



TOWER TALK @ PARK TOWER CONDOMINIUM

November 2010 –
January 2011



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

PARK TOWER MARKET

Don't forget that one of the nicest conveniences about living here at Park Tower is having a market within the building. Come on down for a quick coffee in the morning or for a hot meal later in the day. The deli always offers a wide variety of prepared entrées and side dishes and even a full selection of wines to go with your meal. Don't feel like cooking when you come home from work? Call them at 773-275-9130 to find out what's cooking downstairs. Even better: with a \$20 minimum purchase, they'll deliver it to your door for free. It's like having room service here at home.

Hosting a party? Let the Market cater the event for you, taking a large responsibility off your hands. They can create a platter or even cook up a meal for you. Stop on by or call them to discuss the details.

If it's too cold, blustery, or otherwise unpleasant outside, get your provisions without putting on a jacket. There's also a DVD-rental machine immediately outside the Market to provide you some entertainment along with your meal. The Market is open every night until 10:00 PM. Make use of the great convenience our Market has to offer.

By Vince DiFruscio

NEW BOARD MEMBER

Citing personal reasons, William Fortuna resigned from The Park Tower Board, where he held the Secretary position. We wish him the best, and appreciate the hard work he did as a dedicated volunteer working on behalf of Park Tower owners. The Board decided to select Carlos Vargas to fill his position until the next election in June. Carlos has previous board experience, and will be a capable interim member. Thanks to Carlos for making himself available.

Board meetings are scheduled at 7:30 in the Party Room on November 8, December 13, January 10, February 7, March 14, April 11 and May 9. The annual meeting will be June 13. All owners are encouraged to attend. Now is also the time of year that the budget committee develops the budget for the association – watch the sign boards for committee meeting dates and times.

By Robert Pierce

PARK TOWER MOVIE NIGHTS 2010-2011 FILM FESTIVAL!

Park Tower will host our own Film Festival! There will be film showings each month throughout the fall and winter. The premier will feature a children's screenings of Walt Disney's the Jungle Book at 6:00 PM followed by Casablanca, starring Humphrey Bogart, Ingrid Bergman, at 8PM for adults.



Come join your friends and neighbors on Thursday, November 11th, and share in this very local cinematic vent. Casablanca will be shown with intermission and a post-show get-together so feel free to BYOB for

yourself and to share with your neighbors!

There will be a concessions stand with popcorn, candy and soda. By William Kay

November 11, 2010
Party Room on the 2nd Floor
6:00 p.m. Children
8:00 p.m. Adults
Admission - \$.05
Popcorn - \$.25
Candy and Soda - TBD

Join us every 2nd Thursday night and build a community at Park Tower through movies. Special thanks and recognition to William Kay and David Nicosia for organizing and managing this activity.

PARK TOWER HOLIDAY FUND

The Park Tower Employee Holiday Fund is the best way for residents to thank our hard-working staff for a job well done each year. Residents will be receiving a letter in December asking them to mail or drop off their contribution to the fund. The monies collected are distributed to all the Park Tower employees: door staff, maintenance, garage, and office. Show your appreciation and spread some holiday cheer to those who make Park Tower a great place to live all the year round.

By Robert Pierce

BED BUG PREVENTION

Bed bugs have been a common problem throughout the world for many years. They were eradicated in the United States by means of pesticides that are now banned by the federal government. Do not panic; we know that bed bugs do not carry diseases or cause illnesses to people or animals. They only feed on humans and generally at night when we sleep. They are about 1mm long and pearly white or translucent in color initially. As they grow into adults, they become reddish-brown in color and grow to be approximately 1/4 inch in length.

Currently, Park Tower is working with experts to eliminate these bugs in our building. Bed bugs do not discriminate, they are hitchhikers, that is, people carry them on their person. Generally, they tend to move from person to person. We can come in contact with bed bugs in hotels and when we travel on airplanes, buses, or trains. We can also come in contact with them in theaters or when we have guests in our homes. The good news is we can be proactive and protect ourselves. The following suggested tips will improve your chances of keeping your unit bed bug free.

- Check your bedding. Bed bugs, their casing, and blood drops are visible along the stitched and piping areas of mattresses and box springs.
- The experts recommend the following websites to ensure that bugs remain contained. The suggested cover keeps the bugs in and prevent others from entering.

www.bedbugcentral.com
www.protectabed.com

- Create a safe zone. A safe zone is an area that prevents bed bugs from moving from one place to another. Since these bugs cannot crawl over masking tape of double sided tape, according to experts, you can place tape on the bottom of the legs of your bed, sofa, and chairs.
- Avoid purchasing garage sale furniture or freebies left out for disposal.

