

# TowerTalk

News and Information for Park Tower Condominium Association

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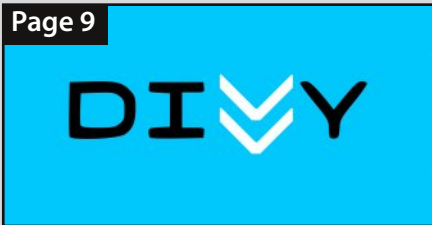
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## Right Out Back — Our Sheridan Beach Community Garden

by Ed Jaeger & Kevin O'Rourke

Have you ever wondered about the garden plots in the park just south and east of Park Tower? We did, too, some seven or eight years ago. By calling the alderman's office, we learned that the Chicago Park District managed this garden and that there was a waitlist.

Well, Kevin and I signed up and eventually got our space – only to find out they were assigned on a rotation basis. After two years, we'd have to give up our plots and go back on the waitlist!

Not great, but that was the deal. So we started gardening and, as we got into our second year, we began imagining a more permanent arrangement. Other gardeners we met joined in, and soon we had a grassroots effort to improve the situation.

Little did we know there were people in the neighborhood fighting to shut the existing garden down! They found it unsightly and, among other things, claimed it contributed to the rat population. Hmm... When was the last time you saw a rat nibbling on a stalk of kale?

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## Fix Those Leaky Fixtures

The last issue of TowerTalk featured an article titled, "Saving on Water – The Challenge Ahead." In that story we learned that Park Tower residents use considerably more water than do other D&K condo dwellers in Chicago. We heard from management that, were residents to cut back by 10% on water usage, the building could save about \$42,000 on the current year's water bill.

Unnecessary running of water is a personal issue – you either take care or you don't – but dripping faucets and

continuously recharging toilets are also very significant wasters of water. Furthermore, they are just plain annoying to live with and most can easily be fixed.

Maintenance does not charge to troubleshoot and, when it's a plumbing problem, you won't be charged for labor either.

However, this is not to say that plumbing fixes are always free. You'll be charged for installing a new or replacement faucet, and you're responsible for parts, whether by paying for items the building has in stock, or securing them on your own.

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## Did You Know?

# Edgewater Beachwalk

by Bob Shamo



A petition has been filed to ask Edgewater residents, as a part of the November 8 general election ballot, whether they would favor an extension of the Lakefront Bike Path. Such an extension is the dream of Edgewater Beach Walk Chicago, which has commissioned a \$60 million plan to do just that.

Formally known as the Promenade and Bike Path Civic Lakefront Project, the Beachwalk would begin where the Chicago Bike Path now ends, at Osterman Beach, and continue north to Devon Avenue, which borders Loyola University on the south.

As seen in the rendering above, the project would create a spacious green corridor behind the many condominiums on the east side of Sheridan Road. Question is, would the Edgewater community support it and, in particular, would those condominium owners see the Beachwalk as a welcome green buffer or as an obstacle to their own beach access?

If the question is allowed, it will be in the form of a ballot measure included on the ballots of all 48th Ward residents – which includes those voting at Park Tower – and the ballots of 40th Ward residents who live in precincts abutting the lake.

Alderman Harry Osterman is not taking a position on the project, saying

there is no money for it and, if there were, the city has more pressing needs right now.

How will you answer if the question appears on your November 8 ballot: Yea or Nay to the Edgewater Beachwalk?

More detail can be found at [www.edgewaterbeachwalk.com](http://www.edgewaterbeachwalk.com).

## Park Tower's Shared Cost Sidewalk

The Sheridan Road sidewalk replacement this summer was accomplished by the association's sharing its cost with the city.

While sidewalks, like roads, are municipal property, the fact is that many in Chicago are in very bad shape, with repairs long overdue. With the city's Shared Cost Sidewalk Program, the owner – in our case, the association – picked up about 10% of the tab, thereby allowing the city to do more with the funds it had budgeted. The arrangement benefited us, too, because we got moved closer to the head of the line.

The board approved a preliminary budget of \$10,000 for the replacement of about 200 ft of sidewalk under terms of the Shared Cost Sidewalk Program.

## Tax Appeal Successful!

Elsewhere in this issue, a reader points to the many services we Owners receive with the dollars collected via our monthly assessments. One of those services is the periodic appeal of our property tax bills.

Because the just-completed appeal of the **triennial reassessment** was successful, most Owners' property taxes will be about 6% lower than they would have been otherwise. The

savings (which varies depending on the size and location of each unit) amounts to between \$84 and \$250 per year for each of the next three years.

To have the chance for a comparable reduction, owners of individual homes must select and hire their own attorneys.

We Park Tower Owners, on the other hand, have just had this service done for us by a tax attorney who – because the appeal was successful – received a nominal fee, leaving us with a lion's share of the savings.

## A Zipcar in Your Future?

With ride-sharing and all the talk nowadays of self-driving cars, some of us may start looking a bit more critically at our driving needs. Have you considered a "shared" vehicle?



Zipcar has two cars stationed at Park Tower, and they can be reserved online or with a dedicated app. One must first of all be a Zipcar member, enrolled in a plan that takes into account how often you drive and for how many miles.

With the Monthly Plan for \$7, you can drive as much or as little as you like for rates (including gas and insurance) beginning at \$8.75 per hour or \$75 per day (up to 180 miles, \$0.45 each additional mile).

Another plan allows the occasional driver the same rates, but replaces the monthly fee with an annual one of \$70. These and other plans all require payment of a one-time \$25 application fee. For more details, visit [www.zipcar.com/compare-plans/chicago](http://www.zipcar.com/compare-plans/chicago)

# Overture Edgewater Beach

We reported in a recent issue on the stalled development of Overture Edgewater Beach, the 18-story apartment building planned for the corner of Sheridan and Catalpa. The current owners of that property, Edgewater Plaza Condominium Association located across the street at 5445 N. Sheridan, voted earlier this year—and by the narrowest of margins—not to sell.



Word has it that the developer, Greystone, has renewed its offer.

