

TowerTalk

News and Information for Park Tower Condominium Association

Governance

How Park Tower Owners Voted on 12C and Amendment Proposals

by Sheldon Atovsky



Two years ago, in December 2015, Park Tower's Board appointed an Ad-hoc Committee to Review the Declaration & By-laws. The committee's charge was to 'evaluate the Declaration of Condominium and By-laws, and to make recommendations ... as to what improvements are needed and what provisions might need to be changed to facilitate these changes.'

The Declaration and By-laws, our main internal governing documents, have remained as originally written by the association's developer in 1979. This would be the first time we had considered any significant changes — an important milestone in the life of any condo association.

The committee took its work seriously, meeting monthly and producing a detailed report in June 2016. (See footnote.) Of the many issues considered, **ten** were selected for study, researched and included in the report. Of those ten, the committee recommended that **six** be implemented.

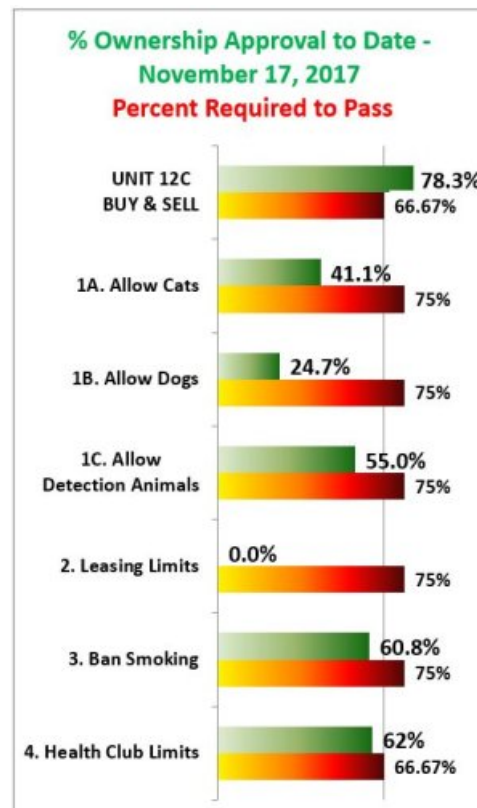
After considerable study and consultation with management and the association's

attorney, the Board voted to move forward simultaneously on all six issues (made into **seven** by dividing pet animals into separate cat and dog proposals). Five of these would require 75% approval by PT Owners; the other two would require 66-2/3 approval. In addition, the attorney was asked to remove any obvious errors and inconsistencies in our Declaration and By-laws, to update them with 'plain English' when possible, and to bring those documents into conformity with the current Illinois Condominium Property Act.

The Board determined that Owners would have until December 31, 2017 to vote. The Ad-hoc committee was reconstituted, and its multi-faceted approach to 'turning out the vote' included management reminders, newsletter stories, information tables, automated text messages, and personal phone calls.

While the effort did achieve early approval of the 12C issue, it has not, so far at least, been successful in convincing Owners to approve any of the remaining amendment proposals.

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Did You Know?

Owners to Review the Proposed 2018–19 Budget



A copy of the proposed budget will be mailed to Owners in late December. They will then be invited to discuss it and ask questions at the Board meeting on January 8, 2018. The Board will formally adopt the final proposed budget at its meeting on January 22, 2018.

Property Value Research Taskforce



This new ad-hoc committee was created by the Board in November. It is charged with researching Park Tower's residential unit sales values and recommending actions designed to strengthen them. Paul Heck will be Board liaison with the committee. **Owners interested in membership on this important committee are asked to inform the management office** (parktowercondo@dkcondo.com).

Messaging Reminders

Receive important messages on your mobile phones. Sign up is simple. Just text to 94253 one or more of the following:

- [PTCAalerts](#) to get emergency messages.
- [PTCAmaintenance](#) to get maintenance alerts.
- [PTCAnotices](#) to get meeting reminders.

Social Committee Off to a Fast Start



An estimated 75 PT residents stopped by the **November TGIF**, the first in the lounge area of our lobby near the lower tier tower mailboxes. That turned out to be a great location as many residents stopped by to celebrate the coming week-end by sharing drinks and snacks.



All About Lettuce is what we're calling a get-together on December 7 in the Party Room at 7:00pm.

Lettuce Entertain You Enterprises is a full-fledged member of the Park Tower community, owning most of the property it occupies in our commercial mall, and therefore paying assessments, casting ballots in Board elections, and voting on the same issues as do we residential Owners.

The speaker that evening will be Jay Stieber, executive vice president and general counsel for Lettuce. He will describe the history of his Lettuce operations in our building — beginning with the Jonathan Livingston Seafood restaurant — and take questions afterwards.

Lettuce will provide hor d'oeuvres for the evening(!), which explains the need for

the sign-up sheet now at the doorman's desk. And one more thing — a Lettuce gift card will be raffled off that evening.



Holiday Cheer is a special sort of TGIF, scheduled for December 15 in the Park Tower lobby. The Social Committee is putting out the call for desserts representative of the many holiday traditions represented in our building. And we've engaged a harpist to provide seasonal music for the occasion. No sign-up, just come! 5:30 to 8:00 pm, Park Tower lobby. **IT**



ShoutOuts!

