

TowerTalk

News and Information for Park Tower Condominium Association

Governance

Can We Avoid an Additional 3% Assessment?

by Mike Magliane

Mall unit owes over \$80,000!

Have you heard about the unit in our mall (called 12C) that hasn't paid its assessment for years .. and now owes us over \$80,000 (as of August 2017) .. and will continue to owe us an additional \$1,919 each month going forward?

Ownership of the unit is concealed in a trust and all conventional attempts to collect have failed. The final option is for owners to allow Park Tower to Purchase/Sell the unit 12C for the cost of the Assessments due. That step requires foreclosure proceedings.



What is 12C anyway?

12C is the empty space in the mall (112C), to the left of the new WOW BAO office of Lettuce Entertain You. In fact, LEYE wants to buy 12C and expand into it. As headquarters for some 90 restaurants, LEYE would be a strong and reliable Owner. The process underway now paves the way for Lettuce to acquire 12C!

12C was a pharmacy when the building went condo in 1979. Over recent years it's been empty or rented by a variety of businesses that paid their bills on time. With our current situation, however, the only option is to foreclose on the unit for the amount owed. | Continued on Page 15

Getting Closer — Keep Them Coming!

by Paul Heck



As we go to press, 447 owner **Amendment Signature Pages** have been received, representing 66% of our ownership. Many Owners have sent in their Amendment Signature Pages early but many

have still not.

The Board's goal is to wrap up the amendments effort as soon as it can, possibly as early as September 25. That's the date of the Owners' Meeting to authorize the purchase and resale of Unit 12C in our commercial mall – another issue which, like the amendment proposals, is so important to our association.

If you are an Owner who has not returned his/her signature page, please do it right away!!

Pick one up from the management office or download a fresh copy from www.ptcondo.com/wp-content/uploads/2017/06/owner-Paket-Final.pdf

This is the first time, since the creation of our condominium association, that we have had the chance to decide what is in our Declaration and By-laws. Our current Declaration was written by the developer of our building and has never been changed.

| Continued on Page 15

Inside This Issue

Did You Know?	2
Edgewater Arts	3
Percent Ownership	3
Mavis Mather	4
Composting Pt II	4
Fire Safety	5
Proper Medicine Disposal	5
Fiber Optic Internet	6
Interview with Tim Patricio	8
Terry's Tastes	9
Lakefront Trail	9
ShoutOuts, Rehabs, PT Profile	10
Fitness	11
Committee Focus	12
The Recyclery Bike Workshop.....	13

Did You Know?

Global Cuisine Potluck

Save Sunday, September 24, for the Social Committee's next event — 4:30 to 7:30 pm in the Party Room. Bring and share your favorite dishes from around the world. Sign-up beginning a week prior at front desk. (Read the Committee Focus column beginning on page 12.)

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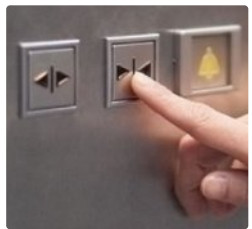
Buttons, Buttons, and More Buttons



Well, first there are the new **panic buttons** being installed in five locations in our building. They will bring immediate help without going through an intermediary.

Police are called by buttons at the front desk, management office, security office, and garage office. While the intention is that staff will use these buttons, in fact they may also be used by residents.

The remaining button, at the pool, is available only to the pool attendant and will summon paramedics.



Then there are those darned **elevator close buttons**. Don't waste your time — they've been disabled nationwide for everyone

except firemen since the 1990's.

On the other hand, the elevator hold open buttons do work. Far better to admit a late-arriving passenger that way than to grab onto or block the door.

Management estimates that 6 out of every 10 elevator failures here at Park Tower are due to doors being physically prevented from closing. Come on, guys!

What about doors fitted with **push pads**, like those on either side of the receiving room, laundry room, bike room, etc? Do

we damage the mechanism if we push the doors open the usual way instead of using the push pad?

Nope! Those mechanisms are not damaged in any way if we choose not to use them.

And finally, there is the **garage door remote**. Available online, it can be affixed to the sun visor and opens our overhead garage door as you drive out of the garage.

Go to www.amazon.com, then type in *Garage Door Parts Linear Dt2a Garage Door Opener Remote Transmitter*.

When it arrives, take it to the management office for programming. Works like a charm.

.....

Canadian Hemlock Saunas

Stunning stand-alone saunas now grace each of our newly-remodeled Health Club restrooms. The wood, intentionally unfinished, weathers naturally with heat and moisture. An interior light can be tuned to a color that suits your mood, and speakers play from your personal sound source. Temperature and duration are set using a control panel, also inside the booth.



Rooftop Deck & Garden Remains Open

Don't be confused. The ongoing roof project is happening at the top of the building, over the 55th floor. The **Rooftop Deck & Garden** is on the 2nd floor just outside the aerobics room — and it will be beautiful this Fall, with mature plantings (picture) as well as new ones in the recently relined planters. Feel free to sit awhile in wonder.



Park Tower Horizons



Have a look at www.ptcondo.com, Home page, lower right corner.

Click on any of the six photos and you'll see two dozen gorgeous shots. Management swaps in new ones from time-to-time, selected from hundreds collected over the years. There is a short introductory paragraph, as follows:

These photos demonstrate one of the most valuable assets Park Tower owners have and one of the most awesome features of this community's living experience — THE VIEW! No matter the weather, the time of year — morning, noon and night, the view from Park Tower is always something to behold.

From a unit high in our tower, one Owner has even captured video of an entire year's worth of sunrises! Check it out at https://youtu.be/0Gq_UsVd5QI

In Our Parks

Come Spring, *TowerTalk* will start a new column by this name. In the meantime, here are some close-by park events that may interest you.

