

TowerTalk

News and Information for Park Tower Condominium Association

Consider and Vote – Amending Park Tower’s Declaration and By-Laws

by Sheldon Atovsky, Jeff Hauser, and Bob Shamo



Last year, our Board of Directors appointed a committee to review Park Tower’s governing documents and to recommend changes that might benefit the Association. Based on that committee’s **Final Report**, the Board has decided to put certain issues before owners, framed as “Topics” which owners can approve or not.

Owners who have received their Ballots can refer to them in the discussion that follows. Each Topic is also discussed in detail in the committee’s **Final Report**,

found online at www.ptcondo.com/ad-hoc-committee-to-review-the-declaration-by-laws-final-report/

PET DOGS, CATS, AND DETECTION ANIMALS Allowing any or all would require amending the Declaration, as directed by owner responses to Ballot Topics Nos. 1A (dogs), 1B (cats), and 1C (detection animals).

Our Declaration specifically disallows pet dogs and cats. Recent laws that supersede condo governing documents do allow service animals and emotional support animals to reside here with their

owners, but those laws do not yet allow detection animals as a separate class.

Many condo buildings on Sheridan Road allow pet cats and/or dogs. Statistics indicate that the presence of pets in a condo building makes it a friendlier place to live and increases property values. They may also save your life and be your best friend.

On the other hand, pets may be the source of noise disturbances, allergies and dirt; they may damage property and require excessive use of service elevators; and in some cases they may

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Old Habits Die Hard—Saving Water

by Reed Evans



There have been a couple of articles in **TowerTalk** recently about our relatively high use of water compared with other nearby condos. We know there are plenty of ways each and every one of us who lives here can conserve the water he or she uses daily.

But this is harder than it sounds, especially when it’s perceived as less convenient, difficult, and different from what we learned as kids or see people around us do. Even if we really care,

know what to do, benefit personally and know it will benefit others .. even then, it is hard to change behavior.

I know for myself how hard it can be. When I was a kid, I used to take incredibly lengthy showers, sometimes as long as 20 minutes. And the urge continues even today!

Why is that? Well, the way our brains work doesn’t help much. According to Charles Duhigg, author of **The Power of Habit**, there is a “habit loop” which drives the brain quickly – perhaps too quickly – into a routine that defies subsequent efforts to dislodge it.

Further evidence comes by way of an exhaustive report by the Water Research

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In Memoriam

Sheli Lulkin, Activist Sorely Missed

by David Nicosia



It is with sadness that we note the passing of Sheli Lulkin this past December. Sheli was a staunch and long-standing activist for the Sheridan Road community.

She served for 32 years as president of the Association of Sheridan Condo/Co-op Owners (ASCO), a watchdog organization that monitors and fights for issues affecting condo owners. Most recently, Sheli helped lead the charge to defeat an attempt by the State Fire Marshal to mandate sprinklers in our condominium units.

Sheli was born in Israel and moved to Edgewater to attend Loyola University as a graduate student in political science. In 1989 she went to work for the Edgewater Chamber of Commerce and was executive director when she left in 2009.

Sheli has been honored with the Chamber's Lifetime Achievement Award, ASCO's Edgewater Living Treasure Award, and named to Chicago's Senior Citizen Hall of

Fame. To hear from Sheli herself, view this short video: www.edgewaterhistory.org/ehs/local/oral-histories/3a

Those who knew Sheli knew that she had a great sense of humor. Walking with her through any part of Edgewater or even City Hall, it seemed as if EVERYBODY knew her. You couldn't sit with her at a restaurant without at least one person coming up to say hello.

Sheridan road is a better place because of Sheli Lulkin and she will be greatly missed!

After 5 years as Park Tower's ASCO representative, David has stepped down, and we're looking for someone to take his place. Read more at www.ptcondo.com/volunteers-needed-2/ IT

ShoutOuts!

Holiday Fund Record



We collected and distributed about \$25,000, almost 7% more than last year, making it the most ever collected for the annual Employee

Holiday Fund. Thank You, Park Tower Owners and Residents!

Board Members Pursuing Certification

Last issue we wrote of learning opportunities for owners who have or are considering leadership positions in their housing communities. We're pleased to report that board president Michael Parrie has just completed the six classes leading to certification by the Association of Community, Townhouse

and Homeowners Associations. And the other four board members are on track to earn certification in coming months. Our appreciation to all five for their commitment to superior Park Tower governance.

Movie Night, a Rousing Success



More than 50 residents, many of them families with small children, attended PTCA Movie Night on a recent Friday evening. The movie was *The Good Dinosaur*, a full-length, heart-warming animation film from Pixar. Admission cost 5 cents, penny candy, soda 50 cents, small and large popcorns 25 and 50 cents. And pizza was free! David Nicosia, William Kay, and Paul Groeninger put the evening together, with help from management and members of the Social Committee. Nice job, everybody!

Timi, a Top Girl Scout

A ShoutOut! to ten-year-old Timi Ismaila, who has been part of the Park Tower community since birth. This past year, Timi sold more than 500 boxes of Girl Scout Cookies. For this accomplishment, she and Grandmother Ida – along with other top sellers – were rewarded with a cruise party on the Spirit of Chicago. And in addition, her Girl Scout Troop was invited to Camp Juniper in Wisconsin.

The first Girl Scout cookies were sold 100 years ago. Today it is an annual event – one in which girls learn to present both themselves and their product, and acquire some basic business and money-handling skills.