Travel is one of the main ways bed bugs are spread. Observe these helpful tips to keep them out of your home.

- Hard shelled luggage is less bed bug friendly than fabric covered luggage.
- Place your unzipped luggage in the bathtub when you arrive at your travel destination until you check the space out.
- Check the closets, drawers, and bedding for bed bugs. Remember to remove linen from the bed and check the mattress and box spring. Contact the hotel or resort management if you find bugs and request a room change. If there are no bugs, unpack.
- Secure your luggage in a large garage bag, tie it tightly. White bags work well because you can see bugs on them easily.
- Place all clothing in a plastic bag before placing them in your luggage when packing to return home.
- Wash all clothing from your trip in hot water or dry clean them. The best thing you can do is place all clothing in the drier once you arrive home from your fabulous trip. Allow your clothing to remain in the heated drier for approximately 15 minutes. Why? Heat, heat, heat. Heat at temperatures of 110 to 120 degrees will kill bed bugs. If your luggage is a backpack or duffle bag, just toss it in the drier also.

Do not panic. Stay calm, live your life, travel, and enjoy your regular entertainment activities. These tips will go a long way in protecting you from bed bugs.

By: Betty Terry-Lundy

DOMINICK'S: A NEWS ANALYSIS

The rebuilt Dominick's is set to open on November 11. It is interesting to know how in the depths of the recent recession, that this development moved forward so quickly; and to envision what this will mean for our community.

If you followed the story, you may have known that the corner property had been owned since the mid-1950's by an investment group headed by Ernest Schwartz of Lincolnshire. Dominick's had a 25-year lease beginning in 1978 and later had exercised extensions and

expanded the store. While property values rise, lease arrangements are beneficial, but as values fall, many retailers prefer to acquire their properties. Dominick's bought this one as the market fell in January 2008 for \$5.85 million.

The adjacent Chicago Lodge motel property was owned by RSB Investors, whose president, Ludovico Bongiovanni decided to sell when revenue dropped 10% in 2008. RSB had owned the motel since 1978, and at one time had 18 motels throughout Illinois. The Chicago Lodge was their last property, and Dominick's paid \$4 million in early 2009 for it.

The hyper-competitive grocery business is driven by market share: you consume about the same amount of food every year, so for their businesses to grow, each retailer wants you to spend a larger share with them, earning just a few cents on each item you buy. Dominick's strategy with their Lifestyle store concept is to be a credible alternative for the Whole Foods or farmers' market customer, with a big selection of prepared, fresh and organic foods, and they will apply for LEED building certification. The new building incorporates LED lighting in the frozen food cases, high efficiency refrigeration, and green roofs; all money saving and environmentally sound technologies. It is oriented to the sidewalk rather than a parking lot (now mostly on the roof) to encourage pedestrian shoppers. Parking has expanded from 108 in the old lot, to 176 car spaces and 40 for bicycles in the new building. Let's hope they do a better job keeping the sidewalks cleared of snow this winter. The LEED design also expedited the permitting process with city hall, which gives preference to green construction.

At the same time, Dominick's is taking on low-cost rivals Aldi, Target and market-leader Jewel with an expanded loyalty program called "Just for U." Their Fresh Values card will track your buying patterns and offer individual bargains to encourage you to shop with them regularly and spend more in different categories. For example, if you buy organic salad dressing, they may give you an offer on lettuce and tomatoes. Chicago shoppers tend to shop at several stores, and in the current economy have (continued on page 3)

DOMINICK'S: A NEWS ANALYSIS (continued)

developed habits of making and sticking to a shopping list, and clipping coupons. The "Just for U" program allows you to select coupons online and load them onto your loyalty card, then print a shopping list. They hope these offers will get you to spend a bigger share in more categories with Dominick's and make it your one place to shop.

What does this mean for the residents of Park Tower?

