

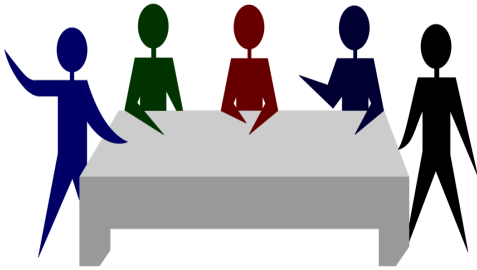
TowerTalk

News By and For the Park Tower Condominium Community

Annual Meeting

Your Board in Action

by Bob Shamo and Sheldon Atovsky



Park Tower Condominium is a complex operation that runs smoothly by virtue of two essential teams. Draper & Kramer provides the management and operational team, while we Owners provide governance and oversight with our own team, the Board of Directors.

With two Board positions to be filled on June 11, it is worth remembering that Board members have real responsibilities: to listen to and occasionally prod Management .. to choose between a myriad of projects, all of them worthwhile .. to remember that focus, labor and dollars are finite resources .. to plan ahead in the interests of owners who must provide those resources .. to respect both tenants and owners, whose views sometimes differ .. and sometimes to compromise in the interest of consensus.

Following is a list of some of the important actions these two teams have accomplished together during the past two years, the period for which Board members are elected.

- Revised our Declaration to include all prior amendments and bring it into conformity with the Illinois Condominium Property Act.
- Proposed amendments to the Declaration and By-Laws regarding smoking, pets, detection animals, leasing restrictions, and the Health Club -- none of which were approved by Owners.
- Completed the foreclosure and subsequent sale of commercial unit 12C to Lettuce Entertain You, thus erasing from our books the bad debt of \$157,703.
- Assessed fines resulting in payment of roughly \$50,000 for violations of association rules and policies.

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Board Elections Just Around the Corner



Each year, in June, Park Tower holds an election to replace members of the Board of Directors whose two-year terms are expiring. This year's election will occur Monday, June 11, at 7:30 pm in the second floor Party Room.

The Board comprises five members, and two will be completing their terms this year: 1st vice president Monique Fouant and secretary Kenneth Anderson.

Candidates who declared for those positions by the May 4 deadline were in fact those same persons: Monique Fouant and Kenneth Anderson. There are no announced "new" candidates, although rules allow for them to be nominated by proxy or from the floor on election evening.

Two "Meet the candidates" events will be held in the Party Room.

- Saturday, June 2, 11:00 am
- Wednesday, June 6, 7:00 pm

Official notification of the election was mailed to Owners mid-May. Included with that notification were candidate statements, proxy forms for those who wish to cast their votes early, and instructions.

Only Park Tower Owners may vote. There being two open positions, Owners are entitled to two votes for each unit they own. Those two votes may be given to a single candidate, or they may be split between the candidates standing for election.

Inspection of ballots and proxies afterward will show only the percentage of

ownership and the actual votes – not who voted for whom. (While proxies do need specific Owner identification when submitted, that information will be redacted by the auditing firm after it has certified the election.)

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Did You Know?

Questionnaire/Survey



We hope you'll take the time to complete the enclosed, one page Survey/Questionnaire. All the questions have to do with **TowerTalk**, which is put together by a volunteer committee and intended to supplement official building communications. How can we make it a publication you enjoy and benefit from reading four times a year? We eagerly await your opinions -- and thanks so much for making time to reply.

Meet Those Candidates!



Why bother to attend the pre-election events on June 2nd and 6th -- the ones where Owners say hello to the announced candidates?

Well, for one thing, it's an opportunity to say, "Thank You." Those two candidates, Monique and Ken, served on the previous Board and are willing to do it for two more years if elected.

The meetings are also opportunities to ask questions, the answers then shedding light on how the candidates might vote on such questions such as ..

- Who should take the lead in making association decisions, the Board or Management?
- What are the most significant challenges you think the Association will face in the next two years?

- Would you, as a Board member, favor putting forward again any of the amendment proposals that failed this past year, and if so, which ones?

Ask, Learn, Think, Vote!

4th of July Volunteers!

The Social Committee urgently seeks helpers for our **4th of July Celebration**.

Tuesday, July 3, 10 am to 2:00 pm

Begin to prepare Party Room & Deck

10 am to 2:00 pm

Final prep of Party Room & Deck

3:00 to 5:15 pm

Prepare & assemble food (w/caterer)

5:15 to 8:30 pm

Welcome, nametags, cash, help serve, monitor food/drink tables/trash & recyclable containers

8:00 to 10:00 pm

Clean up!!