Matt & Efrain



A big ShoutOut to employees Matthew Brown and Efrain Santana, who installed the remaining exterior light fixtures at the rear of the building and the two new ones. Not only do they look great, but these use only about 10% the electricity of the previous ones — and all the light energy is pointed down, where it does the most good. **IT**



Edgewater Community Neighborhood Holiday Offerings



Julmarknad

The Museum's annual Christmas Bazaar — Children's Museum for crafts, games and a special visit from Santa — Entertainment for the whole family and includes a kaffestuga, Lucia processions and folk dancers.

Dec 3, 4, 9, 10 and 17

Swedish American Museum

5211 N. Clark St.

Chicago, IL 60640

(773) 728-8111

www.swedishamericanmuseum.org

(\$2 suggested donation)



I Saw My Neighbor on the Train and I Didn't Even Smile

A charming, funny drama about the challenges of three generations of alienated women in a family with vastly different personalities. They are thrown together due to difficult circumstances and they immediately disrupt each others' lives, then drastically change each other's worlds, and finally enrich each other's souls.

Redtwist Theater

1044 W Bryn Mawr

(773) 728-7529

Chicago Premiere — ends Dec 18

www.redtwist.org for

Dates, times and prices (senior discount)



Shabbat-A-Tot Chanukah Play

Newborns to 6-year-olds, a fun morning of crafts and story-time featuring the PJ Library book *Latkes Latkes Good to Eat* by Naomi Howland.

December 16 - 10:00 am (free)

Emanuel Congregation

5959 N Sheridan Rd

773-561-5173

CantorFriedman@emanuelcong.org or

773-561-5173 ext. 9005



'Made in Chicago' Exhibit Captures Industrial Era in Everyday Objects

by Nathaniel Cook



Sing We Now: A Seasonal Sampler of Sacred and Secular Songs

December 9, 2017 - 7:30 pm

The Edgewater Singers (free)

St. Gertrude's Church,

1420 W Granville Ave, Chicago, IL 60660

www.edgewatersingers.org



Las Posadas —
Reenactment, in
Spanish, of Mary
and Joseph looking
for lodging for the
birth of Jesus, con-
cluding with fiesta
and piñatas (don-
ation appreciated).

December 16, 2017 - 6:30 pm

Saint Ita Catholic Church

1220 W Catalpa Ave

(773) 561-5343

www.saintita.org



The Edgewater Historical Society is a 15-minute walk west at the corner of Balmoral and Ashland. Founded in 1988, the Society seeks to involve the community in the preservation and promotion of Edgewater's history.

A new temporary exhibit titled 'Made in Chicago' is now on display through April of 2018. This collection features everyday objects from Chicago's 20th century golden

industrial period and, as the name suggests, they were all produced right here in our fair city.

The collection of around 200 pieces is the work of Andrew Clayman, a longtime Edgewater resident. Andrew's interest in Chicago-made goods began with the purchase of an antique kitchen scale that had 'Made in Chicago' stamped on it.




From there on, his interests expanded to include a wide range of household and everyday objects. The collection includes electronics, kitchen appliances, office products, household products, games, toys, foods, drinks, and much more.

Until now, this collection has only been accessible as a 'digital museum' in the form of a website. But now you can get up close and see these historical artifacts in person. Chicago's proud manufacturing history is brought to life in each item you examine.

The Edgewater Historical Society is open 1:00 to 4:00 pm, Saturdays and Sundays. Admission is free with donations gratefully accepted.

www.madeinchicagomuseum.com
www.edgewaterhistory.org

Nathaniel is a member of the Newsletter Committee. 

All Things Digital

Staying Safe on the Internet

by Jeff Hauser



The previous issue of *TowerTalk* described the fiber optics network about to be installed in our building (see footnote).

When used, it will, in effect, increase the diameter of the 'pipe' by which Park Tower residents access the internet. The result will be faster connections and greater reliability, for sure, but also more opportunity for outside actors to cause mischief.

It seems like every day there's another story about a huge security breach that once again subjects millions of people to potential identify theft. Worse yet, it could be your own personal computer that gets hacked, resulting in a non-functioning web browser, spam getting sent to all your email contacts, or — horror of horrors — your machine being encrypted with demands for payment in exchange for releasing your files.

Like the wild, wild west of 1800's America, internet safety is something users have to be personally responsible for. For some, it's simply maintaining the functionality of their computers and keeping their email secure. For others, there can also be significant privacy concerns.

This article will focus on basic safety for average users in view of the increasing internet capacity we're developing here at Park Tower.

The author recommends a 'layered' approach that blocks most attacks and can be accomplished with minimal effort. This entails working with the internet all the way from where it exits the wall of your unit to your computer itself:

- Properly configure your internet router.
- Make sure you have a functioning firewall.

- Download one of the several recognized antivirus and antimalware programs.
- Add an ad blocker to the program you use for browsing the internet.



If your internet **router** was professionally installed (as, for instance, by RCN), your technician should

have helped you select a unique network name and password, sometimes called a 'key'. If in doubt, contact RCN at 800.746.4726. Network names and passwords prevent your computer from being hijacked and causing bad things to happen like being directed to a fake banking website.



Unlike the router, **firewalls** are software programs and, as the name implies, the next line of defense. The firewalls included in Microsoft Windows and Apple operating systems are "on" by default. and should remain that way — unaltered unless you know exactly what you are doing and why.



