve our already-good standing within the financial community, making even more favorable terms available to us should we need money in the future.

By Vince DiFruscio

## FARMERS MARKETS (continued)

Andersonville Farmers Market: Berwyn between Clark and Ashland, Wednesdays 3:00 pm to 8:00 pm until September 8; and until 7:00 pm Sept. 15 to Oct. 6<sup>th</sup>. Take the Foster bus #92 to Clark, walk 1 block North.

Glenwood Sunday Market: Glenwood between Morse and Lunt, Sundays 9:00 am to 2:00 pm through October 17. Take the CTA Red Line to Morse.



Prudential Plaza Farmers Market: Lake Street and Beaubien Ct., Tuesdays, 7:00 am to 3:00 pm. through October 26. It is bit far, but quite convenient if you take the #147 bus to Lake St., walk ¼ block east on Lake.

By Robert Pierce



# QUALITY REHABS THAT WILL “WOW” YOU

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## BOOKS, BOOKS, BOOKS



Park Tower's Laundry Room Library has been stocked by residents. Books are available for you to read while you are in the laundry room or to take for your leisure reading. There is only one rule of curiosity: when you take a book, leave a book. This ensures that the library remains stocked for others. We invite you to donate books, just place them on the shelves for others to borrow. All borrowed reading materials should be returned. Thank you and enjoy

your reading journeys.

By Betty Terry-Lundy

## THIRD SATURDAY – AUGUST 21

The Edgewater Chamber of Commerce has again organized community days each third Saturday this summer. Merchants will have sidewalk sales, offer samples and distribute discount coupons. Live art, entertainment, and music will be presented on Bryn Mawr Ave. It is your neighborhood – the Third Saturday is a great day to get out and explore it. More information is available at [www.edgewater.org](http://www.edgewater.org) -click on "Third Saturdays."

By Robert Pierce

### PLACE YOUR AD HERE

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

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

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

### E-MAIL NEWS

Contact the Management Office to be added to the e-mail distribution list for electronic management notices, updates, and newsletters. Stay informed.

## PTCA 4TH OF JULY PARTY ON THE 3RD

Our 4th celebration was great. We had plenty to eat, good music to hear and lots of chitter chatter. Ten people volunteer for set-up day on Friday and on the 3rd, party day. It was a first, but ever so welcomed. They filled in wherever needed—did everything. Sheldon Attovsky, Zachary Stark, Steve Reilly, Ryan, and Don Yuratovac, our men volunteers, moved tables, chairs, boxes, etc - always ready to help where needed. The ladies covered tables and put out everything we needed to work with on the 3rd. Voila, by 2:45 p.m. everything was in place for party day.

We have had so many compliments about the party, "...more fun than any other party." Scott Schmitke (our Head Honcho), Paul Groeninger, and Squeaky did the shopping. Squeaky did a multitude of things on the 3rd. Paul manned the ice cream cart—and with his eagle eye monitored the distribution, no seconds on his watch. David Gallo, our grill man, was on the job and did great work. Danielle Kennedy and her assistants were behind the food table, also took care of refills, coffee, etc. Danielle has been with us for nine years—she is great. Least of all let's not forget, Harriett Dominique, Beatrice Stieber, Amy Diaz, Maria, June Baker, and Margarita Bailey. Our ladies ladling out all the "goodies and condiments". Chastity Kennedy, Rosa, and Nancy Smith Ledvina joined in where needed to ensure smooth goings. Lorraine Meyers and Georgia Nowak were at the door greeting guests. Our hats are off to the "Music Man", Tim Patricio.

Park Tower residents did themselves proud. We certainly appreciate ALL!

By Ruth Posternack, Social Committee and New Newsletter Member

Food was provided by the Park Tower Market, Browns Chicken, Chicago Diner, and Ice Cream Planet.

Photos By Vince DiFruscio

### Food Festival



### Dance Fever



### Chilling ... Waiting for the Fireworks



## DATES TO REMEMBER

### BOARD MEETINGS

7:30 p.m. in the Party Room

August 9, 2010  
 September 13, 2010  
 October 11, 2010  
 November 8, 2010  
 December 13, 2010  
 January 10, 2010  
 February 7, 2010  
 March 14, 2010  
 April 11, 2010  
 May 9, 2010  
 June 13, 2010 (Annual Meeting)

Additional Board meetings will be determined at the 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  
 (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  
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