Wednesday, July 4

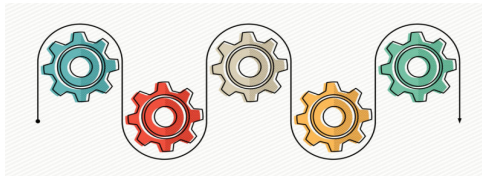


To Volunteer, please email
s-atovsky@sbcglobal.net

Governance

Final Thoughts on Amendments and Unit 12c Efforts

by Paul Heck



Board elections being just ahead, readers will find on page 1 a review of recent Board accomplishments. One easy-to-overlook item would be the Board's effort to enhance Park Tower's property values and its residents' quality of life by updating (amending) our Declaration and By-laws.

This effort was instigated by a review by a Board-appointed committee of Owners, the main question being whether current trends in condo ownership and life style are still in line with our original governing documents, most importantly the Declaration put in place by PT's developer in 1979.

The committee's review was extensive and resulted in three reports* to the

Board, plus a recommendation that six amendment proposals be put before Owners. The two most far-reaching of these amendments, if approved, would have a) permitted certain animals to live in the building with their owners, and b) banned smoking building-wide.

When presented to Owners in 2017, all six amendments failed, and by rather substantial margins. However, one additional issue did pass -- with room to spare -- that allowed the purchase and resale of a foreclosed unit in our commercial mall. That transaction has been completed now, and we've received a large check that covered past due assessments plus all legal costs. Tens of thousands of dollars were thus recouped for use in ways that will now benefit the association. HOORAY!

The ad-hoc committee finished its work by preparing a report to the Board reflecting on its efforts, the parts that worked and those that didn't. Among the most important things we learned

was that trying to move forward on so many fronts at the same time was too much. Should these or other amendment proposals be presented to Owners again, it will no doubt be in smaller, digestible bites.

But for now we need to celebrate all that we have learned: That many of our fellow Owners are willing to spend countless hours examining issues of importance to their community. That we are willing to discuss, argue and resolve issues using our all-important voting privileges. And most importantly, that we are able to suspend action on some issues and still continue to function productively on others. **TT**

* All three reports can be viewed by registered users at www.ptcondo.com Click on the magnifier at the upper right of the Homepage and type in "committee to review". Paul is Board liaison with the Newsletter Committee and was also Board liaison with the ad-hoc committee referenced in this story.

4th of July Celebration

Catered picnic with BBQ hamburgers, veggie burgers, hot dogs, chicken, vegetarian salads, samosas, ice cream, cookies, brownies, water, soda, wine and beer



Music by Vibe-Pass, our own in-house DJ

Fireworks at dusk, complements of our neighbor, the Saddle & Cycle Club

**Wednesday, July 4
5:30 to 8:30 pm
2nd Floor Party Room & Deck**

Park Tower owners and registered residents are FREE.

There is a charge for guests. Guests must be accompanied by a Park Tower owner or resident. Guests must either present pre-purchased tickets or pay at the door.

Discounted guest tickets are purchased with check only at Management Office by June 26.

ADVANCE GUEST RSVP: June 12-June 26, Adults 13+, \$20 each; children 12 and under, \$15 each
GUESTS AT THE DOOR ON JULY 4TH Adults 13+, \$25 each; children 12 and younger, \$20 each

Babies in arms, free. No rainchecks. No returns.

Please, as a courtesy, sign-up before June 27th, when we have to report to our caterer the number of people expected. Thanks.

2018

Episode Two - Chicago's Beginnings, 1700-1830

by Frank Muldowney

Until about 1790, Native American Indians* had the Chicago area all to themselves. One of the last great battles for control of the Chicago area had been fought by the Potawatomi, Fox, Kickapoo and Sioux tribes sometime around 1760. Although the Fox won, they migrated northward into what is now Wisconsin, allowing the Potawatomi to return in 1766 and claim all of what is now Northern Illinois as their hunting ground. Then, during the Revolutionary War, a militia raised in Kentucky marched to Illinois and captured all the English forts in the area for the upstart rebels.



Our first notable Chicago resident was Jean Baptiste Pont du Sable. Of African and French descent, he had likely come to the Great Lakes area from

Haiti, as a trader. Around 1790, he constructed a 22' x 40' log house -- quite large for the time -- on the south side of the Chicago River. Pont du Sable's trade business prospered, and his home soon became a focal point for other traders and settlers passing through the area.