In exchange for the land, which is now used by Edgewater Plaza residents for parking, the association's owners would receive a substantially improved package of benefits that includes a larger cash payment and heated parking spaces for their own use on the north side of the facility.

If it's built, Overture Edgewater Beach will be rental only and for active adults age 55 and older. Edgewater Plaza's Board is unanimous in its recommendation that owners vote in favor. **TT**

## From our Readers

### For This Owner, An Assessment Gladly Paid

Long-time residents Dan Johnston and Catherine Kestler sat down the other day and made a list of the many services they enjoy here at Park Tower. Every one of them – and no doubt some they didn't think of – is paid for by our owners' monthly assessments.

Dan and Catherine think it's a bargain. By agreeing to a common set of needs, owners (and their tenants) receive inclusive services for a reasonable price.

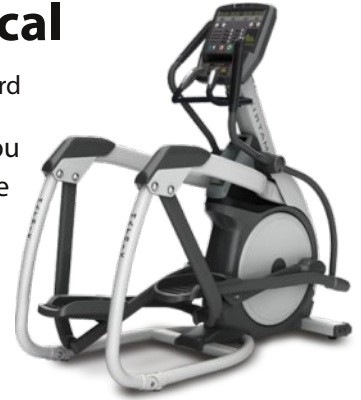
- Bicycle Room (subsidy)
- Cable, including Showtime (though technically a separate uniform charge, not a part of the assessment)
- Doorman 24/7
- Draper & Kramer management supporting a property manager, two assistant managers, and an office assistant
- Guest parking (subsidy)
- Health Club (subsidy)
- Heating & air conditioning
- High speed internet & broadband
- Landscaping & snow removal
- Liability insurance
- Lobby furnishings & décor
- Lock out service (free when office is open)
- Maintenance staff
- Market (subsidy)
- Otis elevator maintenance
- Real estate tax appeals (periodic)
- Receiving room
- Reserve fund for scheduled maintenance/repairs and emergencies
- Sundeck & garden
- Security personnel
- Utilities in common areas
- Waste removal & recycling
- Water & sewer
- Window washing (exterior)
- Work orders (materials & labor below market price) **TT**

## Health Club Fitness

### Matrix Fitness Elliptical

by Joe Howard

Have you noticed the new Matrix Ellipticals in the HC have a different look/design than you are used to?



These ellipticals allow many special features and benefits. Benefits for users include a constant rate of acceleration (prevents hiccups throughout the elliptical stride) and a design free of tracks and wheels (makes for a smooth motion free of vibrations).

Ellipticals offer a great workout when used correctly because they put less stress on your body than running on a treadmill does. Also, ellipticals have arms that can provide an upper body workout that treadmills and bikes can't offer.

When using the ellipticals, make sure to increase the resistance levels. Going as fast as you can on an elliptical is NOT how to use the machine correctly to get a good workout. You can obviously change your pace throughout, but changing the resistance levels is the way to get the most of your elliptical workout. Try pedaling backwards as well which will target different muscles in your legs.

*This is the first of several columns to pass on some tips about how best to use the new equipment installed this past spring in our remodeled Health Club. Joe Howard is our sales consultant from The Fitness Connection, which supplied the equipment. **TT***



# Community Garden

Continued from Page 1



*Your fellow Park Tower resident gardeners contributing to one of the scheduled community workdays. Left to right – Jake Hogan, Brian Schutz, Ed Jaeger, Jeff Fizer, Kevin O'Rourke, and Scott Lopez. Park Tower gardeners not pictured- Nathaniel Ekman, Ben Kelner, Chitra & Vasant Bhat, Phil Noel, and Anna Bardecka.*

These specious complaints only made us more determined, and our talented team set to work getting the alderman's attention. We wanted to expand community gardening in the Edgewater Beach neighborhood and desperately needed his help.

I got the email from the alderman's office about a meeting date and was excited until I saw the date was in the dead of winter. Now we were doomed. How many of our neighbors would turn out to root for a summer activity at a mid-February meeting?

Sure enough, it was terrible winter weather that day. But much to my surprise, one by one, they came and soon the 48th Ward conference room was nearly full. You should have seen Alderman Osterman's face when he walked thru the door. Below-freezing temperatures outside, and here was a room full of neighbors asking for his support. Indeed, we had his attention.

In the end, and after hundreds of hours of negotiations and meetings, the

Edgewater Beach Gardeners Association was formed. The EBGA board agreed to take over management of the garden this summer and to add more plots. While the existing spaces continue to be on a two-year rotation, the new ones are permanent.

We are particularly excited about a partnership with our local food pantry. EBGA has set aside two plots for the exclusive use of Care for Real. Our members will assist Care for Real volunteers with those two spaces and, in addition, donate excess harvest from our own individual plots.


As our gardening community grows, we have not only the pleasure of growing our own fresh organic produce, but also have found a unique way to meet and interact with our neighbors.

What I love best about Edgewater is its diversity. Despite our cultural and socioeconomic differences, we talk together and learn from one another. And this is quite palpable with the community garden.

From one gardener, an unfamiliar, tiny, spicy pepper that almost blows your face off. From another – who barely speaks our language – a single word, "cut, cut, cut" to show how pruning back our tomato plant will allow it to grow taller and produce more fruit.

In a recent news release, the current EBGA president said he would like to see enough plots that any resident who wants to grow vegetables can do it, regardless of where in Edgewater he lives. We surely hope so.

A special thanks to Karen Brock from the Chicago Park District (who happens to be an Edgewater resident); Alderman Osterman; Tim Patricio and the Park Tower staff – all of whom supported our efforts at critical times. Tim was particularly helpful in finding space to store the delivery of the new garden bed assembly kits, inside and out of the rain. Thank you all!!

To learn more about the gardens or to get involved visit [www.ebga.org](http://www.ebga.org). 

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## Terry's Tastes

## A Novel Name and Cuisine

By Terry Gorman

### Cookies & Carnitas

5757 North Broadway

[www.cookiesandcarnitas.com](http://www.cookiesandcarnitas.com)

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I discovered this restaurant more than a year ago, and I knew it was a winner as soon as I tasted my first pizza and salad. The other evening, our Park Tower Quarterly Dining Group visited and sampled a number of their signature dishes.