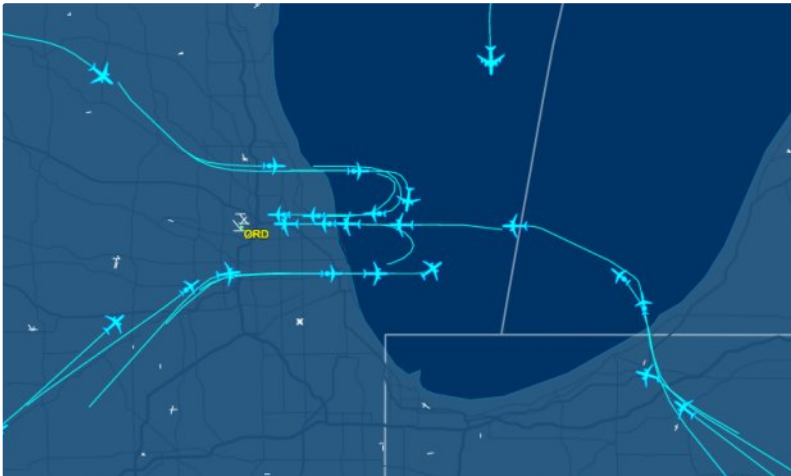


This year, too, Timi is working on becoming a top seller. Want to help? Order your cookies by sending an email to Grandma Ida at ida.manning@icloud.com

TT

Story Lights in the Sky Fly By

by Nathaniel Cook



Highrise condos bring terrific views. Park Tower's location and triangular footprint give it some of the best in the area, with stunning lake and urban perspectives. And as you may have noticed, we are also ideally situated for observing the flight paths of planes landing at O'Hare International Airport.

O'Hare is one of the largest and busiest airports in the country. In 2016 alone there were over 860,000 take offs and

landings. O'Hare has eight runways, five of which are parallel to one another. Park Tower, though twelve miles distant, is situated right between two of these parallel east/west runways, 27L and 28R. Imagine for a moment ..

If we were to extend runway 27L east all the way to the lake, it would essentially overlap with Bryn Mawr Avenue. Do the same with runway 28R, and it would line up just north of Lawrence Avenue.

These two runways are just over a mile apart from each other and incoming flights from all directions are routed towards them.

As aircraft pass over Park Tower they are typically at an altitude of 3,500-4,000 feet, and the landing gear is either already deployed or going down, which is very interesting to see during the day.

At night, east-facing residents can see the planes "stacked up" in parallel lines like holiday lights strung between trees as they approach O'Hare. West-facing residents can see the planes descending in parallel until they disappear into the horizon as they land. Typically, you will see larger jets passing by to the south. This is because right now runway 28R is much longer than 27L. But there are plans to extend 27L

to the same length as 28R, thereby enhancing O'Hare's capacity and flexibility.

There is a lot going on in the skies around our community, and though we're miles from the airport, we have first row seats!

Nathaniel is a member of the Newsletter Committee. TT

Story

Neat Businesses Nearby

by Taylor McCleneghan

Our Edgewater and Andersonville neighborhoods are brimming with independent businesses and community spaces. In this story, I want to spotlight several in particular that have really caught my eye.



EDGEWATER
WORKBENCH

Edgewater Workbench is a multi-purpose creative space located at 1130 W. Thorndale, just west of the Thorndale Red Line stop. The small storefront looks a bit chaotic and at first I wasn't sure what the space was used for. But with a little research I learned that the shop is equipped with tools and materials needed for assembling, fixing, cutting and gluing.

Among these items are several 3D printing machines and precision laser cutters. Interestingly, I found that the marketing department of my own company had gone to Edgewater Workbench for laser cuts of our company logo!

Co-owner Ally Brisbin has been involved in many community programs and is currently serving as Economic Development & Communications Director for the 48th Ward under Harry Osterman. Consistent with that community involvement, Edgewater Workbench also provides space for **After School Matters**, a city-wide nonprofit offering after school and summer programs for high school teens.

To read more, and to inquire about your own custom projects, visit www.edgewaterworkbench.com

Community Glue Workshop, another of Ally Brisbin's initiatives, offers hands-on help in fixing broken household and personal items. Workshops are held the 3rd Sunday of each month at – you guessed it – Edgewater Workbench on Thorndale.



These workshops encourage a mindset that values maintaining, re-using, and recycling the items we use day-in, day-out. Helpers are experienced volunteer handypersons from the community.

Matter of fact, my husband and I visited just recently with an expensive iron in need of a new cord and a suitcase in need of a new handle. Not a problem thanks to Ken, who once worked in a repair shop but now works in real estate. We loved meeting other Edgewater residents as we crossed things off our to-do list.

Wondering what to bring? A few other items I noticed: a wire shopping basket, wood side table, a bike light, a piece of metal wall art, holey socks, a vacuum, and toaster oven.

To volunteer your own services, and to donate to this nonprofit organization, visit www.communityglueworkshop.org/

Martha Mae: Art Supplies and Beautiful Things opened this past October at 5407 N. Clark, just north of Balmoral. Owner Jean Marie Cate has curated her shop following the advice of famed artist William Morris:



"Have nothing in your house that you do not know to be useful, or believe to be beautiful."

In addition to high quality art supplies, Cate sells highly-functional and attractive pieces for desks at home and work, as well as prints, paintings, and drawings

by Cate herself, and ceramics pieces by local artist Andrew Jessup. One thing's for sure, Cate's ability to curate and display impeccably-designed products is not to be missed.

She also teaches drawing, ceramics and bookbinding one-on-one but plans to rearrange things a bit to facilitate small classes.

Why the name, Martha Mae? Turns out that's the name of her Cavalier King James Spaniel who shares the shop space. By the way, Edgewater Workbench has a pet, too, though of less royal lineage – a white and gray "shop cat."

To get a feel for the shop, visit www.marthamae.info

Taylor is a member of the Newsletter Committee. **II**



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Terry's Tastes

Close and Comfortable

by Terry Gorman

Andies Restaurant

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www.andieschicago.com

Looking for a quiet, comfortable restaurant with a large menu to please all your party – carnivores, vegans and vegetarians? We have a suggestion: Andies Restaurant.

Let's start with quiet. There's no annoying music and no hubbub. Comfortable? The chairs invite you to stay. And the food? Healthy Mediterranean, cooked with locally sourced ingredients and "from the heart."

