



TOWER TALK @ PARK TOWER CONDOMINIUM

February-April 2012



CONTACTS:

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Fax

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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

2012 BUDGET

While most residents may have spent the fall planning for the holiday season, Park Tower's Budget and Finance Committee spent many hours this fall planning for the financial well being of our association in the coming year. In fact, Paul Groeninger, Vince DiFruscio, Cy Peiser, Becky Rossof, Lorraine Meyers, Jean Shamo, and Don Yuratovic met seven times between September 23 and December 5 to develop a budget for the 2012-2013 fiscal year which begins March 1. Owners received a letter at the end of December giving notice of the special meeting of the Board of Directors to be held January 30 to discuss the proposal. The bottom line – a 3.5% increase in assessments and a total of \$5,115,600 in revenue was proposed.

I discussed this with Paul Groeninger, the committee chair, who explained that the budget process begins with an evaluation of the current financial condition, and explanations of any large variances from last year's budget that could affect the coming year's numbers too. They then set goals for the process; this year there were three: 1) keep assessment increases small and steady, 2) grow the reserve fund to \$4.4 million by the year 2022, and 3) develop new revenue sources outside of assessments.

The committee worked through every line of revenue and expenses in the budget to ensure that there were reasons for every number; careful reading of labor contracts, insurance policies, changes to city ordinances, utility contracts, and proposals for reserve projects are all required, then discussed at length.

Some fee increases were proposed – maintenance work orders raised to keep pace with labor rates, late assessment fees to go from \$50 to \$60, lock-out assistance raised \$5 as well as move-in charges up from \$120 to \$150. These increases can be traced directly to the increased cost of labor for the staff that performs them.

Cost increases were greatest in garage labor under their union agreement, as well as insurance premiums due to the fire in the mall. The City has raised water and sewer rates dramatically, while cutting the scavenger rebate we received for our private trash hauling.

THANK YOU

Park Tower management and staff thank you for your generous holiday contributions. A total of \$14,600 was collected and shared with doormen, maintenance staff, garage attendants, and office personnel. We, Park Tower residents, appreciate the work and special care demonstrated by all staff members throughout 2011. Individual gifts given to Jimmy and Sue in the Receiving Room, security staff, or other individuals who provide services to residents throughout the year are also appreciated.



All food items collected during the holiday season were donated to Care for Real which is located next door in the Breakers' building. Donations of food and clothing are welcomed throughout the year. You can drop your donation off at the back door of Care For Real located across from Park Tower's rear south door near the Management Office.

By, Betty Terry-Lundy

2012 BUDGET (continued)

The one bright spot is a reduction in energy costs; electricity is projected to be \$37,000 lower because of a favorable contract, and natural gas prices continue to decline – we project a \$33,900 savings. The budget is for a normal winter and summer- the good weather we have enjoyed just adds to the savings.

The biggest reserve project is the ongoing replacement of the water risers, with \$500,000 budgeted this year, while some curb-appeal improvements such as lobby furniture and terrazzo sealing will provide some visible changes.

The committee works very hard to ensure that we get value for our dollars, and that increases are fair and justified. Let the committee members know their hard work is appreciated.

By, Robert Pierce

WASTING WATER: IN THE KITCHEN



It's been widely publicized that the City of Chicago is raising its water rates 25% this year

and expected to raise them even further in the years ahead. But you don't get a water bill, so how does this affect you?

Seriously. The Association gets a water and sewage bill for the entire building and this is paid out of homeowner's assessments. It's about 2% of your assessment bill. Even if you live here as a renter, that cost gets passed on to you in your rent.

The nice thing about being green and saving resources means it also means more green in your pocket. So being environmentally conscious also makes sense financially.

Great. So what can you do to reduce water usage? Look into your kitchens and bathrooms for the answer. This issue is devoted to the kitchen; we'll save the joys of bathroom conservation for our next issue.

Let's wash the dishes. If you hand wash, do you keep the water running for rinsing while you're scrubbing away at those stubborn baked-on stains? It might make more sense to turn the water off while you're not using it. Turn off the water to wash and scrub a few plates/pots/glasses at a time, turn on the water to rinse them clean, then off again to wash the next batch. Leaving the water on for minutes at a time adds up fast. According to the EPA, letting the water run while hand-washing dishes uses an average of 20 gallons of water for the entire wash/rinse.