Movies in the Park features *Top Gun*, starring Tom Cruise. Free, closed-captioned, September 4 at dusk, Kathy Osterman Beach just north of Bryn Mawr and east of Lake Shore Drive.

Staged Reading, a series of new works, free, age 8 and up. September 18, 7:00 to 8:30 pm, Berger Park Cultural Center on the lakefront at 6205 N. Sheridan.

Community Stewardship Workday, September 23, 9:00 am to noon, Montrose Beach just north of Montrose Harbor in Lincoln Park.

Cabaret on the Lake, free monthly variety show for and by singers, storytellers, comedians, musicians, dancers, and poets. October 13, 7:30 to 9:00 pm, Berger Park, 6205 N. Sheridan. **TT**

Edgewater Arts

Our Town, An American Classic

by Sheldon Atovsky

Redtwist Theater

1044 W Bryn Mawr 60660 between Kenmore & Winthrop
773.728.7529

Sep 9 to Oct 8, 2017 (previews Sept 6, 7, 8)

www.redtwist.org



Redtwist Theater is but a stone's throw from Park Tower. Its Fall production is *Our Town*, Thornton Wilder's Pulitzer prize-winning play, staged as a contemporary love letter to Chicago's many communities. Actors planted among the audience will remind us that life's most ordinary moments are often the most profound. It's a beautiful play, touching and fervent. Check it out.

And for readers who like active participation ..

2017 Edgewater Arts Festival

1040-1190 W. Granville Avenue
773.804.8592

Sep 23 to 24, 11 am to 6 pm

www.edgewaterartists.com/edgewater-arts-festival.html



The Edgewater Arts Festival is an annual event featuring a mix of visual and performing arts, good food, children's activities & talent shows, and welcoming hosts. By the time you read this, details will be available on the festival's website.

Last year's Festival presented 80 performers on three stages, kids' activities, an art showcase of students from local public schools, and a pet parade. (Some children's events require registration.) It's a great street celebration, fun for everyone.

Sheldon is a member of the Newsletter Committee. **TT**

Governance

Percent of Ownership

by Mike Magliane



In this issue of *TowerTalk* and elsewhere, you may have seen the phrase, '66-2/3 or 75% ownership is required.'

What it means is that when votes are tallied, the value of each is determined by the size, elevation, and view from that Owner's unit. If all Owners were to vote — including those in our commercial mall — then the total would be 100%.

The difference between units is significant. A 3rd floor studio varies from .07% to .09% ownership, while two-bedroom units on the 55th floor range from .22% to .24% ownership. The average of all units on all floors is .14%.

Each of the six **amendment proposals** now before Owners will be decided by the percent of ownership represented by all those initialing in favor.

Owners voting early on the **Unit 12C foreclosure** will see their percent of ownership at the bottom of the proxy form. Those who wait until the September 25 meeting to vote will be tallied the same way, by percent of ownership in the entire Park Tower Condominium Association.

You need not worry about it, but please know that the association values the participation of every Owner in deciding on the aforementioned amendment proposals and 12C foreclosure.

Like pennies and dimes, they add up quickly. Thanks!

Mike is a member of the re-activated Ad-hoc Committee (see report on page 12) and an occasional contributor to *TowerTalk*. **TT**

Where Are They Now?

Mavis Mather Moves Up

by Taylor McCleneghan



The other day, I sat down with Mavis Mather, a former and much-admired employee at Park Tower. From 2004 to 2015 she worked here in several different positions, starting as a temp and rising to be assistant property manager.

As she gained experience, it became apparent that Mavis' skills and personality were well-suited to property management. So in 2015, armed with strong training from the team here at Park Tower, she was promoted by Draper & Kramer to be property manager at University Village Lofts, near the University of Illinois Chicago campus.

Looking back to her days at Park Tower, Mavis gives a lot of credit to Tim for his leadership and consistently engaging the building community. Now a property manager herself, she has come to believe that communications is key both to managing a condo and living in one.

Mavis lives in the South Loop/Printer's Row neighborhood, in a unit she and her fiancé bought together.

She notes that her career, with her special aptitude for finances, has made

her a careful but confident property owner. Each year she and her fiancé have been able to make upgrades to their unit while still saving money enough each month for upcoming expenses.

Given her own experiences, she is always surprised when unit owners seem challenged by building projects that have been on her building's to-do list for quite some time and repeatedly discussed at meetings.

A fond memory of Park Tower? She absolutely loves the Halloween parties thrown in the management office and attends them to this day.

As we finished up the interview, Mavis mentioned that she was eagerly awaiting the announcement of the next actor to play The Doctor in the BBC television series Dr. Who — a show she's been watching for most of her life!

Mavis is such an interesting, lovely person. Stop by the management office next Halloween to say hello.

Taylor is a member of the Newsletter Committee. ■

Going Green

A Ripe Opportunity

by Nathaniel Cook

In a recent *Going Green* column we learned how food waste can be diverted from the landfill and recycled into natural fertilizer through commercial composting processes.

Information was provided on several composting providers in our area, and *TowerTalk* readers responded. There seems to be interest in starting some level of resident-organized composting in our community. Because of this, I thought it might be helpful to outline in greater detail what the composting process might actually look like here at Park Tower.



Residential urban composting services offer a convenient way for anyone to recycle food waste regardless of their living arrangement.

No yard? High-rise penthouse?

No problem! These services hinge on the power, versatility, and simplicity of the five pound bucket!

Yes, this low-technology container makes saving food scraps in your home possible. Services offer weekly, bi-weekly, or monthly pickups for customers. The full bucket is swapped out for a new, clean bucket on the designated day, thus providing you with a reliable collection system for kitchen food waste.