Start with the butternut squash soup with roasted apples, peppered organic pumpkin seeds and yogurt. Yum! Or saganaki – the flaming cheese familiar to

us from Greek restaurants. Opah! Or the Burek Spring Rolls, stuffed with seasoned lamb and beef, and served with a honey-ginger sauce.



Mediterranean restaurants have samplers so you can taste small amounts of several items. We ordered the Dip Sampler (hummus, sweet harressa, smoky baba ganoush, and patata) spread on fresh pita bread. Patata is a garlic potato dip

less bold than scordalia, its counterpart in Greek cuisine.

The main entrees offer many choices: lamb, chicken, beef, shrimp, and tilapia.

Stars indicate the vegan and vegetarian dishes. Those we've tried and enjoyed include Tunisian Seafood Tagine, Lamb Osso Bocco with Polenta, Curry Vegetable Couscous (ask for spicy), and several kabobs.

And the Sharwerma platter with hand-sliced marinated beef sirloin, cooked on a rotisserie with onions, tomatoes, and tahini

sauce? Dreamy, said one of our party.

Andies menus change with the seasons and there are numerous daily specials to please the budget-minded.

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Allow me to mention a spectacular dessert, not really Mediterranean but truly inspired: the Peanut Butter Brownie. Ask for it cold. One of these will serve four people we think. It's very rich and peanut butter lovers will be astounded!

Andies has been serving healthy Mediterranean food since 1975 and is still going strong today. It's a regular for us. Definitely check it out!

When you have a hankering for Middle Eastern food at lunchtime, Andies has a brunch on weekends and lunch weekdays. Andies participates everyday in the United Mileage Frequent Diner Program and they do deliver to Park Tower.

Terry is a Park Tower resident and a regular contributor to TowerTalk. 

Story

Busy Year Ahead

by Tim Patricio

This year's budget includes \$2,000,000 for Replacement Reserve projects. As buildings such as Park Tower age, there will be years like this with more maintenance and repairs on tap than usual. Some projects will be highly visible to owners and residents. Others, not so much. But all the work requires planning and a lot of patience, so we want everyone to be as prepared as possible. Let's start with the projects you'll be able to watch in progress – about \$1,300,000 worth.

Phased replacement of domestic hot water risers will continue, with a particularly aggressive schedule of four risers scheduled for 2017. The 02/04 riser (30th to 55th floors) is scheduled to begin March 27, followed in May by the 14/15 riser (3rd to 29th floors). Then two more risers in the fall.

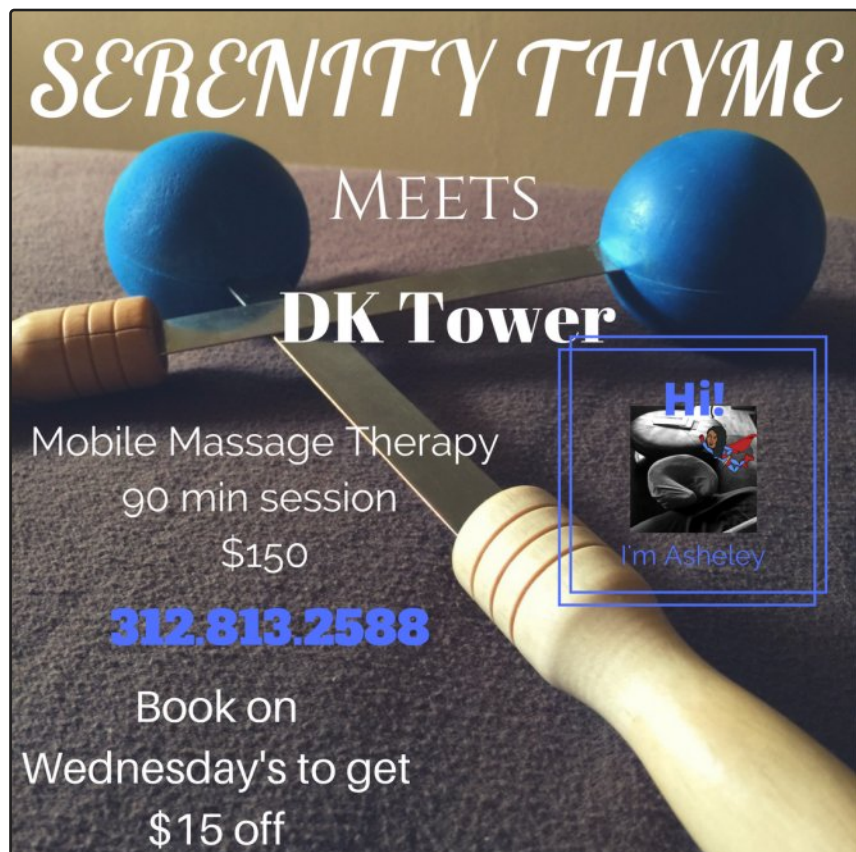
Improvements are needed to the security system, specifically to the key fob

and surveillance networks. Currently, our camera surveillance and key fobs are a hybrid analog/digital mishmash. We'll be taking those systems to a whole new level – completely digital/HD, state-of-the-art, with a couple of new camera locations for added protection.

Other visible work will include replacement of the main pool liner and repairs to the pool area structure. On the exterior, several planter liners on the roof deck may be replaced. Tuckpointing and masonry repair are needed on the North and East sides of the building, and we will also replace the balance of light fixtures along those exposures.

Finally, we expect to conduct an inspection of three tiers of our exterior window sealants.

Though not so visible, the balance of what we're planning – about \$700,000 worth – includes some of the most critical work a building needs to address in its lifetime: maintaining the roof overhead and keeping the air flowing.