Whenever you click on an email, internet document or picture, you are bringing that item directly onto your computer. If it's infected with a virus, then you'll get that, too! Really, it's a never ending game of "whack-a-mole," keeping detection software current to protect against current and as-yet-unknown security risks. **Antivirus** programs have addressed known viruses, and the popular ones — downloadable in free and paid versions — offer effective protection..

A related threat is the growing exploitation of flaws in our commonly-used operating systems. **Malwarebytes** is one highly regarded program to monitor your computer — continuously in the paid version, user-activated in the free one. It may be used simultaneously with antivirus programs.

Besides being annoying, those pop-up ads you see while surfing the web may be infected or link you to unsafe sites.



While Google, Facebook and other social media mean well, they cannot possibly vouch for the safety of all the 3rd party content that appears on them.



AdBlock Plus is a highly effective, free program to keep those unwanted ads from appearing. This and similar programs are tweaked to work with specific internet browsers (Internet Explorer, Chrome, Firefox, Safari, etc), so be sure you're actually using your favored browser when you download and install it.

Oh, and one more thing. Never click and open an unrecognized email!

.....

The fiber optic network is being installed at no cost by AT&T. It will parallel the existing RCN cable network and be an option for residents who sign up with AT&T. In addition, having the two networks already in place should result in competitive bidding when the current building-wide RCN contract expires.

Jeff is a member of the Newsletter Committee.

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Moving Right Along

New Positions for Amir, for Yvonne, and for Dave Barnhardt

by Sheldon Atovsky

Management has been on the move these past few months. Dave Barnhart, pictured right with Yvonne Sanchez, may not be familiar to most residents.

Dave is responsible for supervising 7,000 Draper & Kramer units and 28 employees. He's been with D&K since 2009 and has worked directly with Park Tower's property manager, Tim Patricio, for the past five years. Dave's new title is Vice-President and Condominium/Co-operative Senior Property Supervisor. He visits our management office regularly and typically attends the first Board meeting each month.

Over the summer, one of our two assistant property managers, Amir Cobalovic, left his post here to accept a parallel position at the Edgewater Beach Apartments, another D&K property. Just recently, he was appointed acting general manager of that co-op association.

Yvonne Sanchez, formerly Park Tower's administrative assistant, has replaced Amir, her new title being administrative assistant manager/business operations.

Since beginning here three years ago, Yvonne has been pur-



suing managerial goals through enrollment in courses that lead to Certified Manager of Community Associations (CMCA) certification. She has completed an online, level one course and plans to continue her preparation for advanced managerial responsibilities.



We wish Dave, Amir, and Yvonne every success with their new positions. And likely by the next issue of **TowerTalk**,

we'll be able to report on a new Park Tower administrative assistant.

.....

Sheldon is a member of the Newsletter Committee. 11



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From Our Readers

For This Owner, An Assessment Gladly Paid



Last year, in the winter issue of *TowerTalk*, long-time residents Dan Johnston and Catherine Kestler offered a list of the many services

they enjoy here at Park Tower. Every one of them – and no doubt some they didn't think of – is paid for by our owners' monthly assessments.

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

- Bicycle Room (subsidy)
- Cable, including Showtime (though

technically a separate uniform charge, not a part of the assessment)

- Doorman 24/7
- Draper & Kramer onsite team — property manager, two assistant managers, office assistant, chief and assistant chief engineers — plus extensive back-office support.
- Guest parking (subsidy)
- Health Club (subsidy)
- Heating & air conditioning
- High speed internet & broadband
- Insurance (common property and liability)
- Landscaping & snow removal
- Lobby furnishings & décor
- Lock out service (free when office is open)
- Maintenance 24/7
- Market (subsidy)
- Hikers (car parkers) 24/7
- Otis elevator maintenance
- Real estate tax appeals (periodic)

- Receiving room/cleaning/tailor
- Reserve fund for scheduled maintenance/repairs and emergencies
- Rooftop deck & garden
- Security equipment & personnel
- Social Committee functions
- Utilities in common areas
- Waste removal & recycling
- Water & sewer
- Window washing (exterior)
- Work orders (materials & labor below market price)

Many of these accommodations and services are needed regardless of where we live; owners of single family homes must think about and provide for them on an item-by-item basis. Some are unique to condominium associations, others to high-rise buildings. But together, they offer a considerable bundle of assets and conveniences we should keep in mind when considering the budget proposed for the association's 2018-19 fiscal year. **II**

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Health Club Fitness

How Those New Saunas Actually Work

by Ken Anderson

Some Health Club members have questioned the lower ambient temperature in the new Infrared saunas and expressed concerns that they don't get hot enough.

While they don't heat the room to the same high temperature as the old saunas, they do heat your body — not less, but differently. Plus, they actually provide several health benefits.

Infrared saunas use radiant energy to heat the body the same way the sun does. And they do it faster even though they're at a lower temperature than traditional saunas. The room temperature of our infrared model is 120 to 140°F, compared with 180 to 200°F in a traditional version.



- Infrared heat penetrates more deeply than warmed air and better activates the sweat glands. The result is that the user perspires quite a lot, but without the harmful effects of extremely hot air. You can safely and comfortably

stay in the infrared sauna longer.