Though Cookies is the first word in the restaurant's name, when you're hungry you'll want to concentrate first on the Carnitas.

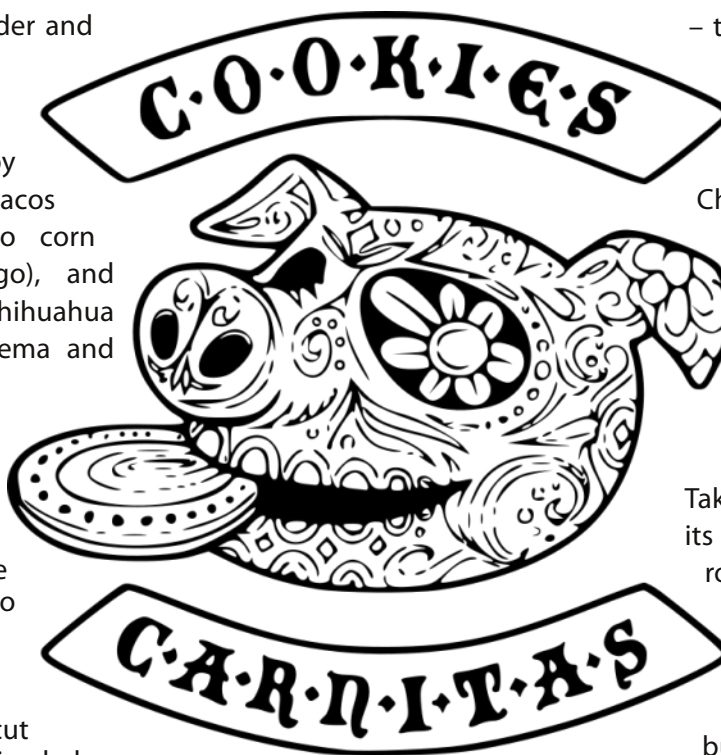
**Tacos** With two of these generously-filled Mexican-inspired creations, you'll have a whole meal for \$10 or less! You might start with Amish chicken – the pulled variety – and for the second offering choose between pork shoulder, pork belly, beef brisket, or aged skirt steak. In our samplings, the chicken

and all the meats were tender and moist. How do they do it?!

The heart of the delicious vegetarian taco is crispy portobello mushroom. All tacos are served on El Milagro corn tortillas (made in Chicago), and inside are smoky beans, Chihuahua cheese, pineapple pico, crema and house salsa.

**Sandwiches** There are 17 of them served with your choice of fries, homemade potato chips or chicharrones, which are fried pork skins. Those potato chips, by the way, are extraordinary and might just bring you back again and again. The potatoes are cut lengthwise so each chip is dark golden brown and long on shape, flavor and crispiness. All of us loved them.

Another item that sounds ordinary, but definitely is not, is the Grilled



Cheese Sandwich. Our frugal diner looked askance at the \$12 price tag but ordered one anyway. Assembled using Applewood bacon, Chihuahua, three-year aged cheddar and Swiss cheeses, onion jam, sourdough bread

– then cooked in bacon fat – our guy loved it, “The real deal,” he said, “and worth every penny!”

Other sandwiches are The Beefy Cheese, Giant Meat Ball Parmesan, Amish Chicken BLT, Classic Italian Porchetta, The Burger, Proprietary Dog, and Aged Steak (which, I believe, is skirt steak). The makings of each are described beautifully in the menu.

Take for instance The Vegetarian with its “crispy portobello mushrooms, roasted red peppers, red onions, fresh Capriole goat cheese, on a brioche bun.”

**Pizzas** Pizzas are of the build-your-own variety and come in three sizes. Start with the crust, tomato sauce and a cheese blend, and then add from a list of meats, vegetables and premium toppings.

| Continued on Page 7



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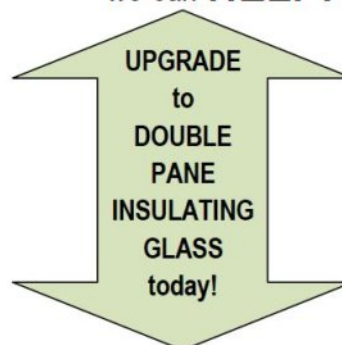
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# New Faucets

Continued from Page 1

Which brings up the situation where an exotic new kitchen or bathroom faucet requires special tools or knowledge to repair. In that event, you may need to hire your own plumber – or (if he has time) pay our building's plumber an hourly rate.

It's worth keeping in mind that Moen faucets come with a lifetime warranty. So long as you are the original purchaser, you can call or go online to order a free cartridge or other needed part. More often than not, maintenance just drops it in and you're good to go.

The building has stylish Moen lavatory faucets on hand, for a reasonable price and with an assortment of those free replacement parts readily available.

Not seeing the demand for replacement tub/shower faucets, the building

has not identified a likely replacement model. But, as with all lavatory and kitchen faucets, you're strongly advised to select two-handled ones rather than the single-handled models so popular nowadays.

Says building manager Tim Patricio, "In high-rises like ours, with miles and miles of plumbing that's still original, the mixing valve in a single-handled faucet will almost always fail over time. Get a chunk of rust in that valve and it's toast!"

Finally, a reminder to our renters that, rather than asking the management office for help, they should speak directly with their landlords. It is the owner's responsibility to follow up, and that includes initiating a work order for diagnosis and/or repair.

*As this story was being prepared, we read of mayor Rahm Emanuel's proposed 28% tax on Chicago's water/sewer service, to be phased in over four years. Should it*

*be passed by City Council such a tax, when fully enacted, would require roughly a 3% increase in per unit PTCA assessments, adding about \$160/year to the average assessment, give or take the exact percentage of ownership. ■*

## ShoutOuts!

## Thanks, Kent Brave..

.. for another summer of lovely landscaping.



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# Cookies & Carnitas

Continued From Page 5

Among those toppings are brisket, chorizo, goat, pork belly and pork shoulder. And talk about wonderful! The roasted garlic was very special – sweet and relaxed, not pungent as with fresh garlic.