SERENITY THYME


MEETS

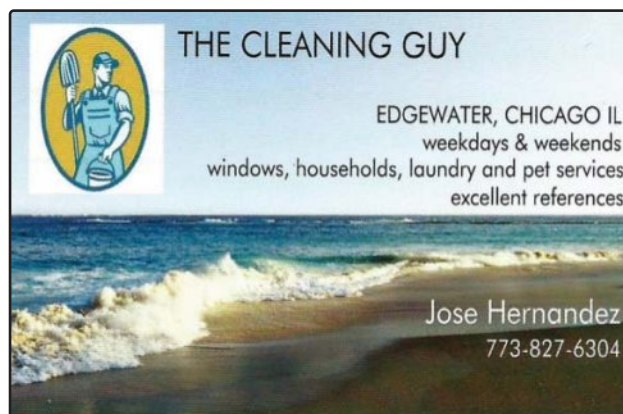
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We're already developing professional specifications for replacing Park Tower's main roof, a portion of which is pictured here.



The old one will be removed and brought down, while new roofing material is taken up and installed. Coordinating service elevator transport to and from the top of the building will be quite a challenge!

Also less visible will be some HVAC repairs: modernizing one of the primary air-handling systems, replacing damaged ductwork serving the hallway air handlers, and either rebuilding or replacing a handful of valves and motors. And in the garage we will be installing automated dampers at the fresh air intake vents – something parkers may observe if they happen to park their cars near those locations.

Some of this work may interrupt your daily routine. Riser work is especially invasive and noisy for the units involved. The roof replacement will also produce noise – probably noticeable by residents from about the 45th floor up, but especially so for those who live closest. And most of the work inside the

building will result in more service elevator traffic during business hours.

We are committed to keeping owners and residents informed as work is being planned, scheduled and accomplished. Keep an eye out for notices on our bulletin boards and those posted on www.ptcondo.com

Finally, if you haven't already joined our email list, we strongly encourage you to do it so you can receive weekly news and updates. Email us at parktowercondo@dkcondo.com.

.....
Tim is Park Tower's property manager. **TT**

Story
Management Prepares for Board Meetings

by Sheldon Atovsky



Here's the scene. We're in the Party Room waiting for the board meeting to start. We've got our agendas and our

questions ready for the open forums that begin and end each meeting. Board members walk in, sit down .. and seem already to know chapter and verse about every single item on the agenda.

How do they do that? How can they be conversant with the budget, with contracts, with minutiae regarding pipe repairs and when and how we should repair the roof? How can they have so much information on a particular issue that when it comes to vote, there's hardly any need for discussion?

The answer is in the meeting's *Management Report* provided by our office team!

For every meeting, board members receive an extremely detailed report – a booklet really – averaging 70 to 80 pages. Unless, of course, it's nearing budget time, in which case that booklet expands to include myriad financial detail. Or when the building begins a new construction project and those items are added. It's easy to see how the booklet can get so long.

Property manager Tim Patricio, assisted by our staff, prepares a new report or booklet for each Board meeting. What goes into a given report is determined by Tim's 'to-do' list – a spreadsheet containing a massive amount of information on building operations.

Input comes from engineers Steve Bisping and Matt Brown and plumber Louie Mezzano, who interact with Tim constantly and meet with him formally every two or three weeks. Assistant managers Amir Cobalovic and Marlon

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Recently Rehabbed

Warm But Cool – An 04 Kitchen and Bath

by Bob Shamo



Tom and his wife started looking at Park Tower condos three years ago. Already Chicago residents, they had long admired our modernistic building. But they wanted just the right unit, which for them would have one bedroom and an expansive view of Lake Michigan.

That right one turned out to be an 04 on an upper floor. As configured originally, 04 units had a walk-in closet positioned at the end of a short hallway – bedroom to the left, bathroom to the right.

How else, Tom wondered, might they use this small but valuable space? As a laundry room with stacked washer and dryer? As an office, perhaps with wall murals in lieu of the non-existent windows? Keep it as a closet, but wall in the hallway door and instead access it from the bedroom?

The couple considered all these options but decided on another: They doubled the size of the bathroom by removing

the wall that separated it from the closet. More on that later.

Upon entering the unit, I was struck by its openness. “Yes,” Tom said, “We wanted to be able to entertain 10 or 15 people, and the way it was, there just wasn’t enough room.”

Other than a shallow ceiling soffit, nothing remains of the walls that originally formed its kitchen. That space is now a blend of white, off-whites, grays, an occasional black, and stainless steel.

Several items stand out. One is the island, larger than you might expect for a unit this size but fitting right in thanks to the lightly-patterned granite countertops and gray-shaded ceramic floor tiles. Another is the refrigerator, a stylish Haier model, of cabinet depth with squarish features, two freezer drawers, and more interior space than you’d think.

A third feature – my favorite – is the corner cabinet with clear glass panels. Tom is modest about this and other design elements, explaining, “My wife has excellent taste.”

Two flood lights recessed into the soffit provide unobtrusive island lighting, while simple L-shaped track lighting casts subtle shadows and adds depth to the wall cabinets. Undercab lights are on Tom’s punch list and will do the same for the wall tiles when they are installed soon.

The bathroom is full of elegant surprises. Straight on upon entering is the clean-featured shower, its frameless access door set in a huge clear glass panel. The enclosure’s walls and tub facing are clad in the same ceramic tile as the floor, and the quasi-brick tub enclosure is repeated as wainscoting on the opposite wall.

A handsome vanity with matching sinks sits around the corner, in the now-



vacated closet space, with shelves immediately opposite for linens and towels. The tub is a deep soaker model. And what about that corner toilet! It was simply twisted on its original stack to a diagonal angle – clever and efficient.

Not much was needed in the living room, bedroom, hall and entry. Tom did upgrade to 200 amp electrical service. He replaced carpet with engineered wood floors and reframed the three closets, swapping in standard-height sliders for the original floor-to-ceiling bi-fold doors. Windows now have solar shades – opaque in the bedroom, but a looser mesh in the living room.

Tom and his wife are busy professionals. But at the end of their hectic days they do indeed have a warm but “cool” place to come home to.