- Sweating is also one of the body's most natural ways to eliminate toxins, making it a crucial part of detoxification.
- The heat generated by an infrared sauna will cause your core temperature to increase, which can also lead to an increased heart rate, burning more calories, and a resultant weight loss.

People with health issues should always obtain their physician's approval before taking any infrared sauna sessions.

We hope this explanation will help you understand the benefits of the new saunas and encourage more members to use them. We would certainly encourage everyone to give them a fair chance.

.....
Ken is chair of the Health Club Committee.

II



Cook County schools are having serious financial problems. So Louis, your building plumber, is collecting box tops for his

7-year-old daughter's grade school class.

Box Tops are as good as gold. Cereals such as Cheerios, Raisin Bran, Total, Fiber One, Chex, Oatmeal Crisp, Cascadian Farms, Basic Four, Lucky Charms, Kix, Cocoa Puffs, Wheaties + snacks commonly found in the cereal aisle + Ziploc bags and many, many more items as seen at www.bboxtops4education.com.

Please consider saving up your qualifying box tops. Then, once in a while, drop them off at the management office in an envelope with my name on it: Louis Mezzano.

My daughter and I thank you!



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M
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Armani

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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!

Park Tower Unit Sales and Leases, January through October, 2017



Studio Sales

('03, '07, '10, '12 Tiers)

Floor	Tier	Purchase Price
20	10	\$91,000.00
51	12	\$105,000.00
5	3	\$88,000.00
53	3	\$101,000.00
25	12	\$102,500.00
33	3	\$113,000.00
6	7	\$78,000.00
27	7	\$85,000.00

Total 8 Studios Sold
Average Price **\$95,437.50**

Small 1-Bedroom Sales

('08, '09, '14, '15 Tiers)

Floor	Tier	Purchase Price
54	9	\$134,700.00
55	15	\$164,950.00
32	15	\$133,233.00
51	9	\$158,000.00
12	9	\$147,000.00
51	14	\$131,000.00
25	14	\$100,000.00
46	14	\$168,000.00

Total 8 Small 1-Bedrooms Sold
Average Price **\$142,110.38**

Medium 1-Bedroom Leases

('02, '05 Tiers)

Floor	Tier	Purchase Price
32	2	\$175,000.00
49	2	\$158,800.00
9	2	\$169,900.00
23	5	\$179,000.00

Total 4 Medium 1-Bedrooms Sold
Average Price **\$170,675.00**

Large 1-Bedroom Leases

('02, '05 Tiers)

Floor	Tier	Purchase Price
19	4	\$134,900.00
3	4	\$155,000.00
8	4	\$156,500.00

Total 3 Large 1-Bedrooms Sold
Average Price **\$148,800.00**

2-Bedroom Leases

('02, '05 Tiers)

Floor	Tier	Purchase Price
35	6	\$260,000.00
31	11	\$241,500.00
5	6	\$248,500.00
10	11	\$230,000.00

Total 4 2-Bedrooms Sold
Average Price **\$245,000.00**

Combined Unit Sales

(none)

Commercial Sales

Floor	Tier	Purchase Price
1	11c	\$267,000.00

Management, which routinely records unit PT sales and rentals, has provided this information to TowerTalk.

This is the sales report. Within each category the units are listed in the order sold.

Shall we include both a sales report and lease report annually in our December - February issue? If you find the information interesting and useful, please email news@ptcondo.com.

Studio Leases

('03, '07, '10, '12 Tiers)

Lower levels (floors 3 - 19)

9 leased, averaging \$1,131.11

Mid-levels (floors 20 - 39)

10 leased, averaging \$1,188.00

Higher levels (floors 40 - 55)

12 leased, averaging \$1,187.92

Small 1-Bedroom Leases

('08, '09, '14, '15 Tiers)

Lower levels (floors 3 - 19)

4 leased, averaging \$1,312.50

Mid-levels (floors 20 - 39)

7 leased, averaging \$1,373.43

Higher levels (floors 40 - 55)

8 leased, averaging \$1,446.88

Medium 1-Bedroom Leases

('02, '05 Tiers)

Lower levels (floors 3 - 19)

6 leased, averaging \$1,440.83

Mid-levels (floors 20 - 39)

6 leased, averaging \$1,444.17

Higher levels (floors 40 - 55)

5 leased, averaging \$1,392.80

Large 1-Bedroom Leases

('04 Tiers)

Lower levels (floors 3 - 19)

3 leased, averaging \$1,393.33

Mid-levels (floors 20 - 39)

2 leased, averaging \$1,425.00

Higher levels (floors 40 - 55)

1 leased, averaging \$1,600.00

2-Bedroom Leases

('01, '05, '11 Tiers)

Lower levels (floors 3 - 19)

4 leased, averaging \$2,018.25

Mid-levels (floors 20 - 39)

5 leased, averaging \$2,056.00

Higher levels (floors 40 - 55)

3 leased, averaging \$2,366.67

Combined Leases (none)

Message from Management

Moving Pains

by Tim Patricio

Pun intended! Moving is painful and not just for the person moving. In a high rise with about 1500 residents and owners, it's a pain for neighbors, staff and management too. That's why in a community such as Park Tower, there are procedures to help make the moving process easier on everyone.