Tight-sealing lids help contain any odors in between pickups. If you are still concerned about smells, try placing your food scraps in the freezer in a ziplock bag. When collection day rolls around just dump the frozen scraps into the bucket and take it to the collection point.

Park Tower is especially attractive to urban composting services because it offers a single pickup point for many residents. This maximizes efficiency and lowers costs. If we can generate enough interest, we may be able to use our community's unique characteristics to arrange for a building pickup at a lower cost than regular residential pickups.

The more the merrier! If you have even the slightest inclination to become a Park Tower composter please reach out! You can get connected with the movement via news@ptcondo.com

Nathaniel is a member of the Newsletter Committee. ■

Our Condo

Fire Safety at Park Tower

by Jeff Hauser



With the widely-reported catastrophe at Grenfell Tower in London, we're sure folks are concerned with how fire risks here at Park Tower compare with those in London.

First of all, Park Tower's exterior is completely different from the London building. We don't have any cladding, just our painted aluminum frame and a fire retardant window sealant. As a matter of fact, the cladding at Grenfell Tower is illegal in the United States!

Our residential units are built to contain fires. Four layers of drywall — itself fire retardant — separate one unit from another. And with concrete floors and ceilings, it is highly unlikely that fire would spread vertically from one floor to another.

That said, we do have the rare fire at Park Tower. The last two appear to have been started by cigarettes and were contained within the units where they started. Whatever damage occurred to the exterior and surrounding areas was due to smoke infiltration and the water used to extinguish those fires.

The City of Chicago requires high-rise buildings to conform to its Life Safety Ordinance. Park Tower was one of the earliest buildings to bring itself into full compliance. Among the ordinance's many requirements are automatic door-closers and working smoke detectors that we inspect annually.

Our engineering staff cooperates with the Chicago Fire Department to regularly test building systems for compliance

and we were 100% at our most recent inspection.

Occasionally, our building's insurance company sends along some new protocols regarding maintenance procedures. One of the recent recommendations, which we have now completed, is the tagging of water valves that might be under repair so they are immediately visible to staff and fire department personnel.

Another recommendation by the insurance company was to build a new workspace in the basement where, say, a web of pipes can be welded in a 'hot room,' with only the finishing touches occurring in a residential unit.

Furthermore, all hot work is subject to a new safety checklist, formally 'permitted' and inspected afterwards to make sure nothing is left smoldering!

So in these and similar ways we not only enhance safety but also get a credit on our insurance rates.

Sprinklers

As to sprinklers in our residential units, the Grenfell Tower tragedy adds currency to the question but does not really change the arguments pro and con: Is the enhanced safety and likelihood of lives saved sufficient to justify the installation of sprinklers in residential units that were not designed for them?

Quite apart from the visual aspect of pipes and sprinklers affixed to our ceilings, Management estimates that the extensive infrastructure needed to support them would push the cost well into five figures for each residential unit.

Sprinklers could one day be mandated by the state or city. Or at some point in time, Owners and the Board might simply come to believe we should have them. Either way, installing sprinklers in our residential units would be a major and costly effort.

Park Tower was designed with fire safety in mind. Thanks to its own efforts, Chicago's ongoing oversight, and

insurance incentives, our building is, day-in and day-out, extremely resistant to fire damage.

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

Going Green

Don't Just Dump Those Meds

by Taylor McCleneghan

Unused medicines can be purposely misused or ingested accidentally at home. Buried in landfills, they leach into soil and streams. Flushed, they pollute waterways and show up in trace amounts in our seafood.

Dispose of medications on a regular basis, and do it safely. Empty the contents of prescription bottles into a sealable plastic bag. Then stop by Walgreens (5625 N. Ridge) and drop that bag into the secure collection box near the pharmacy counter.

Most Cook County police stations have disposal boxes, too, including those at 6464 N. Clark and 5400 N. Lincoln. Other drop-off locations can be found at www.cookcountymeds.org, although none as close as these.

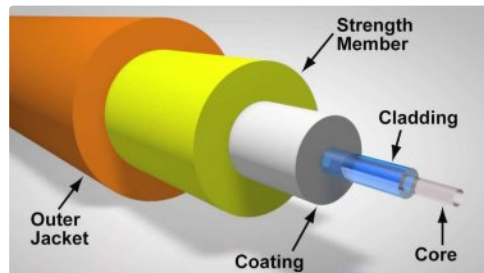
One more thing. Remember to cross out personal information, or remove the label from empty prescription bottles before recycling them. Going Green for a better life! **II**



All Things Digital

Internet at the Speed of Light!

By Nathaniel Cook



Today, internet access is an expected utility in any home, like electricity or even water. People want fast and reliable access to the web, and a home without it has become the exception.

Home internet access speeds have been steadily increasing over the years as providers upgrade their networks. Currently, Park Tower is coordinating with AT&T to schedule the installation of a fiber optic network in the building. This new

network will launch the building into the future of high speed web access.

This upgrade will put Park Tower on the cutting edge of home internet technology, create a major point of differentiation between our community and others, and position the building as future-ready.

So, what is fiber optic internet and what does the speed of light have to do with it?

Fiber optic internet utilizes light particles to transmit huge amounts of data .. across great distances .. with high accuracy .. and with unparalleled speed.

This is accomplished by sending light signals through a glass or plastic "thread" that is only slightly larger than a human hair. These small but mighty fiber optic threads can carry immense amounts of information in both download and upload directions.

This capacity and speed makes fiber optimal for high bandwidth activities like video calls and streaming HD video content.

Imagine a crystal-clear video call with a loved one far away; downloading an entire HD movie in a matter of seconds; viewing Web pages that load instantly; and uploading large videos/pictures to the internet in a flash.

With a fiber optic internet connection, these things and many more are possible. AT&T Fiber offers connections speeds up to 40 times faster than basic traditional cable internet!