Bob Shamo is chair of the Newsletter Committee.

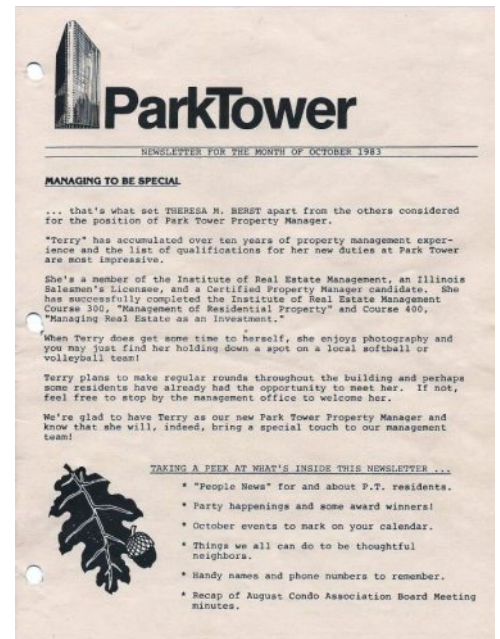
Questions addressed to news@ptcondo.com will be forwarded to the owner.

Have you rehabbed recently? Or made just one or two significant improvements to your home? Send us a pic and a short explanation. Units are identified by tier, and owners may remain anonymous if they prefer.

TT

TowerTalk Archives

A Sampling of Unit Prices from 1983, and Pets a Problem



From back issues we've selected October 1983.

- Community Specialist property manager Theresa Berst arrives at Park Tower.
- Units 2911, 3111, 4611, 4915 and 5102 sold and prices paid.
- Dogs & cats OK if registered and wearing a green collar**.
- An Open House for residents to learn about PT committees.
- A retro dance party featuring hula hoops and a twist contest.
- Up close and personal with news of weddings, births, illnesses, recoveries, condolences – plus a Gossip column!
- View this issue and others online at www.ptcondo.com, under the Library tab.

** Our thanks to long-time residents for explaining that those green collars were intended to ease the transition for owners who had owned their pets before Park Tower “went condo.” TT

Committee Focus

Social Committee



Mickey and Jo, winners of the Holiday Cheer floral centerpiece, provided by Anna Held Floral Studio.

Are you the kind that says, "Hi," to folks on the elevator? Do you invite the neighbors on your floor over for coffee? Or dinner? If so, you're the kind of person we need on the Social Committee.

The committee has been reconstituted with both old and new members. It aims to revitalize a sense of community among our residents and owners. Current members are Jan Anderson, Ken Anderson, Sheldon Atovsky (chair), Lois DiFruscio, Harriet Dominique, and Georgie Nowak. Board liaison is Jean Shamo.

We will emphasize smaller events more often, rather than the one big July 4 party. Since this past Fall, the committee has hosted four events: a **November TGIF** (drinks and appetizers); a **December Holiday Cheer** (dessert party and, yes, just like it sounds, a sweet-tooth's paradise); a **January Potluck**; and a **February Movie Night**.

Looking ahead, we are planning another **TGIF on March 10** and a **Brunch and Easter Egg Hunt on April 16**. We're even considering a redesigned **July 4th party**!

Tell us your ideas. Join the committee. Say, "Hi," next time you see us in the hall!

Sheldon Atovsky, chair

New Residents Committee



Park Tower has a fairly high turnover of residents each month.

To ensure that these new owners and renters understand the building's amenities and their own responsibilities, each adult resident is required to attend a **New Residents Meeting**.

70+ new residents have attended since this past July, but if you are one who hasn't, here is what to expect.

You'll receive a packet that contains a lot of useful information. The **Rules & Regulations Handbook** includes details of the building's operation; regular maintenance requirements; extermination services; how to respond to pests, nuisances and other concerns; answers to many of the most frequently asked questions; and a directory of important phone numbers.

Other items in the packet include the **Life Safety Guidelines** and the **Emergency Handbook**, as required by the Life Safety provisions of the City of Chicago; an **Emergency Contact Form**; sign-up for receiving E-notices; RCN and Zipcar information; and the most recent edition of **TowerTalk**, our quarterly newsletter.

And something very special: a certificate for one month's free use of the Health Club. This is only available at the meeting, one per household. When he's available, Ken Anderson will lead you on a personal tour of our indoor pool and Health Club. Ken spearheaded the successful effort this past year to get new equipment and renovate the weight room, cardiovascular room and racquetball court.

A lot can be learned by interacting with others at these meetings, asking your own questions and listening to those

from other new residents. You'll learn about our committees, several of which are open to renters as well as owners, among them the Social Committee, Newsletter Committee, and Health Club Committee (for those who are also HC members).

Park Tower is quite insistent on attendance at this **New Residents Meeting**. Regular communications – even dependable mail delivery – requires that each new resident attend and sign off on having received, read and agreed to our **Rules and Regulations**. Renters are further encouraged by their landlords who typically pass along the fines when their tenants fail to attend within 60 days of moving in.

We want happy, informed and involved residents! Welcome aboard.

Jean Shamo, Board liaison

Rules and Regulations Committee

The R&R committee would like to remind all residents to please be good neighbors and dispose of their garbage properly. This includes not leaving garbage on the service area floor or hallways. In addition, please put garbage in sealed bags so we minimize pests as well as prevent debris from blowing into one's face upon opening the chute.

Furthermore, please put garbage inside the chute (and push past the flap), recycling materials in one of our recycle bins on 1P or 2P, and larger garbage items in the dumpster next to the dock.

For exceptionally large items (i.e., a couch, a mattress, etc.), please make arrangements with the management

office so that they are aware and know who to charge back any extra yardage imposed by the disposal company.

Fines may and have been assessed for trash obstructing the common areas or unapproved usage of the dumpster, and the Board recently approved for management to add a \$500 trash removal fee to anyone who leaves trash in the hallways and service area.