First, all moves need to be scheduled through the management office at least one week in advance. This is to help us organize and coordinate so we can reduce conflict with deliveries and other activities. Also, with particular regard to move-ins, it gives us time to collect the required registration information and paperwork for new owners and renters.

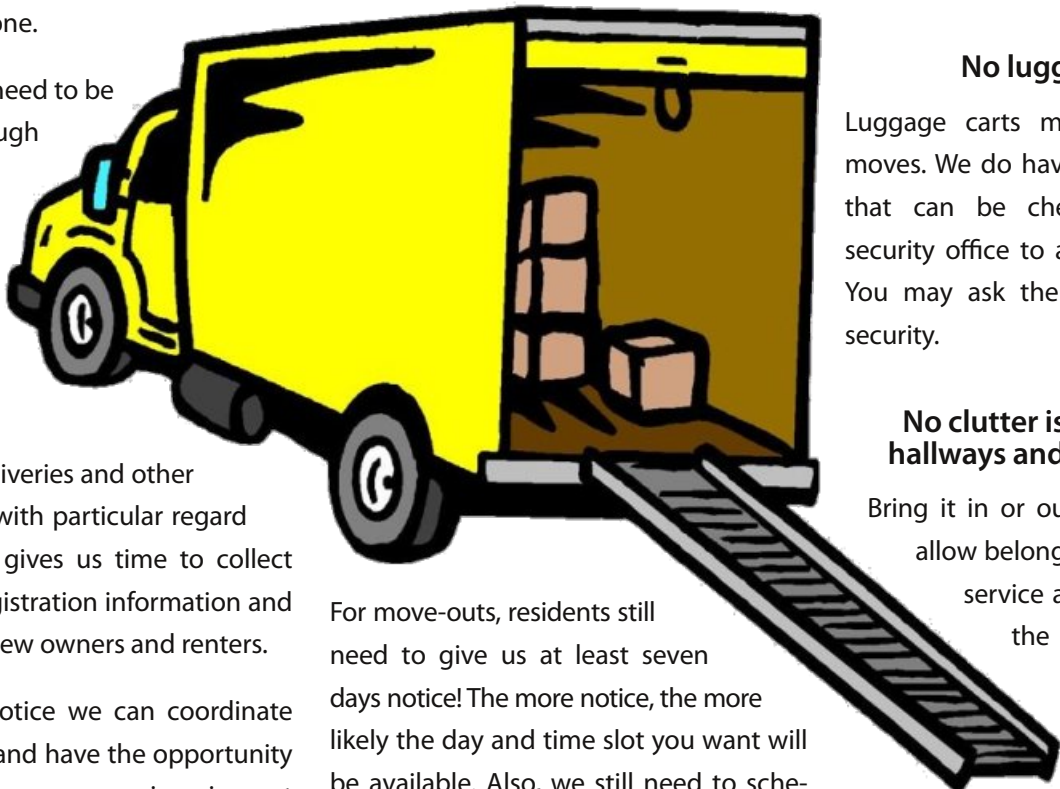
With enough notice we can coordinate other activities and have the opportunity to schedule a move supervisor, inspect the common areas before and after the move, and schedule the very important bed bug inspections.

Moves are only allowed to occur on service elevator #6 — unless it is out of service or under repairs, in which case, elevator #5 may be used. Also, we can only schedule moves Monday through Friday, from 9 am to 1 pm — or 1 pm to 5 pm, subject to availability.

There is a \$550 move in/move out fee at the time of move-in, which includes both

the cost of the move-in and a future move-out — in other words, it pays for two 4-hour reservations. If you exceed four hours, a \$50/hour fee is charged.

For move-ins, whether it is a sale or lease, you can pick up a packet from the office that explains the registration and moving process in detail. The buyer (or renter) can then use that packet as a checklist to gather the materials needed and coordinate the move-in with greater ease.



For move-outs, residents still need to give us at least seven days notice! The more notice, the more likely the day and time slot you want will be available. Also, we still need to schedule a move supervisor. If you called today for a move tomorrow, we may have to say 'no' due to the unavailability of a move supervisor.

We have unit 'transfers' as well, where residents move from one unit to another. These also need to be scheduled in advance (although they do not require a move supervisor). Again, the sooner you give us notice, the more likely it is that the elevator will be free on the day and at the time you want to use it.

Not having ample notice of dates is probably the number one problem we face with moves. But there are other potential problems, too, and residents should anticipate and prepare for them:

Get your movers here on time!

Moving is only allowed between the hours of 9 am to 1pm, or 1 pm to 5pm. If other activities are scheduled in adjacent time slots, your movers might get grounded.

No luggage carts!

Luggage carts may not be used for moves. We do have a flat bed and dolly that can be checked out from the security office to assist with your move. You may ask the doorman to contact security.

No clutter is allowed in the hallways and common areas.

Bring it in or out all the way. Do not allow belongings to stack up in the service area by the elevator, in the halls, across from the receiving room, in the mall, or at the back dock. Take it all the way to or from the unit to the truck, and then make your next trip.

I know, rules can be a pain, too. But following these procedures can make the moving experience easier on everyone.

.....

Tim Patricio is Park Tower's property manager.