- First, we should recognize that it is a big vote of confidence in the future growth of the Edgewater community that a retailer is expanding here when other areas are seeing businesses boarded up. It can only help property values stabilize and grow.
- Second, competition is good for consumers, so expect to see more low-price offers from all the major food retailers.
- Third, the first weeks will be chaotic - which was the experience when they opened the store on Lincoln. It took shoppers more time in the unfamiliar layout, and traffic patterns had to be learned. The CTA has restored the bus stop which is now in front of the north entrance on Sheridan. While convenient for shoppers, idling busses will create fumes and may complicate traffic. We'll see.
- Fourth, we should recognize the store poses a new challenge to our own Park Tower Market, which we have an ownership stake in. But remember, Park Tower Market has a competitive advantage in convenience - you don't have to go out in the weather to shop there; or don't go out at all - since they will deliver to your unit for free! So remember to spread your grocery dollars to all the local businesses including Park Tower Market to keep them viable; and visit the Park Tower Market as often as you would its competitors.
- Lastly, the adjacent vacant lots are on the market (\$4.6 million for the Sheridan Road plot, and \$1 million for the sliver on Foster.) We should monitor these properties and let our Alderman know how we would like them zoned. The biggest changes may be in the future, depending on who buys and how they are developed.

By Robert Pierce

PARK TOWER HOLIDAY FOOD DRIVE

December 1, 2010 through December 23, 2010

Park Tower's Food Drive will start after Thanksgiving and go on until Christmas. The food collected will be picked up and taken directly to the City of Chicago Food Banks.

Please contribute food to this drive. It is best if you contribute canned foods, such as, soups, fish, and meats. Dry foods like cereals, dried fruits, potatoes and etc. are examples of packaged items. No jars or anything that can break. Please check the dates on all contributed items; expired items will be thrown away.

We know there are requests for money, food, and other items at this time of year. However, a contribution of food is a blessing to those in need. Try your best to make this a successful drive. Thank You.

By Ruth Posternack

PARK TOWER SUBMISSIONS

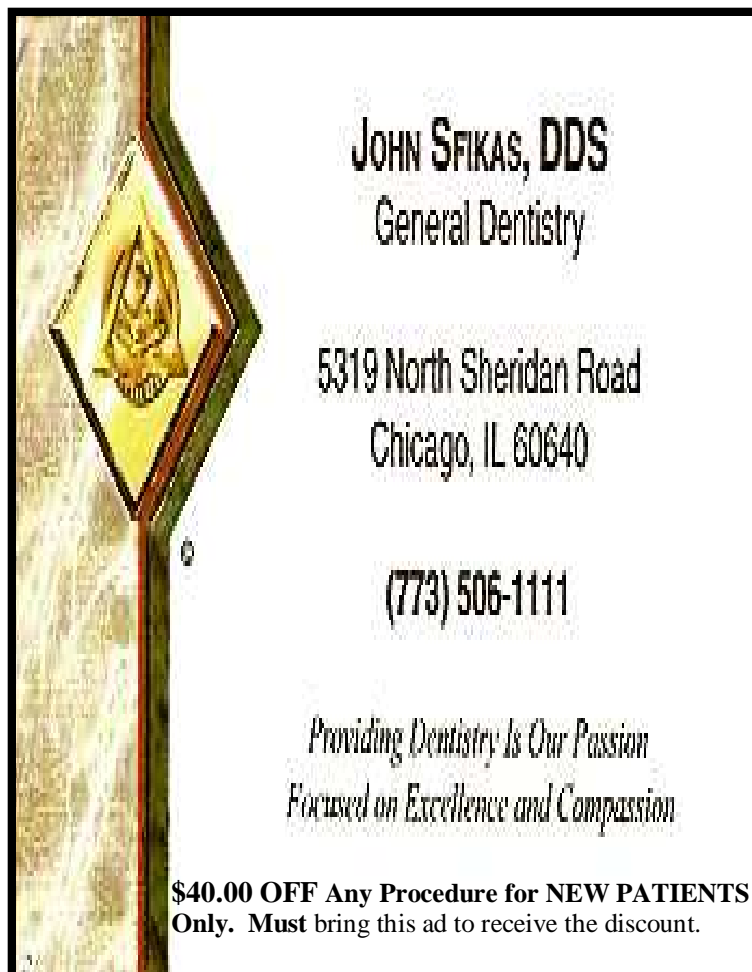
So you have information that will be useful or important to your fellow Park Tower residents. How can you pass that information along? Why not write an article for the next issue of Tower Talk, our quarterly newsletter?

First contact Park Tower Management and let them know of your interest. They'll pass the info to a member of the newsletter committee and one of us will get back to you to discuss the idea. Perhaps we've already covered the idea in a previous issue, or maybe your idea might spark similar articles we can cover on related topics. We will also let you know when the deadline will be for our next issue.