Michael Parrie, Board liaison

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Green Committee

By resolution of the Board, the Green Committee will remain inactive until residents from at least five units volunteer to serve.

Monique Fouant, Board liaison

TT

Management Prep

Continued from Page 7

Dacres provide updates on administrative items (Amir) and remodeling projects, security, the Health Club, and garage activity (Marlon). Yvonne Sanchez reports on tasks she has been assigned.

All this and more goes into an ever-expanding manila folder on Tim's desk, and from there onto that 'to-do' list/spreadsheet that underlies Tim's management reports. Added to it is the financial data from our management company, Draper and Kramer, that supports Tim's detailed monthly financial analyses.

Booklets are assembled and made available to Board members the week prior, both in digital and paper format. Enclosed in each is a cover letter that summarizes its contents and forms the

basis of the Agenda, also published the week prior on www.ptcondo.com and available to owners who attend the meetings.


Tim estimates that it takes 12 to 16 hours to produce a finished **Management Report**. (Manually tabbing the paper copies, though helpful to Board members, is a particularly laborious chore.)

So it's a lot of work, but when Board meetings flow smoothly, with members knowing what's going on, then Tim feels the effort has been worthwhile. And as an owner who frequently attends, I most certainly agree.

.....

Sheldon is a member of the Newsletter Committee and wrote this story after interviewing Tim Patricio. TT

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Story

Consider and Vote

Continued from Page 1

be seen by other residents as threatening.

The Board takes no position on dogs, leaving it to owners to decide how best to vote on Ballot Topic No. 1A. But on Ballot Topic No. 1B, the Board strongly endorses allowing cats to live in the building for the following reason.

While no cats remain from 1979 when the building transitioned to condominiums, it is generally believed that we do have cats living here, possibly in significant numbers.

Unless the Declaration is changed to allow cats, the case could be made that the Board is obliged to find and eliminate them – an invasive task possibly requiring, among other things, unannounced inspections and employees reporting on cats discovered during routine maintenance. A lawsuit would be expensive, and the required follow-through unpleasant for all involved.

Likewise, the Board endorses approval of Ballot Topic No. 1C allowing detection animals.

Detection animals are trained to sniff out or otherwise identify insects and other threats to populations in close quarters, as here at Park Tower. Our bed bug detection dog, Scout, though not now permitted to live at Park Tower, nevertheless works here on a weekly basis and has greatly reduced what was once a major bed bug problem.

Allowing such a detection animal to board in the building has mainly to do with cost and efficiency. When Scout lived here, routine and on-demand inspections were less expensive, and unexpected needs required less lead time to schedule.

SMOKING The extension of a ban on smoking would require amending the

Declaration, as directed by owner responses to Ballot Topic No. 2.

Smoking is now completely banned in a growing number of Chicago condominium buildings, including five managed by Draper and Kramer. Smoking has been banned in Park Tower's common areas (lobby, elevators, hallways, etc) since 2008 when laws to that effect were adopted by the City of Chicago.

Amending the Declaration would extend that ban to the entire property, including residential units, the 2nd floor deck and all exterior areas within 15 feet of the building (other than an unobtrusive outside location for employees and residents who continue to smoke after the ban takes effect).

The ban would not take effect immediately but be delayed until January 1, 2019 as a courtesy to residents who may plan to move from Park Tower rather than comply with the ban.

There has been broad public awareness of the dangers of smoking and second-hand smoke since the Surgeon General's report in 1982.

Most important, smoking is the biggest single source of complaints to management, and the most confounding because its source is often difficult to detect. The Board endorses approval of Ballot Topic No. 2, which would ban smoking, as described above.

RENTAL RESTRICTIONS As understood here at Park Tower, a restriction on the number of rental units means not allowing additional units to be leased out until the percentage of units currently rented falls below a stated percentage (currently 30%).

Counsel advises that the restriction, included now in the Association's Rules and Regulations, would be further strengthened by confirming in our Declaration that the Board is permitted to establish leasing restrictions in this manner, through its Rules & Regulations.

The Board endorses approval of Ballot Topic No. 3, which would amend the Declaration as described above.

HEALTH CLUB MEMBERSHIP Ballot Topic No. 4 concerns Health Club memberships. Passing it would amend the By-Laws by allowing, but not requiring, the Association to permit Health Club memberships for non-residents/non-owners; and to allow those persons to be charged a higher price for their memberships.

The Board endorses approval of Ballot Topic No. 4.

The cover letter accompanying the Ballot introduces one additional item recommended by the Ad Hoc Committee, namely..

PURCHASE OF UNIT 12C Unit 12C is a commercial unit located in Park Tower's mall. Due to the high property tax and assessments for this particular unit, owners have come and gone. Unit 12C has been vacant for some time now, and the Association is pursuing foreclosure on past due assessments. The likely result is that 12C will be offered for sale at auction.

The Board would like owners to begin considering whether, in that event, the Association – a not-for-profit that is not burdened with property tax on its common elements – should buy Unit 12C, either using it for the benefit of owners or selling it to a business that is, in fact, able to pay the required property tax and assessments.

Buying Unit 12C would not require amending anything, only an affirmative vote by 66 2/3% of all owners. It is not a Topic on the current Ballot but will be pursued at a later time.

The Board plans to have mailed explanatory materials, ballots, and pre-stamped self-addressed envelopes to owners by March 1. For Ballot Topics Nos. 1, 2, and 3 to translate into amendments to the Declaration, 75% of all owners are required to vote in the affirmative. For

Ballot Topic No. 4, 66 2/3% of all owners would need to vote in the affirmative.

Owners have until December 31, 2017 to return their marked Ballots, but once the required percentages are reached, those Ballot Topics can be certified and translated into the required amendments.

Two meetings have been scheduled so owners can learn more about the current Ballot Topics and the possible purchase of Unit 12C.