Holiday Appreciation

A Season for Gratitude and Caring

by Nathaniel Cook



As we approach the end of another year, let's make it a point to say 'thank you' to Park Tower's staff and management. These last 12 months have been especially challenging, with large scale projects like the roof replacement, new pool liner, deck planters repaired and replanted, garage fire doors replaced, and security system upgraded.

These were complex projects with many unexpected factors cropping up along the way. Disruptions to normal routine — inevitable in projects like these — were minimized by frequent progress reports and employees' genuine concern for our comfort as residents. It's a level of excellence and efficiency we've come to expect but should never take for granted.

This holiday season, please show your appreciation by contributing to the building's Employee Holiday Fund. The dollars collected will be shared by our employees — maintenance and door staff, garage and health club attendants, and the management office.

Make your check or money order payable to **Park Tower Employee Holiday Fund** and either deposit it in the drop-box at the front desk or take it by the Management Office. (Please do not give cash.) Employees will receive their gift at

the annual holiday party on December 22, along with a letter of appreciation and the names of all who contributed.



Care for Real is located right next door at 5341 N. Sheridan. Since 1970, this community-based organization has provided food, clothing, and support to those in need here in Edgewater. This year alone they have served over 25,000 households.

Right now, Cfr's 2017 Toy Drive is in full swing. Donations for this purpose can be made through December 18, with gifts for teens/tweens especially appreciated.



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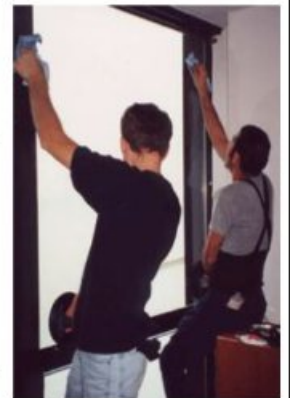
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www.signasystem.net





Healthy and nutritious food donations are always welcome and help encourage Cfr's clients to lead healthy lifestyles. Low sodium and low sugar non-perishable canned goods support this goal.

Finally, if you are able, volunteering is one of the most impactful ways you can contribute, and the holidays are a great time to get involved. Visit www.CareforReal.org to sign up or call 773.769.6182. **11**

Park Tower Profile

William, Our Affable Hiker

by Bob Shamo

Hiker, you say? What exactly is a 'hiker' — and who in the world is William?

1P parkers will know. Hikers are the parking attendants who get our valet parkers going in the morning and welcome them home at night.

And William? Well, that would be William Whooper, a member of our parking crew and surely one of the most outgoing hikers ever. Several residents have suggested William as a PT Profile subject and, true to form, he was 'all in' when I invited him for this issue. We sat down to talk in a tiny office I didn't even know existed, just behind the attendant's office on level 1P.

William is a Chicago guy, having been born and reared on the near west side. The Chicago Stadium, home of the Chicago Bulls, is just down the street. He comes from a big family where, he says, "Those

summer reunions pretty much filled the park." The second youngest of five siblings, he graduated from Crane High School.

William loves cars, always has. After high school, and here in Chicago, he worked as a Medicare driver and car wash attendant. He also married and started his own family which now numbers six children, ages 27 to 39, a passel of grandchildren, and his first great grandchild.

When his kids were young, William moved the family to a nice neighborhood in

Cleveland, Ohio. But he longed for extended family, and when he returned after awhile to Chicago, his wife and kids stayed behind in Cleveland.

Prior to coming to Park Tower, William worked as a hiker for a downtown Draper & Kramer property. He started here in 2007 and now works weekdays from 4:00 pm to midnight. That shift suits William just fine. Never a morning person, he sleeps late, does errands midday, and comes to work feeling refreshed.

His specialty is welcoming residents home — often with a bit of banter accompanied by a fist bump or a high five. He remembers that more than once, a resident has said, "William, you just made my day!" And he assured me he feels the same, those back-and-forths warming his heart and making the time go faster.

Weekends often find William stepping out — literally. He and his fiancé are Steppin' dancers and frequent some of the clubs in town that feature Chicago-Style Stepping. (See Google for clips of this high-spirited variation on urban ballroom dancing.)



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Written by Tom Wartowski,
Park Tower resident

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Towards the end of our interview, I thought to ask about the union that represents car hikers here in Chicago. Turns out that is Teamsters Local 727, and William feels he has been well-served by his membership over the years. He has health and disability coverage and will receive a pension when he retires in a couple years.

Oh yes, one more thing. William reports with great satisfaction that in all his years as a parking attendant he's never damaged a car.

A remarkable track record and a remarkable personality. Next time, deliver that fist bump or high five with special gusto!

*Bob chairs the Newsletter Committee and edits **TowerTalk**. **IT***



Committee Focus Social Committee



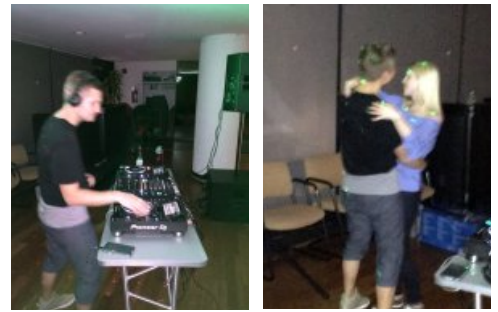
By the first of December, this year's Social Committee had already produced multiple events.