The year 1803 brought three important developments. First, the United States bought from France all the territory west of the Mississippi River to the Rocky Mountains, and north of the Gulf of Mexico to Canada. (the Louisiana Purchase).

Second, the government lay claim to six square miles of land at the mouth of the Chicago River -- important because the river provided near-direct access to the Mississippi and that vast new territory. (See the last paragraph of this installment.)

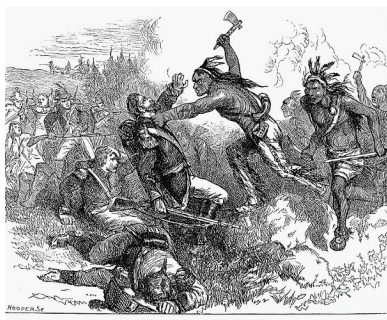
And finally, that very location -- now memorialized with a monument at the corner of Wacker Drive and Michigan Avenue -- was chosen as the



site for a new military installation, Fort Dearborn.

Fort Dearborn was intended to be a defense against unfriendly Indians, and also a warning to the British not to contest the huge wilderness area that would later become the states of Wisconsin, Illinois, Michigan, Indiana and Ohio. Built by Captain John Whistler, grandfather of the painter James McNeill Whistler, the fort is remembered today for the carnage of its abandonment in 1812, just months after we declared war on the British (America's War of Independence).

As tensions in the area developed, local Indian tribes had been forbidden to approach Fort Dearborn, one of their key sources of trade and liquor. Knowing the Indians were angry and not certain it could continue provisioning Fort Dearborn, our military ordered the fort abandoned. So, on August 15, 1812, a column of soldiers, wives and children -- together with a small group of loyal Miami Indians who had lived with them -- moved slowly out of Fort Dearborn, southward along the lake shore.

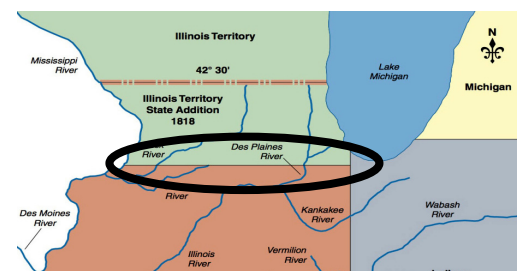


Around what is now Calumet Avenue and 18th Street, the evacuating group was surrounded by about 500 Potawatomi Indians. Drawing off the protecting troops, the Potawatomi attacked the wagons. What followed was an unbelievable frenzy of slaughter on the sandy dunes. Twenty-seven of the men defending the wagons were brutally

killed in hand-to-hand combat. Fighting only with swords and knives, the remaining women were brutally slain, with skulls split and bodies hacked to pieces, while every child was killed. Of the 95 people who left the fort that morning, only 45 were still left alive. The Indians then burned the abandoned Fort Dearborn to the ground.

The shock of the massacre, and fear of a repeat, initially kept more pioneers and others from settling here during the decade that followed. But slowly, oh-so-slowly, growth returned and a rebuilt Fort Dearborn fell into disuse as the threat posed by Native American Indians receded.

Around the time our area was being considered for statehood, its northern border was the southern tip of Lake Michigan.



But thanks to some congressional maneuvering by Nathaniel Pope, our territorial representative, that border of was moved 41 miles to its current position, just north of Zion, Illinois. Had the provisional border been retained, Park Tower would have ended up in Wisconsin and we, like other Wisconsinites, might have been called "Cheeseheads!" Illinois was incorporated as a State in December of 1818, and this year we are celebrating our 200th Anniversary.

In 1827, Congress voted to give Illinois 224,333 acres of land for the construction of the Illinois and Michigan Canal that connected Lake Michigan to the Mississippi River. Its transportation functions have since been replaced by the Illinois Waterway, but the canal and its subsequent improvements would change the history of Chicago. **TT**

* Only Native American Indians are referenced in this story. Frank is a member of the Newsletter Committee and author of this continuing series.

Origins of Park Tower's Curtain Wall

by Jeff Hauser



Photo by Mike Magliane

John Buenz, of Solomon, Cordwell, Buenz and Associates, was the architect for Park Tower and Harbor Point Condominiums. Opening in 1973 and 1975 respectively, both buildings are constructed around central, triangular cores. The triangle being such a strong shape, only minimal concrete pillars were needed at the perimeter, allowing for great expanses of windows all the way up our 55 floors. That triangular footprint also allowed views of the lake from all units (until later construction blocked some of them).