Saturday, March 18 at 11:00 am in the 2nd floor Party Room

Wednesday, March 22 at 7:00 pm in the 2nd floor Party Room.

The Board and management urge owners to study each Ballot Topic and to consider how it would impact the experience of owning and living at Park Tower.

Sheldon, Jeff and Bob served with five other owners on the Ad Hoc Committee to Review the Declaration and Bylaws.

TowerTalk stories are approved prior to publication by the Board and by management. **TT**

Story Saving Water

Continued from Page 1

Foundation (www.waterrf.org/publicreportlibrary/4012.pdf). The takeaway here is that just being exposed to messages about the importance of water efficiency won't necessarily result in behavioral change. Even if a person wants to reduce water consumption, he or she will have to work very deliberately to disrupt formed habits and create new ones.

Here is one approach to water conservation for those who feel it is both practical and a moral imperative. Sit down with the members of your household to address the following questions.

1. What tasks do you use water for?

Make a list that includes showering, brushing teeth, flushing, washing dishes, cooking, etc.

2. How much water do you use? When possible, use a cell phone stopwatch and a liquid measuring container to figure out how much water you use per task per day, then add those numbers up for a daily total. Multiply times 365 to get an annual total.

3. How much water can you conserve?

Virtually each task you've listed can be done with less water. Get creative! Experiment by trying one or a combination of the following:

- Do it less often.
- Do it for a shorter period of time.
- Do it with no water, slower-running water, or water reused from another task.

Now, just do it! Make these water-saving discoveries into your new ways of doing things. That will be quite an accomplishment, to have actually changed long-standing habits!

*Reed Evans resides at Park Tower. She is a sustainability consultant and founder of **Scale it Up! Sustainability Training for Women Entrepreneurs**, a nonprofit program helping women entrepreneurs build triple bottom-line businesses.*

See the story, Update on Water, on the next page. Google "household water conservation" and you will find many useful resources. One of them, www.eartheasy.com/live_water_saving.htm, lists 25 specific ways to save water. Expect more stories on water savings and do email news@ptcondo.com with stories of your own success and suggestions others may not have thought of. **TT**



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Story

Update on Water Cost and What About Water Meters?

by Bob Shamo



The Association's total water usage – building infrastructure plus residential units – is paid for by assessments. Last year, water cost Park Tower owners about \$327,700, or between \$250 and \$785 of each unit's assessment, depending on size and location in the building.

City water has gone up 15% each of the past three years. While those huge base rate increases are over for now, a new measure will allow the cost of water to go up by amounts equal to increases in the cost of living.

In addition, the City has tacked on a new tax (to fund City pensions) that will add 30% to our water bill, in 7% increments, over the next five years.

It's been suggested that the building install water meters in each unit, with the hope that residents will use water more frugally if they have to pay the City directly for every gallon they use.

Good idea but impractical, says management. Because of the building's construction, each unit would require a minimum of four meters, two for each room with hot and cold running water. It would require about 3,224

water meters, procured and installed at a cost of, roughly, \$1,000 each!

That cost includes buying the meters, accessing locations, opening walls, two hours of plumbing per meter, returning walls to original condition, periodic meter reading and billing for the 742 separate units.

Clearly, water is going to cost us dearly going forward. Owners' assessments will increase accordingly and very possibly cause landlords to raise the rent for their tenants.

Bob's story is based information from property manager Tim Patricio.

See Reed Evan's interesting suggestions for conserving water, also in this issue of TowerTalk. ■

The Brightest Smiles in Edgewater are Just Next Door

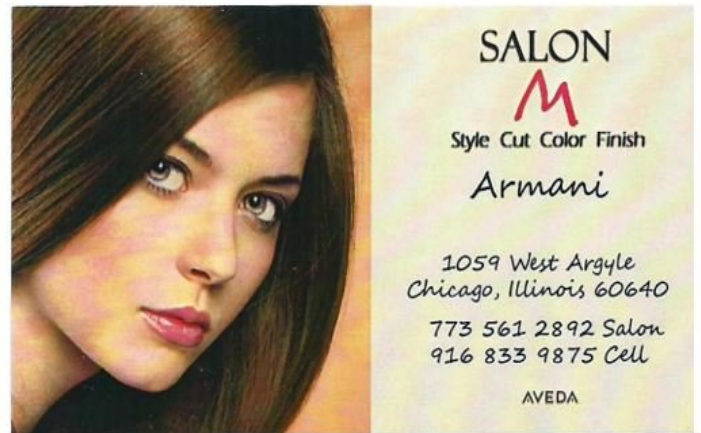


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Salon M is located on the soon-to-be completed Argyle Streetscape, between Kenmore and Winthrop Avenues.

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.

PLUS .. 20% off on all hair care products!

Green Week

Green Week Update

Monday April 17

Recycling Electronics

Household electronics, batteries, light bulbs, and other similar materials. Loading area adjacent to the Security Office. We will either recycle or safely dispose of these items.

Tuesday April 18

Safe Disposal of Household Products

Household products, chemicals, painting supplies, old building materials, carpeting and other similar materials. Loading area adjacent to the Security Office.

Wednesday April 19

Continued Collection of Items for Recycling & Disposal

Loading area adjacent to the Security Office.

Wednesday April 19, 7-8 pm

Presentations on Recycling and Water Savings

We expect a representative from Republic Services to discuss things folks can do to be better recyclers. Management will discuss our water budget and steps residents can take to save water. Attendees will receive a free Park Tower Grocery Shopping Tote. Held in the Party Room.

Thursday April 20

Charitable Donations & Bike Registration

Used furniture and personal items for charitable donations. Let the Management Office know at least a week in advance. Please put clothes in plastic bags. Loading dock at the rear of the building. Donations will benefit Care for Real and The Brown Elephant.

Annual Bike Registration begins today, with just a handful of vacant spots available in the bike room. Contact the Management Office for details.