But back to that crust. It is Neapolitan style and serves as a platform to display the glories of the fresh, scrumptious toppings. I'm crazy about the house-made Italian sausage. Trust me, it's wonderful! I'm from Wisconsin; need I say more?

**Salads** There are three, each a meal in itself, to which you can add any of the meats listed above. They are named by color: Dark Green, Blue, and Red. My personal favorite is Red. It's bursting with roasted rainbow beets, dried Michigan cherries, red onion, cucumber, feta, roasted garlic cloves, croutons and house dressing. I always add that tender moist Amish chicken.

The C&C menu also includes chili and soup, plus a half dozen or so side dishes, and fun non-alcoholic beverages. If you dine in, it's BYOB with no charge for corking or glasses. Used to be cash-only but now they accept credit cards. The portions here are

Texas-sized but the bill is not. You can have a whole meal for between ten and twenty dollars.

**Cookies** Now don't forget the cookies! There are six choices, including my favorite, Kitchen Floor. Or try Peanut Butter & Jelly, Chocolate Chip, Triple Chocolate, Oatmeal Dried Fruit, or Cowboy.

Do give it a try – Dine in, Take out, or Have delivered. **TT**

## From the NSM Committee

## Useful Forms and Documents

Here is a list of some of the forms and documents now available to **Registered Users** on our website for downloading and/or printing.



### Owners & All Residents

- Additional Occupant Registration
- Bike Registration Form
- Board Meeting Recording Policy
- Complaint Form
- Emergency Handbook Instructions
- Fee Schedule

- Health Club Application
- Party Room Rules Packet
- Permission to Enter Form
- Riser Replacement Schedule
- Rules & Regulations Handbook

### Owners

- Certificate of Liability Insurance
- Construction & Remodeling Packet
- Maintenance Charges
- Unit Sales Packet

### Landlords & Tenants

- Lease Packet
- Broker-Lender Appraisal Information Sheet

### Garage, Parking, Special Use

- Garage Application
- Guest Parking Rates
- Current Garage Waiting List
- Motorized Vehicle Policy

Of course, forms and documents are also available from the management office. But when you only need to look something up—say, in the Rules & Regulations Handbook—you can do it quickly and save on paper by viewing it online. And for frequently-needed items like Permission to Enter forms, the online option to print a blank form is also convenient.

Visit [www.ptcondo.com](http://www.ptcondo.com), login, then click on the Library tab. Scroll down and select Useful Forms & Documents.

**TT**

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# "Opt-Out" To Reduce Junk Mail

by Nathaniel Cook

Junk mail can seem like a force of nature at times, right up there with gravity and compounding interest. But a crammed mailbox is not an inevitability of life. There is another way!

No, I'm not suggesting anything as dramatic as declaring to the Post Office, "I'd like to cancel my mail," as Kramer did in the Seinfeld sitcom. Rather, a few active steps on your part can start to reduce the amount of junk mail you receive. The trick is to "opt-out" from as many mailing lists as possible. And there are a lot.

One way to do this is through The Direct Marketing Association ([www.DMAchoice.org](http://www.DMAchoice.org)). This group represents thousands of direct mail marketing organizations, and through the DMAchoice program you can choose to opt-out of all commercial mailings for five years at a

time. While this won't stop all unsolicited mailings, it will reduce what you receive.



out of all offers. If you wish to be permanently removed you must mail in a signed form.

So things are looking pretty good now. We've reduced general junk mail, credit card offers, and insurance deals. But there is still the dreaded "c" word: catalogs. But fret not; we can take a stand here as well.

Catalog Choice ([www.catalogchoice.org](http://www.catalogchoice.org)) is a non-profit organization that centralizes the opt-out information for over 9,000 titles – so you don't have to read the fine print with a magnifying glass. And by the way, this is also a great resource for dealing with a previous resident's mail.

Credit card and insurance offers are a whole category unto themselves, with their own opt-out procedures operated jointly by the major consumer reporting companies. Visit [www.optout-prescreen.com](http://www.optout-prescreen.com) to request a five-year opt

Although junk mail will stop just as soon as pigs can fly, I hope you feel empowered to do what you can to reduce it and simplify this aspect of life. Plus, imagine the reduction in paper and energy if all 728 residential units at Park Tower took these steps! **IT**



## Thomas A. Wartowski

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# Divvy, Chicago's Bike Sharing System, Going Strong!

by Nathaniel Cook

Celebrating its 3rd year of operation this past June, Divvy has grown dramatically in size and popularity. At its launch the program had just 75 stations and 750 bikes. There are now 580 stations in total with 4,750 bikes in service.

Many stations are strategically located close to transit stations, thereby streamlining commutes and encouraging use of mass transit. Parks, beaches, and other recreational destinations are also common Divvy station locations.

On top of expanding its physical network, Divvy has partnered with Transit App ([www.transitapp.com](http://www.transitapp.com)) to allow users to purchase 24 Hour Day Passes directly from their phones – both iOS + Android – thus avoiding lines at busy kiosks.

If you are already an Annual Member, you can retrieve ride codes by linking


your Divvy membership to Transit App, sparing you the need for a Divvy keyfob. Indeed, if you have a smart phone, you can Divvy anytime and anywhere!

Interested in trying Divvy for the first time or just looking for a fun afternoon excursion? Consider starting your journey

dock the bike, the clock resets, allowing you to “link” multiple 30-minute sessions and travel great distances if you desire.

But keep in mind you can travel very far by bike in 30 minutes. For example, from the lakefront trail and Bryn Mawr Avenue station it's approximately 15 minutes to the Montrose Point Bird Sanctuary, 20 minutes to Belmont Harbor, and 25 minutes to Lincoln Park Zoo at a leisurely pace.

Because you can drop the bike off at any station, Divvy excels as a one-way transportation option for recreational outings. No need to worry about leaving your own bike locked up somewhere if plans change and you don't end up riding home afterwards.