Later this year, AT&T is expected to begin installing fiber optic cables throughout Park Tower. With the exception of staff efforts to coordinate with AT&T, this project is being done at absolutely no cost to the building. However, we will be able to reap the benefits for years and years to come. The exact timing of the installation has not been determined. Sometime during the fall or early winter is expected.

First, brand new fiber optic cables will be threaded up through the center of the building's core, using the same routes as

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the existing coaxial cables. (Our current RCN cable service uses these coaxial cables, and they will remain in place.)

Second, individual fiber strands will branch out from the core and run through the hallways entering each unit at a small white junction box above each entry door. There it will be run into the unit to the media wall, or at a reasonable location the owner otherwise deems appropriate.

It is important to note that the strands being used are less than 1mm in diameter. InvisiLight® single fiber strands are barely visible when installed along molding or



ceiling/wall junctions. This makes them ideal for our type of retroactive installation.

Once work begins, the process is expected to move rapidly. When completed, each unit will have, in addition to the existing coaxial cable, a new fiber optic line with internet, phone, and TV capability.

It is completely up to the individual resident whether or not she wishes to purchase fiber services through AT&T. In the future, the building will be able to consider bulk service arrangements, but at this time no offer has been put forth by AT&T.

The potential impacts of this upcoming, no-cost project are significant, lasting, and wide ranging. For current residents, it will provide a world-class internet experience along with new voice and video options not currently available.

For potential buyers and renters, it will provide an attractive core infrastructure feature that is not widely available in the city, even in some of the newer buildings.

Being able to include 'fiber-to-the-unit' will make listings stand out and potentially boost resale and rental value.

For building management, this technology will allow for innovative community services and features down the road. The possibilities are exciting and will bring benefit to our community for many years to come.

Nathaniel, a member of the Newsletter Committee, gathered much of the information for this story from property manager Tim Patricio. **TT**

Late Breaking News

AT&T will meet with the Board in open session October 23; participate in a residents town hall meeting November 8; position infrastructure in the weeks that follow; and begin unit-by-unit installation early in January.

**Hey, I just met you,
And this is crazy,
But I'm a real estate broker,
So call me, maybe!**

I have a diverse background and years of experience in real estate. My expertise ranges from short sales to high end luxury properties; city to the suburbs. If you have any questions about the market, give me a call at **312-813-0119**.



FRAN MIZZI | REALTOR®
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Koenig & Strey
Real Estate

This is not intended to solicit a property already listed. Listing made subject to errors, omissions, change in price, prior sale and withdrawal without notice. Information derived from reliable sources. No independent investigation has been made by Koenig & Strey Real Estate into the accuracy of the information provided herein.



SALON
M
Style Cut Color Finish
Armani

1059 West Argyle
Chicago, Illinois 60640

773 561 2892 Salon
916 833 9875 Cell

AVEDA

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

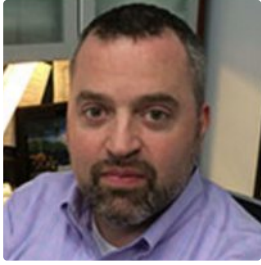
A talented stylist, Armani, has joined the staff just recently and is offering a complimentary shampoo and styling with your first hair cutting appointment. Just mention having read the offer here, in Park Tower's TowerTalk newsletter.

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

Perspectives

An interview With Tim

by Sheldon Atovsky



Early in July, I sat down with property manager Tim Patricio to talk about building projects not yet underway but being planned now for the Fall. And as we were wrapping things up, I also thought to ask him what past projects are still giving him a lot of satisfaction.

He had a lot to say on both(!) and our discussion will continue in future editions of **TowerTalk**.

Tim The main project ahead is the roof, to start in September or October. We will completely replace the tower and pent-house roofs (mechanical rooms above the roof level), plus we will work on the safety tie-backs used by window washers and inspectors who travel up and down the outside of our building.

New OSHA mandates require changes in how workers tie-off and what they tie-off to. At present, we have very large bolts anchored into our masonry wall and also a railing system (like a train track,



see photo). But neither the bolts nor the railing is adequate for a building of our height, according to the new regulations.

Careful planning is enabling us to do the roof and anchoring system as one integrated project, thus saving \$75,000 to \$100,000.

That said, once the roof is off — only the second time ever for this building — there can be a whole bunch of surprises. But our preliminary engineering studies show no reason for alarm, and the project should move along fairly quickly so long as the weather is good.

Be aware, though, removal of debris from the old roof, and delivery of new materials for the new one, will require continuous shuttling up and down via the service elevators. For the several weeks required, one service elevator will be reserved for a portion of every workday. There will be a calendar so residents can plan ahead.

Sheldon You mentioned at a recent Board meeting some new, powerful software.

Tim Park Tower and other Draper & Kramer managed properties will be introducing Building Link software. We expect it to be up and running by end-of-year holidays.

*Building Link has been quite a hit in New York City and other metropolitan areas. To introduce it to Chicago, Draper & Kramer is making a basic version, **Building Link Lite**, available at no cost to Park Tower and its other managed properties.*

Residents will be able to review their accounts, update their contact information, and participate in messaging and communications services. The full, paid package offers even more features but we'll be using the free Lite version.

Our website, www.ptcondo.com, will continue, of course, but over time, Draper & Kramer's website — www.dkcondo.com — will be phased out and likely replaced with Building Link.

To prepare for the transition, management is now auditing the data we have for every single unit — names, phone numbers, email addresses. **That's why it's especially important this year for everyone to update their Emergency Contact sheets.** Expect a town hall meeting shortly before we go live with the software.

Sheldon If you were to 'brag' to another property manager about a recent Park Tower project that really pleases you, what would it be?