Friday April 21

Bike or Mass Transit to Work Day & Bike Tune Ups

Join us in a Park Tower day of reducing our fossil fuel dependence! Bike, train, or bus to work!

Bike Tune-Ups are with Joe, of On The Fly Bike Repair. Price list posted when available. Contact him at 847-436-2453 or www.ontheflychicago.com for an appointment, or just show up. 4 to 8 pm, at the loading dock, rear of building.

Saturday April 22

Resident Rummage Sale, Bike Tune Ups, Document Shredding

Annual Resident Rummage Sale in the Mall area, 9 am to 3 pm. Contact Management Office by April 21 to reserve a table.

Bike Tune-Ups continue with Joe of On The Fly Bike Repair. Loading dock at rear of building. Hours are 9 am to 3 pm, but deliver your bike by 12:30 pm to assure completion by end of day.

Bike Swap, a new event this year, will happen in the bike room between 9 and 11 am. Cyclists who would like to buy, sell, or trade should email ParkTowerBikeSwap@gmail.com ahead of time. See Bike Swap story in this issue of TowerTalk.

Mobile shredder, 10 am to 1 pm. Loading dock at rear of building.

Property manager Tim Patricio will be at the rummage sale from 10 am to 12 noon to review electric bills and advise residents of opportunities to save money. Some providers are fleecing residents with their prices.

.....
Have questions, items to donate to charity, or would you like to reserve a table for the rummage sale? Please contact the Management Office at 773-769-3250, or send us an email at parktowercondo@dkcondo.com. IT

Brief

Bike Swap

by Nathaniel Cook



Spring is upon us and for many residents that means dusting off the seat, pumping up the tires, and biking the trail. Are you thinking of upgrading to a new set of wheels this year?

Perhaps you're not biking much anymore and would like to sell. Or maybe this is the summer you get your first bike and will explore all the great paths starting right at our doorstep.

If any of these sound like you, then join the Park Tower Bike Swap! The Bike Swap is a simple way to connect residents who want to buy, sell, or trade bikes during Green Week, a new idea management will be allowing us to try this year. Here's how it will work.

Before April 22, email me at ParkTowerBikeSwap@gmail.com. Tell me your bike room space number and whether you want to **buy, sell** or **trade**. Then first thing Saturday morning, April 22, I'll label all those bikes in the bike room, and between 9:00 and 11:00 am that day you can come down, take a look, meet other cyclists, and enjoy coffee and breakfast snacks in the bike room.

If you spot a bike you're keen on, and the owner is on hand, you can negotiate with him/her right then and there. Or we'll pass along your email address if the owner doesn't happen to be around that very moment.

In the spirit of Green Week, we hope this will be a convenient way to reduce, reuse, and most importantly .. reCYCLE here at Park Tower!

.....
Nathaniel is a Park Tower resident, a member of the Newsletter Committee, and an enthusiastic cyclist. IT

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

RCN

Service/Billing	312-955-2500
New Services	866-308-5556

Mall/Business Contacts

PTCA Market

Suite 101	773-275-9130
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Aynot Enterprises, Inc.

Suite 103	773-728-6486
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Dralyuk Real Estate

Suite 103A	773-275-8520
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Lettuce Entertain You

(Gift Certificate Purchases)

Suite 105	773-924-4438
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Dr. Shirley Roy (Internal Med.)

Suite 106	773-878-5151
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Park Tower Management Office

parktowercondo@dkcondo.com

Suite 107	773-769-3250
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Elizabeth Todorovic

(Real Estate Attorney)

Suite 110	773-271-2110
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Stephen J. Feldman, Attorney

(Criminal Defense & DUI Defense)

Suite 113	312-371-5522
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Roger Philip Feldman & Co, CPA

Suite 113	773-944-0664
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Dates To Remember (* may be canceled if no agenda)

Town Hall (riser replacement)	6:30 pm	Party Room	Mar 2
Social Committee TGIF	5:30–8:00 pm	Party Room	Mar 10
*Board of Directors Meeting	7:30 pm	Party Room	Mar 13
*Board of Directors Meeting	7:30 pm	Party Room	Mar 27
*Board of Directors Meeting	7:30 pm	Party Room	Apr 10
Brunch & Easter Egg Hunt	TBA	Party Room	Apr 16
*Board of Directors Meeting	7:30 pm	Party Room	Apr 24
Resident Forum	7:00 pm	Party Room	May 3
*Board of Directors Meeting	7:30 pm	Party Room	May 8
*Board of Directors Meeting	7:30 pm	Party Room	May 22

Please watch the bulletin boards and www.ptcondo.com for scheduling additions and changes.

Management Office Hours

Mondays, Tuesdays, Wednesdays & Fridays	8:00 am – 5:00 pm
Thursdays	8:00 am – 6:00 pm
Saturdays	7:00 am – 11:00 am

Holiday Schedule

Easter Weekend	Saturday, April 15	Office Closed
Memorial Day Weekend	Sat & Mon, May 27 & 29	Office Closed

PT Residents Contributing to This Issue of TowerTalk

* Newsletter Committee Member)

* Sheldon Atovsky	* Jeff Hauser	* Bob Shamo
* Nathaniel Cook	* Taylor McCleneghan	Jean Shamo
Reed Evans	David Nicosia	* Kael Shipman
Monique Fouant	Michael Parrie	
Terry Gorman	Tim Patricio	

Occasionally, as with **Old Habits Die Hard – Saving Water**, we invite a resident to write on a subject we know is familiar to him or her. 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.

TowerTalk is published four times a year (Sep-Nov, Dec-Feb, Mar-May, and Jun-Aug) and delivered in black and white to Park Tower's 700+ residential units. Stories are also posted in full color at www.ptcondo.com. Currently we're accepting photo-ready business card and quarter-page ads for the Jun-Aug 2017 issue. To inquire, email news@ptcondo.com.

Business card size is 2" tall and 3½" wide (\$40)

Quarter-page is 4¾" tall and 3½" wide (\$75)