If you think you'll end up using Divvy more than 10 times a year, consider the Annual Membership at \$9.95 per month or \$99 for the year. Either option gives you unlimited 30-minute trips. Happy riding! 



at the Divvy station located where Bryn Mawr Avenue meets the lakefront path. Exiting Park Tower from the loading dock area, it's a quick 7-minute walk north along the inner park path.

A 24 Hour Pass (\$9.95) can be purchased at the station via credit card or directly through Transit App, as noted. This will allow you to take unlimited 30-minute trips for one day. Every time you

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## All Things Mechanical

# Our Remodeled Health Club—How We Did It!

by Jeff Hauser

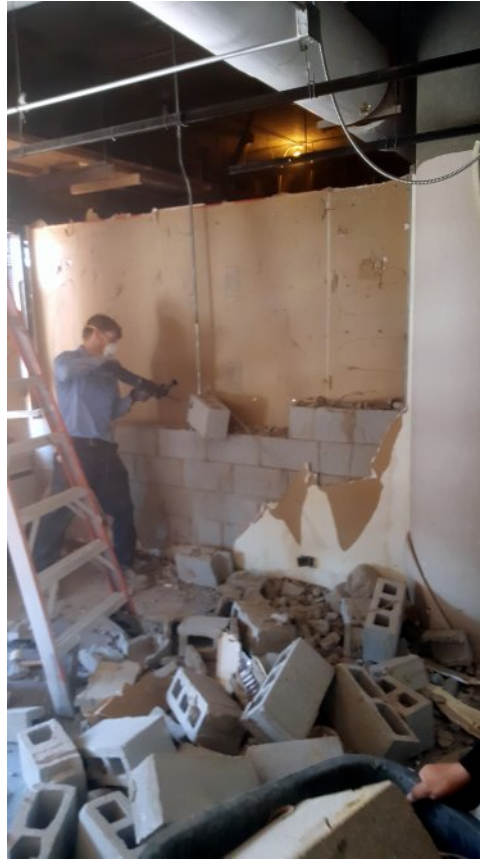
The previous issue of Tower Talk zeroed in on our Health Club and its grand reopening this spring after extensive remodeling. Most of the work was done by Matt Brown, our assistant engineer, and Noa Silva from our maintenance department.

TT sat down recently with Matt to find out in more detail what it took to convert a racquetball court into a strength-building room and the old weight room into a cardio room.

Of the two facilities, the easier one to convert was the racquetball court. That doesn't mean it was without challenges. Those big, tempered glass panels had to go and they weighed hundreds of pounds each. Shattering them and sweeping up the pieces turned out to be the best option!

With that solved, Matt and Noa put up the custom beams as part of a framework suspended from the high ceiling and anchored to the walls. This framework carries electric service to the lighting and fans. As part of the framework, they specially built a perimeter 2 feet in from the walls so track lighting could be installed over all the equipment that would be placed along the walls of the room.

All the new lighting is of the energy-efficient LED type. Matt told me that inside those fancy round



fixtures are LED lighting strips not much different from what you might put under your kitchen cabinets.

After installing electrical outlets along the walls, plus controls for the lighting and fans, everything was painted flat black. The flooring is designed to support the fitness equipment and was installed by the vendor. Lastly, Matt and Noa brought over mirrors from the old weight room.

Whereas turning the racquetball court into a strength-building room was relatively straight-forward—a clean canvas, so to speak—turning the old weight room into a new cardio room took notably more effort.

The biggest job was to remove a cinder block wall that had partitioned off a small part of the room. Removing a block wall and getting it out back is work enough, but then there was the need to join the floors and ceilings on either side of the “now-gone” partition, and to do it as seamlessly as possible.

The ceiling grids were mismatched, so tees had to be individually cut and joined, with tiles sized to fit. Things were easier on the floor since the angles of the tile layout matched. There are still a few places with seams, but you have to look carefully to find them!

At the north end of the old weight room, drywall was repaired and/or replaced, and wallpaper removed. Taking off wallpaper always leaves a mess, but since “mud” (topping compound) and tools were on hand to skim and sand the drywall, the same was done to the previously-wallpapered areas. End result is everything is now repainted and looking great!

With the space all cleaned up, Matt and Noa now put in electrical runs, as required for the new cardio equipment. Finally, our crew welded supports on the window headers,



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mounted the new television screens, and wired them up. Fortunately, there was space in the electrical panel for all the new wiring that was needed!

What isn't so obvious is the work that went on within the ceiling of the cardio room. All the original lighting has been replaced with LED panels and cans. And—a big improvement—the old window air conditioners are gone, replaced by a new two-ton coil and blower hidden in the ceiling. It's hooked into the building's existing water supply for heating and cooling, with ductwork to distribute the air throughout the cardio area.

Thanks to management, the HC Committee and two crack, hands-on employees, our Health Club has joined the 21st century. We saved a ton of money with all this in-house talent. If you haven't seen the facilities yet but would like to, please contact the management office. **■**

## Committee Focus

# Ad Hoc Committee Delivers Recommendations to the Board

By Bob Shamo

Late last year, the PTCA Board appointed an ad hoc (for one purpose only) committee to study and recommend changes to the association's Declaration and By-laws. PTCA's legal counsel had proposed updating those governing documents in view of recent changes to the Illinois Condominium Property Act.

By appointing the **Ad Hoc Committee to Review the Declaration and By-laws**, our Board hoped to expand



that effort to include ideas for other changes to those governing documents that would be beneficial to the association. The committee met six times between January and June of this year and submitted its report to the Board mid-July.

The report addresses the ten Issues listed below. Its recommendation on each is also stated, briefly and in bold print, with the full report available at [www.ptcondo.com/ad-hoc-committee-to-review-the-declaration-by-laws-final-report/](http://www.ptcondo.com/ad-hoc-committee-to-review-the-declaration-by-laws-final-report/)

To amend the Declaration and/or Bylaws would be a major undertaking, requiring 100%, 75% or 66-2/3% (depending on the Issue) of all unit owners to vote affirmatively.