On page 2, the Did You Know column, read about the most recent TGIF and events just ahead in December.

Global Cuisine Potluck occurred on a sunny September Sunday. Some mighty fine cooks contributed dishes of Mexican, Italian, Puerto Rican, Middle Eastern, Jewish, German, and American cuisines. Happily,



there were also some mighty fine eaters eager to consume it all.



HangOuts happened on an October Saturday evening and featured music by Vibe-Pass (www.vibe-pass.com). PT residents Denis and Rachel Timofeev own Vibe-Pass and again demonstrated their prowess as DJ and hostess. It was an amazing evening of high energy dance, fun and camaraderie. The fifty attendees were all ages — many on the younger side — and representative of our diverse Park Tower population.

An **Art Show** considered for early December is being rethought for next Spring. We hope to display work by residents and Owners in such areas as watercolor, drawing, photography, jewelry, collage, chalk, bookmaking, acrylics, pastels, music, writing and pottery.

Details of upcoming social events will be posted on various bulletin boards around the building, most notably a large one in the lobby near the doorman's desk. To be

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reminded personally of these social events, email news@ptcondo.com with 'Social Events' in the subject line.

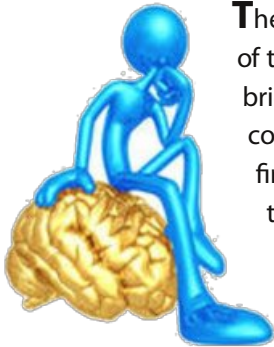
The Social Committee has submitted budget recommendations for the 2018-2019 fiscal year. These include repeats of popular past events, among them being **Movie Nights**, a Spring **HangOuts**, more **TGIFs**, the annual **Easter Egg Hunt and Brunch**, and perhaps even a revival of the **Annual July 4 Celebration**. With our new projector and wide screen, we are also considering the Party Room for streaming the **Super Bowl Game** and the **Academy Awards**.

The **Annual July 4 Celebration**, in particular, can only go forward with at least five volunteers to help with setup from 10 am to 2 pm, three to help serve, and another five to help with cleanup from 8:30 to 10 pm. Contact me, Sheldon Atovsky, at 773-728-9378 or s-atovsky@sbcglobal.net.

The Social Committee is a small but dedicated and hard-working group: Three members plus a Board liaison. If any of the events mentioned above interest you, please join the committee and help us make them happen!

Sheldon Atovsky, committee chair

Committee Focus
Ad-hoc Committee to Review the Declaration and By-laws



The story on page 1 of this issue recounts, briefly, the role this committee played, first, in developing the six amendment proposals currently before Owners, and then in passing the recent 12C initiative.

While the Board appears hopeful that the Health Club amendment will pass, it seems unlikely that any of the other amendment proposals will gain the necessary percentage of Owner approval by the December 31, 2017 deadline.

That said, this Board or a future one may decide to try again. With that in mind, members of both the original and the re-formed Ad-hoc Committee were invited to contribute to a list of lessons learned vis a vis proposals that require a large percentage of Owner participation and

approval. No indictment of past efforts is intended. We wish only to make the most of future efforts.

1. Consider the full range of what a promising proposal must have going for it. Strong management support? Total Board buy-in? Demonstrable benefits to unit resale value and/or quality of life? Consistency with current trends in condo marketing and management? Doable given the diversity of Owners with regard to age, experience in the building, some being investment Owners, etc.
2. Present one proposal at a time, and pursue it for only so long as there are novel, productive avenues. If, say, 3 months seems like too short a time, there should be a valid rationale for extending it.
3. Allow Owners only two options — either vote for, or vote against — and keep additional fill-in blanks to a minimum by printing unique unit and percentage of ownership on ballots prior to distribution.
4. Reconsider whether arguments can be printed directly onto the ballot. For instance, why the Board recommends a proposal and the consequences if it fails. Something similar appears on state, county and municipality ballot initiatives.

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5. Consider the overall appearance of the ballot. Can 'legalese' be contained in one portion, emboldened but in smaller font? Is the proposal itself front and center, worded and formatted in the clearest possible way? Would it be helpful to use colored paper so as to separate it from other items and provide a quick color reference?

6. Provide only in-house envelopes to onsite Owners, with instructions on the front to deliver to the office or drop in the doorman's mail slot.

7. Consider sending ballots by certified mail to off-site Owners.

8. Might it be possible to accept non-original signatures — electronic signatures and those on email attachments?

9. To increase the likelihood that informational meetings will be positive in tone, schedule them for after the draft ballot is designed but before it's distributed. Focus discussion on an AV projection of the draft ballot (and the arguments for and against if not themselves on the ballot). The Board can then modify the final ballot, delay it for further study, or even cancel the entire effort based on initial Owner response.

10. Unlike buildings where unit access is exclusively via the lobby, Park Tower residents may take service elevators from the mall, 1P, and 2P direct to their units. This complicates efforts to make personal contacts by means of information tables, one-on-one conversations, etc.

11. From the spike in 12C proxies received, it would seem that phone calls (and perhaps text messages) are highly effective in turning out the vote. Consider whether to shorten hard-to-implement tactics, or perhaps skip them entirely, in favor of calls and text messages — also, whether the first round(s) should be automated (robocalls).