If you own a dishwasher, do you rinse your plates before putting them in? This used to be necessary, but dishwasher detergents have been engineered to better clean your dishes, flatware and cookware. In fact, recent studies have shown that rinsing dishes beforehand can now damage your glassware. Mike Edwards, a senior design engineer at Bosch Home Appliances, notes that "If there isn't food soil,

they tend to attack glasses. Some glasses are more susceptible to this kind of attacking than others." The glassware becomes etched with small pits that aren't directly viewable but make the glass seem cloudy. This is permanent damage, different from the temporary cloudiness of hard water stains. Note that it is the detergents that have changed, so this even applies with older dishwashers.

Instead, pay close attention to how you load your dishwasher. Avoid any direct contact between plates and/or cookware. Take advantage of any directional spouts to thoroughly scrub your dirtiest cookware. If you have no "turbo cleaning" spouts in the walls of your dishwasher, then point the pots down to take advantage of direct water pressure.

This doesn't mean you should put your plates right from the table (or the cookware right from the stove) into the dishwasher. Prior to loading, first scrape them over the trash to catch the largest remains. If your pots, pans or plates have some baked-on food, pre-soak them instead of pre-rinsing. It does a much better job.

Use the dishwasher's rinse cycle sparingly. It's perfectly fine to leave dirty dishes in the washer overnight and wash them after dinner the following evening. If, however, you live alone or don't do much cooking, it makes more sense to run the rinse cycle after a second day's dishes have been added if the machine still isn't full. Always try to wait until the machine is full before running a wash cycle. The exception is that some newer models have a "top rack only" wash; if all your dishes fit up there, you can use this cycle and still save water and energy.

But there are other ways to save water. Ice is nice, but are you wasteful? I was. Couldn't get enough ice in a glass. I'd have my drink and then toss the unmelted cubes into the sink. Wasting not only water but the energy to make and keep the ice frozen, I was literally throwing money down the drain. Sure, take what you want, but use what you take. That's the best advice for conservation anyone can offer.

Except, of course, this: if you have a leaky faucet in either your kitchen or in your bathroom, -please- contact the management office. They will send someone to your unit to fix the leak if they can, at no cost to you.

By, Vince DiFruscio

THE BURGER STOP



There's a new casual eatery in town. The Burger Stop opened in November 2011 and offers quick sandwiches for eating there or to go. (They plan on adding delivery services in the next few weeks.) The restaurant is located at 5318 N. Broadway, across the street from Jewel, just a few doors down from Subway sandwiches.

They offer burgers, of course, but also include Vienna Beef hot dogs & polish sausage and other meat and vegetable sandwiches on the menu. Any of these can be topped with up to 16 free items and there are an additional 14 items that are extra (but all under \$1 each). The basic burger costs \$4.79 and starts with two, 3 oz. all-beef patties. A side order of fries is an additional 99 cents. The menu also lists a few in-house specials as well as a daily special.

We stopped in for a simple lunch one Saturday afternoon and were pleasantly surprised. Our burgers were tasty and although the patties weren't gigantic, they were ample. They are custom-cooked, so if you have any particular preferences (I asked for my added-on bacon to be extra crispy), just ask and they will accommodate. The facilities were bright, airy, and clean. Since the food is cooked to order, you will need to wait a couple of minutes for your meal. This isn't fast-food; it's real food cooked quickly.

So if you're looking for a quick bite but want to avoid the fast-food chains, check out the Burger Stop. Their website is BurgerStopChicago.com.

By, Vince DiFruscio

RULES & REGULATIONS AMENDED TO ADDRESS SMOKING COMPLAINTS

At its January meeting, and following open discussion by owners, the Board of Managers adopted a smoking amendment to Park Tower's Rules and Regulations. "Smoking Amendment Number One" is based on language developed by an ad hoc Air Quality Committee and previously adopted by the Board as a Policy interpreting existing Rules and our condo Declaration.