**Issue 1** Should the association consider adding Leasing Restrictions to the Declaration?

| Continued on Page 13

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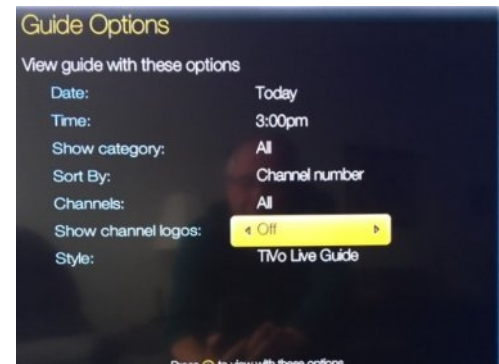
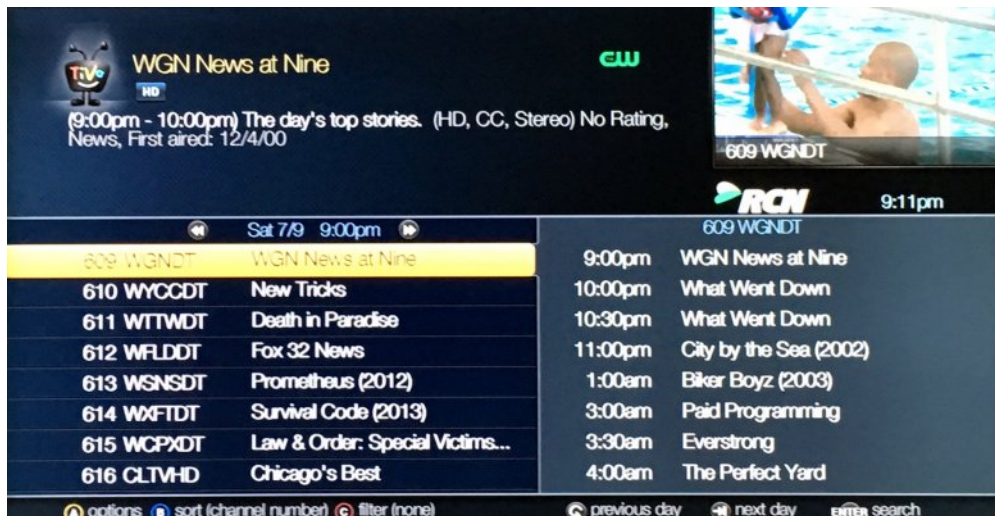
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# Recent TiVo Menu Options –by Mike Magliane



If you use a **Tivo Remote with an HD TV**, a few months ago they changed the format of the GUIDE. When you display a list, now it shows icons—which makes it harder to identify—instead of the call letters. You can change that.

There is also a useful Option to show a LIST of upcoming shows, instead of an endless row of half-hour increments.

The screenshot above shows how the GUIDE can look, by **changing two options**. Note, the station CALL LETTERS are back, and the right hand column lists

UPCOMING SHOWS—for many upcoming hours.

You can choose either or both of these options, using the TiVo Remote and the GUIDE and "A" Buttons as follows:

- 1 Press the GUIDE button on the TiVo Remote (see white circle).
- 2 Press the YELLOW "A" button on TiVo Remote, to open the GUIDE OPTIONS (see menu above).
- 3 Press the ↓ arrow on the round ring and move to SHOW CHANNEL LOGOS.

4 Press the → arrow on the round ring, to display OFF. (This will replace the Logos with the call letters.)

5 Press the ↓ arrow on the round ring and move to STYLE.

6 Press the → arrow on the round ring to display TIVO LIVE GUIDE. This will list upcoming shows - instead of every time slot.

7 When done, press the YELLOW "A" button to set the changes.

If you prefer the other way, just repeat the steps and change LOGOS back to ON, and change STYLE back to GRID. **IT**

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# Ad Hoc Committee Recommendations

Continued From Page 11

*Amend the Declaration to confirm the board's authority to adopt rules to limit the percentage of units that may be leased.*

**Issue 2** Should the association consider banning smoking throughout the building, including in all units?

*Amend the Declaration to prohibit smoking by all residents, tenants, personnel and their guests throughout Park Tower.*

**Issue 3** Should the association consider lowering the voting threshold to adopt certain amendments?

*No change is recommended in the current voting and approval requirements to take various actions.*

**Issue 4** Should the association consider removing the ban on pet cats and dogs in our building?

*Consider allowing owners to vote on an amendment that would eliminate the prohibition on dogs and cats, thus placing them on the same basis as other household pets.*

**Issue 5** Should the association consider buying residential or commercial units when they become available and/or selling such units when they are unoccupied for extended periods?

*Seek unit Owner approval to allow the association to acquire Unit 12C, a currently vacant commercial unit, as now allowed by the Declaration and By-laws.*

**Issue 6** Should Park Tower change parking, especially on 2P, to deeded spaces versus the current licensed spaces?

*No change is recommended to the current arrangement of licensing parking spaces on 1P and 2P. The*

*PTCA Garage should continue to operate on a licensed-space basis and not change to deeded parking.*

**Issue 7** Should the Park Tower Health Club remain a membership club or should it become a common element amenity included in all Owners' assessments and available to all residents?

*No change to the Declaration is recommended; the Health Club should remain as a membership club with membership fees. But amend the By-laws to allow the board to charge higher fees for non-resident members.*

**Issue 8** Should the association consider updating its governing instruments to reflect changes in law?

*Amend the Declaration and By-laws, as recommended by the association's legal counsel, to (1) bring them into conformity with the current Illinois Condominium Property Act (ICPA) and with current best practice for such instruments; (2) remedy any errors, omissions, inconsistencies or ambiguities; and (3) update the language to use "plain English" as much as practicable.*

**Issue 9** Should the association allow specifically identified detection animals to work and/or reside in the building?

*Amend the Declaration to allow detection animals (such as a bed-bug dog) to be housed in an Owner's unit and to work in the building.*

**Issue 10** Should Park Tower change 1P Parking to be entirely Self-Parking and eliminate the Car Hikers and Valet Parking?

*No change is recommended to the current arrangement; 1P Parking should remain as it is.*

The board will study these recommendations in coming months and keep owners informed of board meetings at which they are to be discussed.