12. Personal calls take on added weight when they're made by Board members. We recommend developing several 'scripts', parceling out the list in packets of about 20 to each Board member, and including a header suggestive of further action.

13. Charts, updated frequently and posted in the lobby, effectively sustained interest in the 12C initiative and amendment proposals.

14. Build into the cost of pursuing the proposal a \$\$ amount for at least a partial audit, similar to the one for 12C. It gives assurance to sceptics and probably makes us doubly careful in charting our progress.

Note: To be legal, ballots must conform to the requirements set out by the association's attorney. Some of the recommendations regarding ballot design may prove to be unrealistic given that variations of them were rejected by our attorney for the ballot used in the current effort.

Bob Shamo, chair

Committee Focus

New Health Club Rules for Children and Guests



The Health Club Committee has re-written the Health Club Rules. This article highlights the most significant revisions. For further information,



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all club members should pick up a complete copy of the rules at the pool attendant's desk or the management office.

RULES REGARDING CHILDREN have been clarified as follows:

- All children under the age of 16 must be accompanied by an adult club member at all times.
- As long as they are accompanied by an adult club member, children between ages 12-16 can use all the club facilities.
- Children under the age of 12, accompanied by an adult club member, are allowed only in the swimming pool and racquetball room. They are prohibited from entering all other club facilities.
- Only children of the opposite sex less than 5 years old are allowed in locker rooms and only when accompanied by an adult club member. Prior to taking such child into locker room, accompanying adult should advise other persons in the locker room that a child of the opposite sex will be entering. If the child is already in the locker room when another person wants to enter, accompanying adult should advise persons entering the locker room that a child of the opposite sex is in the room.
- Reminder — Children are considered Guests and must have a Guest Pass if their family does not have a family membership.

RULES REGARDING GUESTS have been rewritten to include a penalty for admitting non-members into the health club without a guest pass.

- Only Health Club members may bring guests to use the club facilities. Personal trainers are not required to have a membership or guest pass when supervising a current club member, except when using the facility for their own use.
- Members shall register their guests at the Health Club and pay guest fees

BEFORE guests use the club.

- Guest passes can be purchased in advance at the management office, lobby or pool by check, coupon or charge to assessment. No Cash accepted.
- A Health Club member may bring three (3) guests. Only non-residents of Park Tower can be brought into the club as guests of a member. Current residents of Park Tower cannot enter the club as guests. Members must accompany guests at all times.
- For your safety and security, all access to the club facilities is being monitored. Members allowing a non-member to enter the club without a guest pass will be subject to a minimum fine of \$50 for EACH non-member or guest without a guest pass.

OTHER RULES UPGRADES include a restriction on audio devices with open sound. Headphones or earphones are required for all audio devices and equipment used in the Health Club.

For your safety and security, all access to the health is now monitored with the new cameras and security system recently installed at Park Tower. Cameras have been placed at club entry and pool entry locations, and also inside the weight room and cardiovascular rooms.

Ken Anderson, chair

Owner Votes

Continued From Page 1

Nevertheless, much has been learned, both in terms of where Owners currently stand on the issues, and on how intense any future effort would have to be. The reconstituted Ad-hoc committee's specific recommendations to the Board can be found on page 13 of this issue of *TowerTalk*.

To read the referenced documents, go to www.ptcondo.com, click on the Library

tab, scroll down to Committees, and select the Ad-hoc committee. Also under the Library tab are back issues of *TowerTalk* for readers who may want to review details of the proposals and arguments pro and con.

Sheldon is a member of the Newsletter Committee and was also a member of both the original and re-formed Ad-hoc committees. **IT**

Committee Focus
Home Improvement Committee

At *TowerTalk's* request, here are a couple of the CAD-produced graphics that led to the selection of carpeting for the 2nd floor hallway. Installation is scheduled for early December.

Erik Butka, chair



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)

'All About Lettuce' presentation	7:00pm	Party Room	Dec 7
*Board of Directors Meeting	7:30pm	Party Room	Dec 11
Holiday Cheer TGIF	5:30pm	Lobby	Dec 15
Special Unit Owner Meeting to review the proposed 2018-19 budget	7:30pm	Party Room	Jan 8
*Board of Directors Meeting	7:30pm	Party Room	Jan 22
Resident Forum	11:00am	Party Room	Feb 3
*Board of Directors Meeting	7:30pm	Party Room	Feb 12
*Board of Directors Meeting	7:30pm	Party Room	Feb 26
*Board of Directors Meeting	7:00pm	Party Room	Mar 12
*Board of Directors Meeting	7:30pm	Party Room	Mar 26

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

Staff Holiday Party	Friday, Dec 22	Office Closes at Noon
Prior to Christmas	Saturday, Dec 23	Office Closed
Christmas Day	Monday, Dec 25	Office Closed
Prior to New Year's	Saturday, Dec 30	Office Closed
New Year's Day	Monday, Jan 1	Office Closed

PT Residents Contributing to This Issue of TowerTalk

* Newsletter Committee Member

Ken Anderson	*Nathaniel Cook	*Bob Shamo
*Sheldon Atovsky	*Jeff Hauser	*Kael Shipman
Erik Butka	Tim Patricio	

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, quarter-page, and third-page ads for the Mar-May 2018 issue. To inquire, email news@ptcondo.com.

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