The smoking amendment lays out reasons why smoking may be considered a "noxious or offensive activity," and it affirms the Association's responsibility to address smoking when it results in smoke escaping from a unit and infiltrating another unit or a common area.

The wording of the amendment was mailed to owners ahead of time, along with a set of Frequently Asked Questions (FAQ) and a brief review of how air flows in the building. Included were explanations of what residents should do if they are bothered by smoke infiltration, how management will address smoking complaints, and the penalties for not complying with the smoking amendment. *(These support documents are still available from the Management Office and online at www.dkcondo.com)*

As with noise and other disturbing activities, management recommends that complaints about smoking be directed to its office or, after hours, to the front desk. When a complaint is received, security will verify and resolve it if possible, then pass along a written report to management. Residents should repeat their complaints when necessary. Doing so supports efforts to find a solution and underpins any decision the Board may make eventually to levy a fine.

The new rule addresses only the tobacco smoke that infiltrates from one unit to another. No complaint, no problem. But a complete ban continues on smoking in our lobby, elevators, hallways and other public spaces.

By, Bob Shamo



FROM THE PROPERTY MANAGER'S DESK

FIRE SAFETY

Hopefully most of you have already seen the announcement we posted about keeping your unit doors closed. For those of you on the e-mail list, you got a copy in your in-box. It is too lengthy for the Newsletter. But the bottom line is your unit door needs to be closed at all times except when you are using it as an ingress or egress. An open door, even if a crack, will imbalance the air flow and pressure on your floor, but more importantly it is a fire hazard. The fire that occurred at 3100 North Lakeshore on January 8th, appears to be a very unfortunate example of what can happen when a unit door is open. The fire and smoke conditions can grow violent and spread much faster. As much as we all want to believe it will never happen to us, that is a belief we can not afford to ascribe to. If you want to learn more about Park Tower's Emergency Procedures, just refer to page 5 of the Rules and Regulations Handbook. We also have an Emergency Policies and Procedures Manual. We are happy to forward you a copy upon request. For either, you can visit the website at www.dkcondo.com. Just click Park Tower under the Managed Association's tab.

By, Timothy Patricio
Property Manager



ELECTRONICS DISPOSAL

Recently regulations came into effect that prohibit the disposal of electronics with regular refuse, with the penalty of some very stiff fines. As the service rep for our waste removal company (Flood Brothers) put it, "You can no longer mix chicken bones with keyboards." Regardless of these regulations, your used electronics should never be mixed with regular garbage anyway because of the heavy metals and mercury content. So in spite of those who argue this might be burdensome, it is already something we all should be doing. This year, Park Tower's Green Week will be April 23rd through the 28th, and we will continue collecting your household electronics and make sure they get recycled. For the remainder of the year, we are fortunate to have a recycling program already in place that will make this very easy for you. Your electronics can be co-mingled with other recycling materials. A truck from our scavenger service picks this up twice per week and delivers it to an authorized recycling facility. Also, theoretically anywhere you purchase electronics should take them back. At the moment there is no enforcement process in place, so if you try to take that old Gateway to Best Buy, chances are you will get it pushed back. For now, I suggest you wait for Green Week and take care of it with the rest of your spring cleaning. But if you have something you have to get rid of, just put it in or next to one of the recycling bins on 1P or 2P, and our staff will make sure it gets to the recycling container. Thanks...

By, Timothy Patricio
Property Manager



PARK TOWER 2012 SCHEDULE OF ACTIVITIES

MONDAY APRIL 23rd RECYCLE ELECTRONICS

Collection of household electronics, batteries, light bulbs, and other similar materials in the mall loading area adjacent to the Security Office.

TUESDAY APRIL 24th SAFE DISPOSAL OF HOUSEHOLD PRODUCTS

Collection of household products, chemicals, painting supplies, old building materials, carpeting and other similar materials in the mall loading area adjacent to the Security Office.

WEDNESDAY APRIL 25th SEMINAR BY THE 'CITIZENS UTILITY BOARD'

Wednesday night at 6:30 PM in the Party Room, CUB will provide condo residents with information about ways to go green at home and save 'green' on your utility bills. Attendees will hear about the latest clean-energy developments in Illinois, and ways to save on your electric and phone bills.