By way of contrast, construction west of Sheridan – and we're talking older apartment construction here -- started with traditional poured concrete footings in the shape of the building that was to rise above it. Those external walls were "load-bearing" and allowed for a certain number of cutouts for windows. But too many cutouts weaken the walls, so the taller such a building grew, the harder it was to bathe their interiors with light.

Steel-reinforced concrete provided a new way to propel buildings skyward. For very tall buildings like ours, steel-reinforced concrete pillars – together

with a strong central core – would replace those load-bearing external walls. The new approach made for more efficient use of space and allowed in so much more light. Park Tower, Harbor Point, and similar high rises were built with this new 20th century "curtain wall" construction concept.

A little background: When Mies Van der Rohe, an architect and the last director of the Bauhaus School, was forced from Germany by the Nazis in 1937, he came to America and eventually to Chicago, where he headed the architecture school of the new Illinois Institute of Technology.



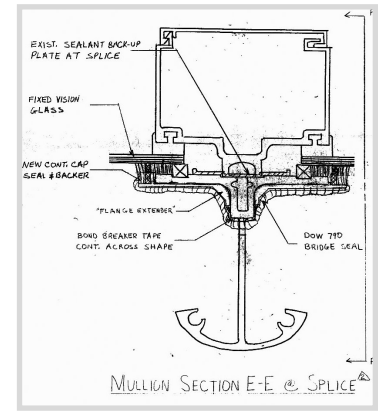
The Bauhaus building in Germany, an early curtain wall design, where Mies worked before coming to America.

IBM Building at 330 N. Wabash in Chicago, also of curtain wall construction and built shortly after Mies' death in 1969.



Mies -- generally referred to just by his first name -- brought with him the Bauhaus modernist approach to architecture. The sleek, spartan facades he was to build here would stand in marked contrast to the city's existing, heavily-ornamented buildings.

Extruded aluminum came along just as John Buenz, a Chicago architect strongly influenced by Mies, was designing Park Tower. Being lighter and cheaper than steel, but without compromising strength, extruded aluminum became the material of choice for the all-important mullions both at Park Tower and Harbor Point. The mullions are the structural elements of the curtain wall, forming the grid into which are fit our 5,460 plate glass window panels.




Cross-section of a Park Tower rectangular mullion on top of a curved I-beam

The Miesian influence on our tower is further reflected by the I-beams secured to the vertical mullions between the windows. Like the IBM building, this architectural touch accentuates a skyscraper's verticality when seen from below. Our own I-beams have a curved exterior which echoes our rounded corners, in contrast to Mies' rectangular shapes.

Two other advances can be mentioned here. One was a pressure-equalization system, with "weep holes" built into hollow mullions to channel and drain water. Not perfect, but it certainly minimizes penetration during rain storms in heavy wind.

The other is a mastic for sealing windows within their frames. It's a far cry from the asbestos used in early curtain walls. This new material can stand up to heat from direct sun, wind, rain, snow and ice -- definitely not the caulk you buy from Home Depot!

So, looking back, we can see how modern architecture, started 100 years ago in Germany and brought to the Illinois Institute of Technology by Mies van der Rohe, has found expression in buildings we have in Chicago today. Nothing says Chicago like a Miesian-style curtain wall building. 

Note: Lake Point Tower looks a lot like Park Tower and Harbor Point and was designed by two Mies/ITT alums.

Jeff is a member of the Newsletter Committee.

In Our Parks

Purple Martins Make a Summer Home at Montrose Harbor

by Roger Heaton



Each year, Purple Martins (North America's largest swallow) endure a long journey across the globe. Starting as far south as Chile and flying towards North America, the martins eventually fly over the Gulf of Mexico to reach our southern Gulf Coast in January, and then continue to many parts of the Upper Midwest to breed.

Early arrivals (Scouts) make it to Montrose Harbor and other Chicago Park District locations as early as April 1st. Hopefully, others follow and the colony swells to around 100 birds. Early April through September is when enthusiasts and volunteers count, monitor birds, and compile data .. important information for the understanding and long term survival of this world traveler.

Purple Martins rely entirely on human-supplied nesting sites in this part of the country. Over the centuries, the harvesting of old growth forests eliminated the multi-cavity nesting sites required by this very social bird. Native Americans supplied nesting sites -- hollowed out gourds and boxes -- that were positioned around the village or encampment to attract these warm weather visitors. Martins eat flying insects, making them a welcome addition to summertime human survival!