Tim (after a thoughtful moment) What really stands out to me is the work that's been done on the **Health Club** and the repurposing of one of the racquet ball courts. I remember walking through Park Tower the first time, for my interview, and thinking that this Health Club desperately needs a change.



Now we have a state-of-the-art facility, memberships are increasing, and we have a real showstopper for prospective buyers.

Do you remember all that cardio equipment packed into a tiny triangular space? Or the chains on the weight machines? I used to cringe when Margaret Dralyuk walked around with prospective buyers. I always thought, "Please don't take them into that cardio room .. please don't!" That really bugged me for years.

Now I'm happy to see real estate agents walking their clients around the Health Club. It's beautiful, it improves people's lives, and it increases property values. Needless to say, I was proud to have it highlighted at a recent quarterly meeting of the D&K Condominium Division.

As with the newly remodeled Health Club, the **new planter** in front is a visual improvement to our building. It brings more green space and makes it more inviting to enter. Another plus for property values.

Sheldon Tim, thank you. I think that's a wrap! **TT**

Terry's Tastes

Ethiopian Cuisine — Dining Communally

by Terry Gorman

Ras Dashen Ethiopian Restaurant
5846 North Broadway
773.506.9601
Open 11 am - 10:30pm (closed Tuesdays)
www.rasdashenrestaurantchicago.com



Ethiopia, a country in northeast Africa, was the birthplace of coffee (the Arabica coffee bean) and is a country where people eat in a communal style. Food is served in a round pan lined with injera — thin, spongy, sourdough- like bread made from teff grain. Diners seated around the pan use their fingers and the thin bread to pick up and eat the food.

The best way to experience the breadth of Ethiopian cuisine at Ras Dashen is to start with the vegetarian sampler. You select from twelve available sides — five for the sampler, then two more with each entree.

Two wonderful sides are Yeqaysur Salata (#3 on the menu) — a chilled beet salad topped with a tangy dressing — and Diblik Atkilt (#8) — green beans, potatoes, zucchini and carrots stewed in tomatoes.

Several entrees are stews. One of them, Doro Wat (#18) is the national dish of Ethiopia and is made with chicken and boiled egg in a spicy berbere sauce. This

well-balanced sauce flavors a number of the stews and contains chili peppers, garlic, ginger and basil.

Two other stews popular with our Quarterly Dining Group were Mushroom Wat and Misserana Bowmia (#15), the latter being okra and lentils in a dark berbere sauce.

You'll find chicken, lamb, beef and fish on the menu but no pork. The Orthodox Christian church is in agreement with Islam in prohibiting pork.

For dessert, try the spectacular coconut crème brûlée.

Ras Dashen has a welcoming feel. In warmer weather the front windows are open and guests may be seated outdoors. Inside, the walls are lined with colorful, stylized paintings of Ethiopians illustrating their way of life.

Two other Ethiopian restaurants are close by and they are also commendable. You might start with Ras Dashen, then try Ethiopian Diamond and Demera Ethiopian Restaurant. At all of these you will enjoy the pleasure of dining communally with friends and family!

Terry is a Park Tower Owner and writes restaurant reviews regularly for TowerTalk.

Edgewater Community
A Newly Configured Lakefront Trail

by Bob Shamo



Construction has been ongoing this summer to reconfigure most of Lakefront Trail (formerly, the Chicago Bike Path) into separate lanes for runners/walkers and cyclists. The most dramatic separations, scheduled to begin soon, will be to the northernmost section, closest to Park Tower.

From Ardmore south to Foster, cyclists will use the current bike path, while runners will be taken closer to the lake on a combination of new and freshly resurfaced walkways.

That arrangement will be reversed from Foster to Montrose. Runners will use the current path, while cyclists will take a more easterly route. From Foster, they will ride south and to the east of the lighted soccer field, baseball diamonds, Cricket Hill and the running track.

While covering a bit more distance, this more circuitous route should be prettier and less stressful, whisking cyclists through the underused and soon-to-be rehabilitated underpasses at Wilson and Montrose, before returning them to dedicated lanes just east of and parallel to the Marovitz Golf Course.

If the weather holds, expect work to begin still this Fall, otherwise in the Spring. The entire Lakefront Trail, thus improved, will connect with the spectacular Navy Pier Flyover, also scheduled for completion in 2018.

Bob Shamo edits TowerTalk and chairs the Newsletter Committee. **TT**

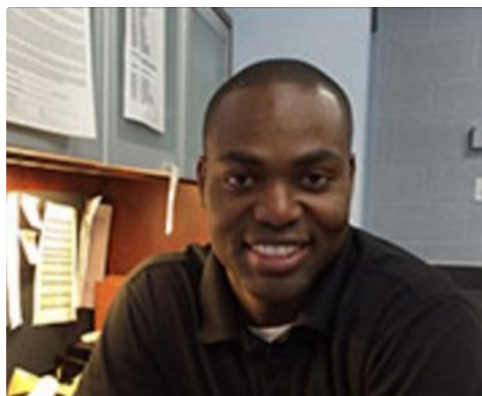
ShoutOuts!

Chasing Leaks



A ShoutOut! to all our maintenance crew — among them Idriz Durmic, pictured above — for chasing down the leaks that seem to occur especially on hot, muggy days. One common source of summer leaks is water condensation from the convector units that provide air conditioning. If you see or feel wetness on the floor near those units, call the management office (773.769.3250). Maintenance will be there, pronto!

Marlon Pulls a Couple All-Nighters



Assistant manager Marlon Dacres went well beyond the call of duty this summer when he supervised the installation of fire doors in our parking garage. These are heavy, overhead doors meant to contain fire, and Marlon saw to it that the job was done safely and with minimal inconvenience to parkers. Thanks, Marlon. **IT**

Recently Rehabbed

Rehab Miscellanea

With a few interesting units finishing up but none quite ready for stories, this is a good time to pass on some suggestions.