THURSDAY APRIL 26th CHARITABLE DONATIONS & BIKE REGISTRATIONS

Collection of used furniture and personal items (clothes, shoes, etc.) for charitable donations in the mall area loading dock at the back of the building. Please indicate what on the space provided below. If you are going to have furniture to donate, we will schedule it to be inspected for Bed Bugs in advance. Clothes should be put in plastic bags. We have made arrangements for your donations to benefit 'Care for Real' and 'The Brown Elephant'. Also, **Annual Bike Registration Begins** - we have a handful of vacant spots available in the bike room, contact the Management Office for details.

FRIDAY APRIL 27th BIKE OR MASS TRANIST TO WORK DAY & BIKE TUNE UPS

Join us in a day of breaking away from fossil fuels! Either bike, train, or bus to work! Also, **Bike Tune-Ups 4PM to 8PM at the Loading Dock** with 'On The Fly Bike Repair'. He has indicated his prices will be the same. You can contact him directly to set up a specific appointment, or just show up on the dock in the back - Joe with On The Fly Bicycle Repair, 847-436-2453. (ontheflychicago.com)

SATURDAY APRIL 28th RUMMAGE SALE, BIKE TUNE UPS and PAPER SHREDDING

Annual Resident Rummage Sale in the Mall area, 9 AM - 3 PM. Your 'trash' could be someone else's 'treasure!' We only ask that you indicate below that you would like to participate and we will register you and contact you with details. **Bike Tune-Ups 9AM to ??PM at the Loading Dock** with 'On The Fly Bike Repair'. Please bring your bikes by the loading area before 12:30PM so you can get an accurate return time from Joe. Also, the mobile shredder will be here on the dock, 10AM to 12PM.

I have the following items to donate to charity:

I would like to participate in the Rummage Sale: YES _____ NO _____

If yes - Name: _____ Unit # _____ Phone# _____

With either or both, return this form to the Management Office or the Drop Box in the lobby, by Wednesday April 25th, at the latest. Contact us with any questions by phone, 773-769-3250 or by e-mail at 'parktowercondo@draperandkramer.com'.

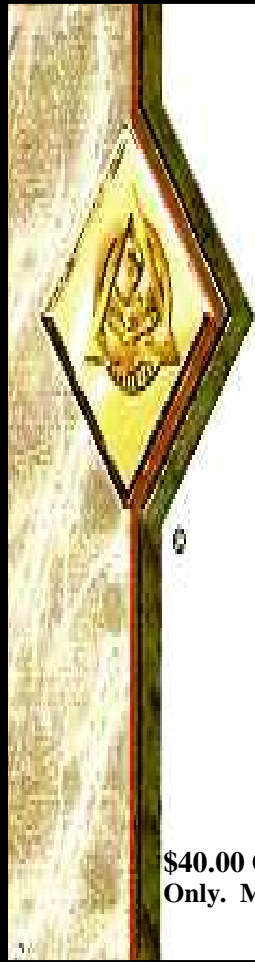
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BOARD'S CORNER

It is a privilege to be the first Board member to communicate with all of you by way of this new **"Board's Column"**, we commence with this first edition of the New Year.

As an old time resident / owner of **Park Tower** and as a **Board** member for many years, I am aware of many incidents and occurrences that create disturbances and / or inconveniences to our neighbors and fellow tenants. We all need to learn that living in a confined space as our condo environment, is not the same as if we were living in a city or suburban house where **noises, smoke** and **odors** are muffled by a more open area and not by flimsy "dry walls" in between.

Park Tower in essence is a **"little city"** with **1,000 plus people residing within its limits** and therefore, WE ALL need to **follow rules** and regulations for the high-quality welfare of all of us. **Loud music, family feuds, cooking odors** and **smoking** are the most common causes of concern to most of us and we need to be alert in order to avoid confrontations and / or fines as stated in our **"Rules and Regulations"** booklet, updated as of March 2011.

Our "City Hall" (**Management** office) and our "Mayor" (**Property Manager**) are always open to help you with any problem or inquires you might have. They are there to serve us but we need to be respectful with them, since **OFFENSIVE** language and **irate outbursts are not going to help your cause**. On the contrary, it could create a problem that could develop into a legal and expensive affair.