Committee members were Ken Anderson, Sheldon Atovsky, Jeff Hauser, Ed Jaeger, Henry Long Ong, Bob Shamo and Oliver Tugend. Larry Hamilton chaired the committee and Jean Shamo was Board liaison.

Registered Users may read the full report at [www.ptcondo.com/ad-hoc-committee-to-review-the-declaration-by-laws-final-report/](http://www.ptcondo.com/ad-hoc-committee-to-review-the-declaration-by-laws-final-report/)

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Your request will be reviewed, and acceptance will come by way of an email.

## Committee Focus

## Committees, a Need, an Opportunity

With a new Board having been elected this past June, it's time again to consider membership in one of Park Tower's eight standing committees:

- **Budget & Finance**
- **Green**
- **Health Club**
- **Home Improvement**
- **New Residents**
- **News & Social Media**
- **Rules & Regulations**
- **Social**

There are no ad hoc (one issue only) committees as of this writing. The work of the most recent one, the **Ad hoc Committee to Review the Declaration & Bylaws**, is summarized in a story starting on Page 11.

## Budget & Finance Committee

Board treasurer Jean Shamo and B&F chairman Paul Groeninger are looking for new members to help with the upcoming year's business and activities. The first order of business is to review management's draft budget and make recommendations to the board for its approval in January of the 2017-18 fiscal year budget. A meeting for that purpose has been set for Tuesday, September 27, at 4:30 pm in the Party Room. Owners are welcome to attend this meeting but may not participate in the discussion.

As there have been recent changes in its membership, the committee needs Owners who can participate in five or so budget planning meetings this fall and also attend the quarterly meetings that occur throughout the year.

The work of the B&F Committee is quite detailed and dollar-oriented. For this reason, it is looking for members with business, finance or accounting – and can attend meetings regularly.

Think you can help? Please indicate your interest by dropping a résumé by the office or emailing it to [parktowercondo@dkcondo.com](mailto:parktowercondo@dkcondo.com)

B&F Committee members must be Owners. Meeting dates for the balance of the year will be determined at the September 27th meeting.

## Green Committee

Property Manager Tim Patricio wrote as follows in May of this year:

*[The Green Committee] will work on ways to initiate awareness and change for the better as a community. This is an "idea intensive" group, discussing the possibilities and working to progress efforts to initiate change that results in a*

*collective improvement of Park Tower's impact on the environment.*

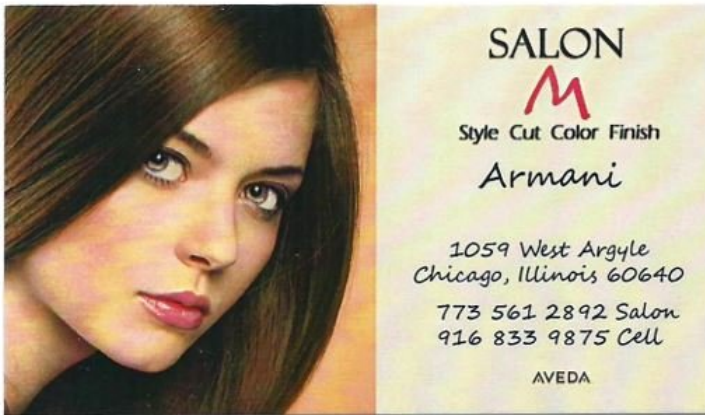
Read Tim's entire story at [www.ptcondo.com/what-ptca-is-doing-to-be-greener/](http://www.ptcondo.com/what-ptca-is-doing-to-be-greener/)

Green Committee members may be either Owners or Renters. Monique Fouant is board liaison with the Green Committee, and William Kay is committee chair. Emails to [news@ptcondo.com](mailto:news@ptcondo.com) will be forwarded.

## Health Club Committee

The Health Club has just been remodeled to make it more functional for members and more inviting to residents who are considering joining. (Read more on Page 10 about challenges our construction team encountered.)

The Health Club Committee monitors operations at the facility and suggests improvements to the board. It has no operational responsibilities.



Salon M is located on the soon-to-be completed Argyle Streetscape, between Kenmore and Winthrop Avenues.

A talented stylist, Armani, has joined the staff just recently and is offering a complimentary shampoo and styling with your first hair cutting appointment. Just mention having read the offer here, in Park Tower's TowerTalk newsletter.

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TowerTalk is published four times a year (Sep-Nov, Dec-Feb, Mar-May, Jun-Aug) and delivered in black and white to Park Tower's 700+ residential units. Each issue is also posted online in full color, at [www.ptcondo.com](http://www.ptcondo.com).

Currently, we're accepting business card sized and quarter-page ads for the Dec-Feb 2015-16 issue. To inquire, email [news@ptcondo.com](mailto:news@ptcondo.com)

Business card size is 2" high and 3-1/2" wide (\$40)  
Quarter-page is 4-3/4" high and 3-1/2" wide (\$75)



Men's and Women's locker rooms are next to be remodeled, with work either to have begun by now or scheduled for early September.

Only Health Club members may serve on the committee, but any PT Owner or Renter may attend publicly announced meetings. Ken Anderson chairs the committee and Monique Fouant is board liaison.

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## Home Improvement Committee

The Home Improvement Committee recommends and monitors the progress of improvements to the association's public spaces.

As of this writing, there are no such improvements scheduled, and the committee is inactive until further notice. Only Owners may belong to this committee. Michael Parrie is board liaison.

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## New Residents Committee

The New Residents Committee presents the single meeting that all new Owners and Renters are required to attend within a month of moving in. The purpose of the meeting is to "introduce" the building – its procedures, services, and amenities – and invite questions new residents may have based on the short time they've lived in the building.

This past summer, 4 new owners and 22 new tenants attended meetings held on weekday evenings, a Saturday morning, and a Sunday afternoon. The next meeting will be at 7:00 pm on Wednesday, September 28, in the Party Room.

Jean Shamo is board liaison with this committee and plans to continue doing the presentations. While committee members are not needed at this time, Jean will welcome help in assembling materials by any Owners who wish to help. Inquiries sent to [parktowercondo@dkcondo.com](mailto:parktowercondo@dkcondo.com) or to [news@ptcondo.com](mailto:news@ptcondo.com) will be forwarded.