There are some guidelines we need to follow. Both the newsletter committee and the Park Tower Board must retain editorial rights and responsibility for the article. We will not accept pieces that are religious, political, or otherwise divisive or negative in nature. We will need to restrict the length of the article to approximately 1 or 2 columns wide. This means that using standard letter spacing and margins, the submission should cover between 1/3 and 2/3 of the page. We also request the finished piece be submitted via email.

We look forward to hearing from you. Help us make Tower Talk a newsletter that more fully covers our community.

By Vince DiFrusco



JOHN SFIKAS, DDS
General Dentistry

5319 North Sheridan Road
Chicago, IL 60640

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CHRISTMAS TREE SERVICE

Winter holidays are approaching. Many units will be decorated with lights and Christmas trees, but what goes up must come down. Taking your tree down is made easier because Park Tower provides FREE Christmas tree removal from all units. Trees are recycled by our recycling company which helps us stay GREEN.



Please observe the following steps to prepare your tree for pick-up.

1. Remove the tree from the stand.
2. Wrap or encase the tree in a tree bag, plastic, or fabric covering, and tie the ends.
3. Call management at **1-773-769-3250** for pick up.

HAPPY HOLIDAYS

DOLLY AND HAND TRUCK NOW AVAILABLE

The Park Tower Association has recently purchased both a dolly and flatbed truck to assist with moves in and out of the building or when accepting deliveries. When contacting the office about a move or delivery, ask about using these devices to help. The cost is very reasonable, about half of the cost of renting elsewhere: \$30 for the dolly, \$40 for the flatbed, or \$60 for both together. These tools are heavy-duty and will be able to bear the weight of items too heavy for our luggage carts.

Plans are underway to make them available for residents outside of moves or deliveries. Once the details have been worked out, we will let you know.

By Vince DiFruscio



INCREASE THE VALUE OF YOUR PROPERTY

Increasing property value in times of foreclosures and falling market values can be tricky or nearly impossible. There are, however, ways to get the most from your property when selling or for your personal enjoyment as your primary place of residency.


According to the Harvard Joint Center for Housing Studies, "Homeowners spent \$166 billion on home remodeling in 2001. More than three-quarters of that was spent on what the Joint Center calls improvements. Another \$48 billion was spent on the remodeling of rental properties. Researchers credit the \$214 billion in remodeling for preventing the economy from dropping further into recession in 2001."

You can protect, improve and increase your property's value by making home improvements. You get a return on the dollars you spend when you remodel your kitchens and bathrooms. Kitchens and bathrooms are the glitz and glamour of your home and yield great returns. Homeowners tend to recover as much as 80% to 90% of the cost of their home improvements in the form of higher home values.

Remodeling your unit boosts the economic market, give you a beautiful and updated space to call home, and increases your dollar value. Remodeling is a win-win situation.

Combining units is yet another way to enjoy home owning here at Park Tower. Many owners have made this investment and now enjoy living in spacious homes in the sky, each unique and beautiful. Contact the Management Office for a "Construction and Remodeling Packet" if you are thinking of remodeling your space. This packet provides guidelines and information for remodeling and construction. Boost your investment value by remodeling your home.

By Betty Terry-Lundy

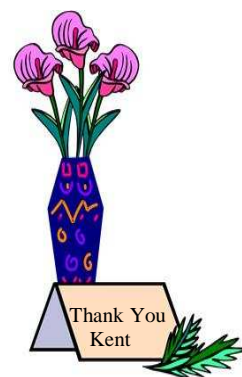


Personal Training

Want to get in shape?
Lose weight, get motivated and feel good? I am a National Academy of Sports Medicine Certified Personal Trainer who can help you achieve your goals here in Park Tower.
\$25 Dollars per session

Arthur Velazquez, CPT
773-991-5740

NASM
CERTIFIED



THANK YOU KENT

This summer Kent Brave volunteered his time to plant and maintain flowers in our planters around the building. We extend a special "THANK YOU" to Kent for sharing his "green thumb" with us to give us a beautiful landscape. **THANK YOU Kent!**

DATES TO REMEMBER

BOARD MEETINGS

7:30 p.m. in the Party Room

November 8, 2010
 December 13, 2010
 January 10, 2011
 February 7, 2011
 March 14, 2011
 April 11, 2011
 May 9, 2011
 June 13, 2011 (Annual Meeting)

Additional Board meetings will be determined
 at the annual meeting.

You are invited to all Board meetings.

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 correspon-
 dence 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 109: M & J Care, LLC
 773-878-1032
- 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

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