This is not a perfect world but **Park Tower** has always been an excellent living environment, we **all want to keep it that way**. Your **Board** is doing its best in keeping our structure up to date and modernizing our mechanical and electrical needs, with our goals of keeping our annual assessments as **low and realistic as possible**. Our 2012/2013 budget **reflects our mission!**

We all look forward to a new year with the hope that some of us forget the tribulations and hardships of 2011 and look with optimism to the new one. **In summary**, I ask all of you to properly **adjust to the limitations**

we have within our surroundings, be aware of our internal set of "laws" and follow them faithfully, avoid confrontations with our fellow tenants and people serving our needs and tag along that famous premise....." **Our rights stop when we infringe into the rights of others"**

To All, my best wishes for a Venturous and Prosperous New Year!

By, Carlos E. Vargas

PARK TOWER'S EXPANDING WEBSITE

Since going online in 2009, Park Tower's website has become ever more functional, informative and diversified.

- Pay your monthly assessment online (an alternative to checks and automatic withdrawals).
- Refer to the online, always-current editions of the Declaration, Rules & Regulations, and Construction Packet.
- Submit work orders and other forms directly, without making paper copies.
- Write your own classified ad, to be reviewed by management and posted for you in an online classifieds section.
- Check the monthly calendar for committee meetings, bedbug and extermination visits.
- Search the Announcements column - a summary of recent "News & Updates" - by key words like "smoking," "bedbugs," and "bike."

Certain older documents are archived on the website, thereby creating an historical record. Board Minutes go back to 2007, *Tower Talk* issues to 2009. These and other documents have icons showing that you'll need a PDF program to work with them. Good free programs can be downloaded to your computer from <http://get.adobe.com/reader/> and <http://www.nitropdf.com/reader/>. The latter


is especially rich in features, allowing you for instance to type inside a form - say the Permission to Enter form - before printing it out.

To access the website, type "www.dkcondo.com" into your browser. Under **Managed Associations**, click on **Park Tower** to bring up information of general interest to visitors, residents, and prospective residents. From there, select **Pay Assessments Online** to pay one time or on a recurring basis. To view the content listed above, select **Owner Login**. You'll find everything logically displayed, documents to the left, neighborhood links to the right, and announcements in the center.

Getting online the first time requires you to know your account number, provide a security question (with answer), and select a password. Subsequent online visits are straight-forward. If you have trouble getting set up, ask the Management Office for help.

By, Bob Shamo






Personal Training

**Lose Weight!
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I am a National Academy of Sports Medicine Certified Personal Trainer who can help you achieve your goals here in Park Tower. \$25 per session.

Arthur Velazquez, CPT
773-991-5740



TOWER TALK ADS PRICES

2 X 2 inch = 25.00
Business Card 3 1/2 X 2= 40.00
Quarter page = \$75.00
Full page = \$300.00

Contact the Management Office
1-773-769-3250

NEW LOBBY DESIGN

The Park Tower lobby will have a new look in 2012. Mel Crum Asid, a designer who lives in the Edgewater Community, was selected by our Home Improvement Committee to design our new lobby. These plans were presented at the December Board meeting for review. The plan calls for a modern look to compliment our building's architectural design.

Our new lobby consists of three areas for sitting while waiting for a taxi or other transportation. Four Barcelona chairs flank a glass coffee table in front of the low rise elevators. A large floor lamp accentuates the chairs. These chairs were originally designed for the German Pavilion for the 1929 International Exposition hosted in Spain. Their design is the result of the collaborative work of the famous architect Ludwig Mies van der Rohe and his longtime partner and architect Lilly Reich.



The Barcelona chairs are accompanied by two leather companion benches to replace seating by the elevator entrance door and near the high rise mailboxes. Two console tables are also included in the design: one to be located on the wall of windows on the low rise side of the building and the other on the marble wall as you enter the passenger elevator corridor area.

The semi-circle doorman's desk is replaced with a wooden, fabric paneled, and stone topped rectangular desk. The new desk includes storage, a planter, trash disposal, and an in house mail drop for assessments and other written correspondences to the Management Office. The glass wall partition between the main entrance and the low rise mailboxes is replaced with a planter box divider to secure the low rise area from the outer lobby.