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## News & Social Media Committee

The News & Social Media Committee informs, educates, and encourages dialogue on matters of importance to the association. While that effort focuses on the building and its residents, it also includes news of our Edgewater neighborhood.

The committee's platforms are TowerTalk, [www.ptcondo.com](http://www.ptcondo.com), and [www.facebook.com/PTCondo/](http://www.facebook.com/PTCondo/)

Committee members include both Owners and Renters. All write for the quarterly newsletter, and some also help with the technical aspects of publication, web design and management. Bob Shamo is committee chair and David Nicosia is Board liaison.

The next meeting will be in late September, date and location to be announced.

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## Rules & Regulations Committee

The Rules & Regulations Committee considers violations of the association's declarations, by-laws, and rules & regulations – and recommends appropriate penalties to the board, which then makes the final determinations.

Chuck O'Bringer is chair of the committee and Michael Parrie is board liaison. Only Owners may be members of this five-member committee, and there is one vacancy at the present time.

Due to the sensitive nature of its work, meetings are not announced publicly nor are visitors allowed to sit in. New rules and regulations are proposed when an ad hoc rules review committee is formed by the board, and Owners are welcome to be members on that committee.

For more on the Rules & Regulations Committee, including examples of how it functions, read the story at [www.ptcondo.com/the-work-of-our-rules-regulations-committee/](http://www.ptcondo.com/the-work-of-our-rules-regulations-committee/)

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## Social Committee


In its early years, ours seems to have been a very social building. The Fall 1981 newsletter lists a cross country skiing weekend, a residents' softball game, a travelogue on India, a hop through neighborhood ethnic restaurants, a culture bus to downtown, and Thursday evening "cards, games, and good conversation evenings" – and all this just in October!

Times change. The sole event planned by the Social Committee last year was its very popular and well-attended July 4 Celebration. But even that failed to materialize this past summer when no one stepped forward to head up the effort.

With some lead time, could the Social Committee be revitalized to undertake one or two large but "doable" events? Residents have fond memories of a mid-winter Holiday Party, and the July 4 Celebration might be more manageable as an in-house affair.

There are of course a few privately-organized events to which residents are invited. Examples are management's annual Halloween Party, the Cossa family's delightful Easter Brunch and Easter Egg Hunt last year, and Dave Nicosia's and William Kay's occasional Movie Nights for kids and parents alike.

Along these lines, might the Social Committee consider one or two potlucks in the Party Room, low-key affairs where families sign-up for early suppers, congenial conversation, perhaps a bit of amateur entertainment, and out by, say, 9 pm?

Committee members may include both Owners and Renters. Board liaison Jean Shamo will soon announce a reorganization meeting. If you'd be supportive of efforts like these, and have a little time to contribute, please email [parktowercondo@dkcondo.com](mailto:parktowercondo@dkcondo.com) or [news@ptcondo.com](mailto:news@ptcondo.com). 



## Building Contacts

Office	773-769-3250
Fax	773-769-0047
Doorman	773-769-3083
Garage	773-271-8859
Market	773-275-9130
Cleaners	
Receiving Room	773-784-3353
Health Club	773-769-1513

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## Mall/Business Contacts

### PTCA Market

Suite 101	773-275-9130
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Suite 103	773-728-6486

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Suite 103A	773-275-8520
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### Lettuce Entertain You

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Suite 105	773-924-4438

### Dr. Shirley Roy Internal Med.

Suite 106	773-878-5151
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### Park Tower Management Office

Suite 107	773-769-3250
-----------	--------------

### Elizabeth Todorovic

(Real Estate Attorney)	
Suite 110	773-271-2110

### Stephen J. Feldman, Attorney

(Criminal Defense & DUI Defense)	
Suite 113	312-371-5522

### Roger Philip Feldman & Co, CPA

Suite 113	773-944-0664
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## Dates To Remember

Board of Directors Meeting	7:30 PM	Party Room	Sep 12
Board of Directors Meeting	7:30 PM	Party Room	Sep 26
Budget & Finance Committee Meeting	4:30 PM	Party Room	Sep 27
New Residents Meeting	7:00 PM	Party Room	Sep 28
Board of Directors Meeting	7:30 PM	Party Room	Oct 10
Board of Directors Meeting	7:30 PM	Party Room	Oct 24
Board of Directors Meeting	7:30 PM	Party Room	Nov 14
Board of Directors Meeting	7:30 PM	Party Room	Nov 28

Please watch the bulletin boards or [ptcondo.com](http://ptcondo.com) for any scheduling changes. You can also contact the management office at [parktowercondo@dkcondo.com](mailto:parktowercondo@dkcondo.com).

## Management Office Hours

Monday, Tuesday, Wednesday & Friday	8:00 am - 5:00 pm
Thursday	8:00 am - 6:00 pm
Saturday	7:00 am - 11:00 am

## Holiday Schedule

Labor Day	Monday Sept 5	Office Closed
Thanksgiving	Thursday Nov 24	Office Closed
* Day Before and After Thanksgiving		Office Closes at 3PM
Staff Holiday Party	Friday Dec 23	Office Closed
Christmas Eve	Saturday Dec 24	Office Closes at 3PM
Christmas Day (observed)	Monday Dec 26	Office Closed

## Contributing to This Issue of TowerTalk

Nathaniel Cook	Kael Shipman
Terry Gorman	William Kay
Jeff Hauser	Catherine Kestler
Joe Hermann	Mike Magliane
Ed Jaeger	Kevin O'Rourke
Dan Johnston	Bob Shamo

While some of the contributors listed above are members of the News & Social Media Committee, others are not. Occasionally, as with the **Community Garden story**, we invite a resident to write on a subject we know is dear to his or her heart.. and sometimes we receive unsolicited stories, like the **Gladly Paid Assessments** piece. If you think you'd like to write a story—or suggest an idea for someone else to write up—please email us at [news@ptcondo.com](mailto:news@ptcondo.com).