Most of our residents appear to be using cell and internet phones nowadays. And AT&T is peti-

tioning state and federal governments to be relieved of the responsibility for maintaining those copper lines.

But until further notice, Park Tower will require that **wired phone connectivity** be preserved in all units. Keep this in mind when remodeling, and make sure your contractor knows.



A similar requirement goes for the **intercoms** located in our hallways. True, they haven't worked for years and, if you wish, you can remove the original wall plate. But leave the wiring behind the wall plate in

place. The office can fill you in on details regarding phone and intercom requirements.

If you're remodeling your bathroom, think twice before discarding the original **heat lamp**. Replacements must be flush-mounted, and they're hard to find. Instead, remove three screws, spray paint the six 'donut' rings, and reassemble. Good as new.



Waterbeds are certainly allowed in Park Tower units, but be sure your condo insurance policy covers damage to your unit and surrounding ones in the truly awful event it springs a leak.



Will you be replacing your original **floor-to-ceiling bi-fold closet**

doors? Before delegating them to the dumpster, offer the metal parts (hinges, springs, rollers and door guides) to our maintenance crew. Some parts are no longer available and can be used to repair other original doors. Unscrew the hardware, put it in a clear plastic baggie, and drop it off at the office. **IT**

Park Tower Profile

High Hopes and Working Hard

by Bob Shamo

Most of the folks we write about in this column are long-time Park Tower owners, but not Denis and Rachel. This young couple has been living at Park Tower for less than five years. Denis chose the building for many reasons, the top ones being security, view, and spacious floor plans.

Readers may recognize Denis and Rachel as DJ and hostess from *Tower Hangouts*, the Social Committee's dance party this past March. We're pleased to report that a lively and colorful event such as this will happen again this year in the Party Room.

Denis is originally from Russia. After spending time in the States six years ago



Despite growing up in two different cultures, Denis and Rachel are both passionate about music and taking their hobby to the next level. This is how *Vibe-Pass* was created. Denis has applied for a service trademark, and in the future he foresees the *Vibe-Pass* brand growing from simply DJ-ing to also including event planning and music production.

Many of their friends and clients think the company name refers simply to creating an enjoyable mood. Actually, it derives from a term common in music production — a technique for cutting any range of sound frequency from a song. This is done using *low-pass*, *high-pass*, and other filters.

Vibe-Pass, as a creative music business, aims to eliminate any negative energy and let only positive vibes communicate with the listener.

The next *Tower Hangouts* will feature music of the '80's and '90's, The Party Room floor is great for dancing, but just listening is fine, too. Judging by last time, sound will be of the highest quality and played at comfortable volume.

Finally, it may be interesting to add that Rachel is currently studying for a foreign service exam and recruitment process, that upon successful completion would allow her to work in a US embassy abroad.

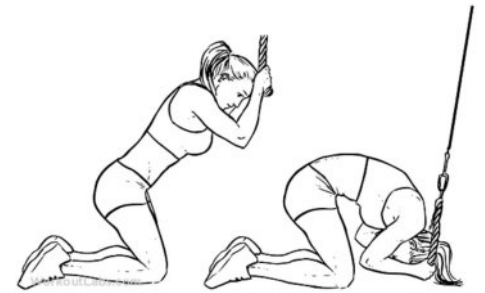
As for Denis, he says, "Not a problem. Club dates, music festivals, and concert tours happen everywhere. We'll be fine anywhere in the world!"

Welcome to Park Tower, Denis and Rachel. We wish you well here in Chicago, and wherever your journeys take you. **TT**

Health Club Fitness

Cable Crunches, a Favorite Core Exercise

by Joe Howard



While traditional crunches have their place in your fitness routine, one modified version that helps target all areas of the abs is a cable crunch. Here's how to do this simple-but-effective workout:

- 1) Kneel below a high pulley that contains a rope attachment.
- 2) Grasp cable rope attachment and lower the rope until your hands are placed next to your face.
- 3) Flex your hips slightly and allow the weight to hyperextend the lower back. This will be your starting position.
- 4) Crunch forward. Exhale as you perform this portion of the movement and hold the contraction for a second.
- 5) Slowly return to the starting position as you inhale.

Tip: Make sure you keep constant tension on the abs throughout the movement. Also, do not choose a weight so heavy that the lower back handles the brunt of the work.

Ideally, repeat for 3 sets of 10-15 reps.

.....

Joe is our sales consultant from *The Fitness Connection*, which supplied equipment in the Health Club. **TT**

as an exchange student, he fell in love with American culture. Upon graduating from university in Russia with a degree in mechanical engineering, he returned to the States, this time with plans to stay long-term.

Music has always been an essential part of Denis' life. He began to study music at age six and has been deeply involved with music ever since. At age 13 he began learning the ins and outs of musical production, with a Casio synthesizer being his first piece of equipment.

Nowadays, Denis has his own mini-production studio and DJ equipment. His day job is in the hospitality industry, but on nights and weekends he can be found working hard to pursue his goals in the music industry.

Originally from Michigan, Rachel completed her studies at Grand Valley State University in International Relations and Russian Studies. She is an aspiring polyglot with an extensive knowledge of Russian, and she dabbles in Spanish, German, Turkish and other languages.

Rachel is working now at a medical practice where her job includes translating for a large Russian-speaking clientele. She also handles inquiries and bookings through www.vibe-pass.com.

Committee Focus

Home Improvement Committee

Over the last couple months, the committee has been busy looking at samples to replace various items around the building.

After the locker room renovation wraps up, the entire 2nd floor hallway will get new wallpaper. From floors 3 through 55 the wallpaper adjacent to residential elevators will be replaced.