We extend a special thank you to the Home Improvement Committee for the many hours of collaboration to identify the new design for our lobby.

By, Betty Terry-Lundy

RCN ENHANCES INTERNET SERVICES

Subscribers will notice improvements to their RCN services. The most significant is faster broadband (Internet) speed, with 10 mbps now the basic download speed. Customers who had been downloading at 1.5, 3, and 5 mbps during January have been brought up to this new minimum at no additional cost. Faster speeds allow high-content Internet files, like movies and music, to be downloaded quickly and streamed with less buffering (occasional delays).

RCN customers who paid extra for 7, 10 and 20 mbps have also been upgraded - again at no additional cost - to 25 mbps. And there are comparable upgrades for even higher levels of service. If you benefit from these faster speeds, you will no doubt appreciate them. But if anything faster than 10 mbps exceeds your need, you could consider dropping back a level, thereby saving a few dollars each month. *(The option of downgrading was confirmed, but the exact price structure has not been determined.)*

Check your broadband speed by going to <http://speedtest.rcn.net/>. For this test, use an ethernet cable to connect computer with router. A wireless connection, while convenient, reduces RCN's download speeds.

For its phone customers, RCN has announced greater phone dependability and an advanced voicemail system. RCN's phone service is by Voice Over Internet Protocol (VOIP). Savings result by bundling (combining) phone, broadband and cable services, but residents

should realize that a VOIP phone will not work when the Internet is down, that is, unavailable.

RCN considers Park Tower a premier location. Its technicians visit the building from time to time, answering residents' questions and addressing problems without prior appointment. Details are announced by our management well in advance.

Because we are a premier location, residents can access phone support by calling 312.955.2500. That local number is answered weekdays 8 am to 9 pm and Saturdays 9 am to 6 pm. Calls placed to this number at other times are transferred to live operators elsewhere in the United States. Since refining its phone support services, RCN claims wait times at a national average of 30 seconds.

By, Bob Shamo

2012 PARK TOWER BOARD ELECTION



Park Tower Condominium's annual Board election is scheduled for June 11, 2012. Owners who are interested in running for one of the two Board seats must submit their applications to the Management Office in May. Watch for deadline days which will be posted and mailed to owners.

Hello and welcome to Park Tower building.

I'm a FARMERS agent living at 5455 N. Sheridan
Condo or Renters insurance price \$12-\$18 a month. Please,
contact me for free, no obligation quote and

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Please, give me a call **773-330-4444**

Or simply e-mail me: rsmith13@farmersagent.com

DATES TO REMEMBER 2012 BOARD MEETINGS

All owners are invited to Board meetings.

January 30, 2012
March 12, 2012
April 9, 2012
May 14, 2012
June 11, 2012 (annual meeting)

7:30 p.m. in the Party Room

MANAGEMENT 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.

MANAGEMENT HOLIDAY CLOSINGS

Memorial Day
May 28, 2012

Independence Day
July 4, 2012

Labor Day
September 3, 2012

Thanksgiving Day
November 22, 2012

Christmas Day
December 25, 2012

MALL BUSINESS CONTACTS

- Suite 103: Aynot Enterprises, Inc.
(Salon—Spa Contractors)
1-773-728-6486
- Suite 103A: Healing Center of Chicago
Tony Hollenback, LCSW
(Integrative Care: Counseling for
the mind, body and the spirit)
1-773-255-9234
- Suite 103A: Dralyuk Real Estate
1-773-275-8520
- Suite 105: Lettuce Entertain You
(Gift Certificate Purchases)
1-773-924-4438
- Suite 106: Dr. Shirley Roy (Internal Med.)
Dr. Robert Reeves (Adult Psy.)
Dr. Robert Brinkman (Internal
Med.)
1-773-878-5151
- Suite 107: Park Tower Management Office
1-773-769-3250
- Suite 109: M & J Care, LLC
1-773-878-1032
- Suite 110: Elizabeth Todorovic
(Real Estate Attorney)
1-773-271-2110
- Suite 111: Blackstone ATM
(ATM Company)
1-312-515-0112

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.