Lights on the second floor will be cleaned up and their bulbs replaced to brighten up the corridors.



The committee is considering several furniture vendors to replace the worn out furniture on the sun deck. After the pieces and fabrics were selected, the decision was made to add this significant purchase to next year's budget.

Erik Butka, chair

Re-activated Ad-hoc Committee to Review the Declaration & Bylaws



to Review the Declaration and By-laws.

That committee was re-activated this summer to assist in raising awareness of those proposals and to secure the return of Signature Pages. It is via these

signature pages that Owners 'vote' their approval of, or opposition to, each of the six amendment proposals.

An additional opportunity has since presented itself — the acquisition of commercial unit 12C and its likely sale afterwards to Lettuce Entertain You. This, too, requires Owner approval, so added to our agenda is raising awareness of the 12C opportunity and encouraging an early return of those proxies.

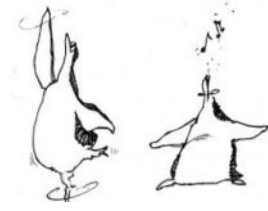
After Labor Day, expect progress charts in the lobby; information tables in strategic locations; and phone calls, both automated and personal. By September 25 we aim to have secured the required amendment signature pages as well as enough proxies to assure the acquisition of Unit 12C.

It's not every day that Owners have the opportunity to vote directly on matters of such consequence to our Association. The two stories that begin our issue highlight the details.

Photo below is of commercial mall unit 12C, for which Owners' approval is needed to foreclose, buy and resell.

Bob Shamo, chair

Social Committee



activities for the coming year.

After a well-deserved summer break, the committee has now reconvened to plan social

As of this writing, we can announce a **Global Cuisine Potluck** on Sunday, September 24; a **Pizza Party** in October; and a **TGIF** on November 10.

Stay tuned for more news from the Social Committee. Our next meeting will be at 1:00 pm on October 2 in the Party Room. We'll welcome all comers!

Sheldon Atovsky, chair

Budget & Finance Committee



The purpose of the Budget & Finance Committee is to give Owners a direct voice in creating the building's annual budget. Committee members are invited to meet with Management and the Board on three



consecutive Saturday mornings in November. This year, those dates will be November 4, 11 and 18.

The proposed budget that emerges from these meetings is mailed to Owners, discussed in an open meeting, and finalized prior to the Board's acceptance in January. The budget year itself runs from March through February of the following year.

Committee members should be experienced in business, finance or accounting. If you'd be interested in serving this year, please deliver a brief description of your background to the management office or email it to parktowercondo@dkcondo.com.

Jean Shamo, Board liaison

Newsletter Committee



If all goes as planned, this will be the first issue of *TowerTalk* to be printed in-house using our new Konica-Minolta copier.

Test runs have shown print quality

to be equal to what we've been getting from outsourcing to a neighborhood print shop. The mechanics are a little different, with our machine printing, folding and stapling one copy at a time, which is pretty remarkable. All that's left is to trim the edges, and for that we still rely on our friends at Allied Print & Copy.

The big difference is cost — roughly \$500, or half of the cost of outsourcing and well within the revenue currently produced by advertisements. (Ad specs can be found on the back page of each issue.)

Bob Shamo, chair

Rules & Regulations Committee

The committee would like to remind everyone that all new owners and new residents must attend a New Residents meeting.

The purpose of the meeting is to learn information, facts, and rules about our tower. With 1,200+ residents, we must remind ourselves to live together amicably and not infringe on our neighbors' living.

The meetings are generally scheduled monthly at a variety of times — daytime,

evening, and weekends — to accommodate newcomers.

Failure to attend a New Residents meeting within 60 days of moving in may result in fines: \$50 for the first month and doubling thereafter for each subsequent month, up to a maximum fine of \$200 per month, until the new owner or new resident has attended.

Michael Parrie, Board liaison



Community

The Recyclery, an Educational Bike Shop

by Jeff Hauser

I had been trading emails with Matthew McMunn, setting up a time when the two of us could talk about this story.

Matthew is Volunteer & Outreach Coordinator at The Recyclery Collective. After a few back-and-forths, we finally agreed on a Saturday afternoon during one of their "Open Shop" sessions.

Open Shops are times when anyone can visit The Recyclery and, with help from volunteers, learn how to do repairs on their own bikes. The only charge is for parts — plus, perhaps, a small cash donation for the shop time.

| Continued overpage

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Coincidentally, while running errands, I'd been noticing something odd with my right pedal. After talking with Matthew on the appointed afternoon, I asked if we could maybe solve my pedal problem.

With the help from one of the volunteers, we got my bike up on a rack. At first glance, there seemed to be nothing wrong. But using a 'pedal wrench' to start checking, we discovered the offending pedal was just a very tiny bit loose, not detectable by hand.

Like so many specialized bike tools, the pedal wrench was not familiar to me. So after a quick lesson in using it correctly, I tightened that pedal and took a test ride. Voila! Problem fixed, with the added satisfaction of having done it myself.

Many cyclists come in to The Recyclery with no knowledge of how to work on their bikes. The culture is one of patience and supportive teaching. "You turn the wrenches," is the motto.



I showed Matthew a picture of our bike room. Ever on the look-out, he suggested that I invite readers to donate bikes they no longer use. And should we one day have a quantity of such bikes, he'd be happy to pick them up.

The Recyclery is located just around the corner from the Howard Red Line

In addition to Open Shop sessions, The Recyclery also teaches tune-up and overhaul in small classes. There is a charge for classes, but they are modest and on a sliding scale. See the website at end of this story.

One of The Recyclery's main activities is to refurbish and sell donated bikes. Where the bike is beyond repair — a cracked frame, for instance — serviceable parts are removed and used later to extend the life of other bikes.

For the most part, the shop is run by its volunteers. Donations, grants, and sales of refurbished bikes allow The Recyclery to stay viable in its mission to make people self-sufficient on two wheels.

stop. It's a bit of a ride from Park Tower, but without common work space of our own, it's a welcome amenity.

The alternatives, after all, are to drop your bike off at a local shop and pay for repairs, or haul it up to your unit and do the best you can without making too much of a mess.

If you love biking, have the time and the inclination to become self-sufficient, then consider The Recyclery. It's a great place to learn!

Check it out at www.therecyclery.org **IT**



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Unit 12C

Continued from Page 1

What if we don't vote? How would it affect me?

If we cannot foreclose on this unit, we must declare \$80,000 to be 'bad debt.' Park Tower cannot continue to carry debt forward as 'accounts receivable' when there appears to be no way to collect it.

Bad debt is the responsibility of Owners. Resolving this issue in any way other than foreclosure and subsequent sale would require, first, adding an estimated, one-time, additional 3% to whatever would normally be next year's assessment.

So, in a year when our normal assessment increase might be 3.5%, the added cost of ridding ourselves of this bad debt would bring it to 6.5%. In addition to which, we Owners would thereafter share 12C's continuing assessments, currently \$1,919 per month and growing.

Will this vote change the Declaration?

No. This vote follows the rules of the Declaration by requesting Owners' permission to pursue action on Unit 12C, for this instance only.

Why is my vote so Important!

This is not like routine matters where Board members can make decisions, or where elections are won by the most number of votes.

This issue needs a minimum approval vote of 66-2/3% by Owners to enable the purchase and subsequent sale of this troublesome unit.

This is so important to all owners that, due to the September 25 deadline, you may see tables set up in the lobby and receive a phone call to remind you to vote.

How do I vote so the Board can foreclose on 12C?

You have already received in the mail a gold-colored form called, Revocable Proxy-

Purchase/Sale of Unit 12(c). To authorize this vital step, you check the box ..

(✓) In favor of the proposed purchase and subsequent sale of Unit 12(c).

You also need to fill in the date and unit #, then sign and print your name.

You can mail in your vote, deliver it to the office, or drop it into the slot in the front desk at the lobby. As a last resort, there will be a meeting on September 25 in the Party Room where you can ask questions and then cast your vote.

If you did not receive the gold voting form, please stop by or contact the office to get a copy.

I'm a Renter. Do I have to vote?

No. Only Owners need to vote, but please remind your landlord that their vote is needed.

.....
Mike is a member of the re-activated Ad-hoc Committee (report on page 12) and an occasional contributor to TowerTalk **II**

Amendment Votes

Continued from Page 1

Your vote is important and your signature page is needed, whether you are pro or con.

If pro any issue, initial next to the issue as indicated. If con, leave the same area blank.

At the end of the Signature Page, even if you leave all of the initiative areas blank:

- Fill in the date.
- Print and sign your name. (same for co-owner, if there is one).
- Fill in your unit number on both the left and on the right.

Call the office with questions — 773-769-3250.

For those who need it, here is a review of the six amendment proposals and the Board's recommendation on each.

1A. Allow cats. The Board strongly recommends allowing cats.

1B. Allow dogs. The Board takes no position on dogs.

1C. Allow detection animals. The Board recommends allowing detection animals.

2. Permit the Board to establish leasing restrictions through rules. The Board recommends approval of leasing restrictions.

3. Ban smoking on property (including inside Units). The Board strongly recommends the ban on smoking.

4. Park Tower can charge persons who are not owners or residents of Park Tower more for Health Club memberships, and Park Tower is not required to allow other persons to use Health Club. The Board recommends approval of this amendment.

Completed Amendment Signature Pages can be returned to management office or dropped into the slot at the door-man's desk.

For the full committee report on these issues go to —

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

Paul is Board liaison with the re-activated Ad-hoc Committee. **II**



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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 114	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 (All are open to owners. * may be canceled if no agenda)

*Board of Directors Meeting	7:30pm	Party Room	Sep 11
World Cuisine Potluck	4:00pm	Party Room	Sep 24
Special Meeting, Unit 12C Foreclosure	7:30pm	Party Room	Sep 25
*Board of Directors Meeting	7:30pm	Party Room	Oct 9
*Board of Directors Meeting	7:30pm	Party Room	Oct 23
Resident Forum	7:00pm	Party Room	Oct 30
Board w/Budget & Finance Committee	9:00am	Party Room	Nov 4
TGIF	5:30pm	Party Room	Nov 10
Board w/Budget & Finance Committee	9:00am	Party Room	Nov 11
*Board of Directors Meeting	7:30pm	Party Room	Nov 13
Board w/Budget & Finance Committee	9:00pm	Party Room	Nov 18
*Board of Directors Meeting	7:30pm	Party Room	Nov 27

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

Labor Day (weekend)	Saturday, Sep 2	Office Closed
Labor Day	Monday, Sep 4	Office Closed
Thanksgiving (day before)	Wednesday, Nov 22	Office Closes at 3:00pm
Thanksgiving	Thursday, Nov 23	Office Closed
Thanksgiving (day after)	Friday, Nov 24	9:00am to 3:00pm

PT Residents Contributing to This Issue of TowerTalk

* Newsletter Committee Member

*Sheldon Atovsky	*Bob Shamo	Paul Heck
Tim Patricio	Jean Shamo	Joe Howard
Erik Butka	Terry Gorman	Mike Magliane
Michael Parrie	*Kael Shipman	*Taylor McCleneghan
*Nathaniel Cook	*Jeff Hauser	

Occasionally, 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 Dec-Feb 2017-18 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)