Chicago is geographically positioned on an ancient flyway for migratory birds. We



should be very proud of our city, where support for these birds comes from the partnership between the Chicago Park District, The Nature Conservancy, and local volunteers. Together, these agencies provide nesting sites and coordinate efforts to ensure the health and vitality of not only Purple Martins but all the birds that use our parks as a respite and refuge throughout the year.

Living in Park Tower, along our unmatched lakeshore, provides us with multiple opportunities to engage with and foster enhanced natural environments. I got involved with the martins because I love to jog, often passing the

Montrose Harbor Martin Houses on my morning runs. One time I saw a group of eight people tending to the houses, so I stopped and introduced myself.

What a diverse group of volunteers! There was a retired university professor, a classic car enthusiast, a commercial airline pilot, a school teacher, a graphic artist, a financial advisor, and a producer -- all loving the idea of being outdoors engaging with wildlife and connecting to our neighborhood.

Most of the work involves counting birds and noting their arrival and shooing away invasive European Starlings and Old World Sparrows that want the houses



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for their own nests. Once there are enough martins, they can defend the towers on their own. Lowering the towers and counting eggs, hatchlings and then fledglings is amazing to witness. At the end of the season all the data collected is shared with The Field Museum and the Purple Martin Conservation Association.

Unfortunately, not all birds survive the breeding season. Deceased birds and chicks are given to the ornithologists at the Field Museum for research purposes. (Recently, our group was invited to the 4th floor of the Field Museum for a behind the scenes peek of where the vast collection of birds are housed .. one of the largest in the world). Ultimately, all information is shared with national and international Purple Martin groups.

Walk or bike to the west side of Montrose Harbor and witness the aerial feats and melodic chirps of our South American visitors. Then stop by the Montrose Point Bird Sanctuary just east of the

Harbors, to meet more of Chicago's magnificent winged visitors, such as the White Spotted Owl below.



Getting involved is easy. Just contact me or Forrest Cortes for information. **TT**

roheaton@gmail.com

forrest.cortes@chicagoparkdistrict.com

Roger is a Park Tower Owner and one of those Purple Martin volunteers.

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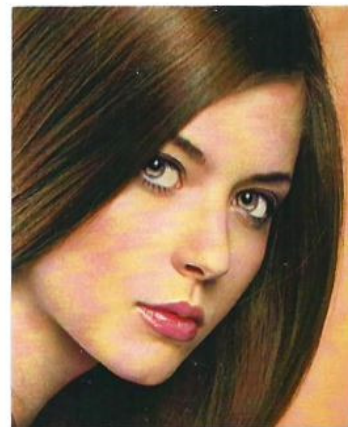


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Salon M is located on the soon-to-be completed Argyle Streetscape, between Kenmore and Winthrop Avenues.

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

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

Your Board in Action

Continued from page 1

- Transferred year-end operating fund surpluses of \$145,930 (over two years) to the reserve fund, the goal being to address anticipated capital expenses without the need for special assessments.
- Engaged an independent auditor who confirmed at an open Board meeting that all transactions had been done with upmost honesty and integrity.
- Continued quarterly Resident Forums for airing of questions and opinions.
- Further restricted short-term rentals by unit Owners.
- Installed panic buttons at Doorman's station; Management, Security and Garage offices; and Pool.
- Brought near to completion an AT&T Fiber Network, at no cost to the association, that will offer cable and Internet alternatives.
- Appointed an ad-hoc Property Value Research Committee and the Bulk Cable & Internet Taskforce.
- Supported events produced by the reactivated Social Committee.
- Began installation of Party Room audio-visual equipment.

- Remodeled 2nd floor bathrooms and lockers and replaced carpet and wallpaper.
- Purchased bar carts for the Party Room and new 2nd floor deck furniture.
- Began a three year restoration, relining and replanting of the 2nd floor deck planters.
- Continued replacing the 34 hot water risers -- half done by end of this year.
- Concurrently replaced the main building's roof and anchorage supports system (as used by window washers).
- Updated and expanded building security with new lighting, cameras and fobs.
- Finished mounting exterior LED light fixtures.
- Replaced pool liner, garage fire doors and ventilation control gates.
- Repaired penthouse air handler and cooling tower serving the commercial mall. TT

These accomplishments and others may be reviewed in the Board Minutes, posted on the Library page of our website, www.ptcondo.com

Board Elections

Continued from page 1

On June 11, a quorum having been achieved (20% of Owners), Owners in attendance at the meeting will register (picture ID required), receive their ballots, and vote. Proxies from those who voted early will be "exercised" by our auditing firm (Picker & Associates) or designated representatives, assuming those persons have themselves been duly registered and authorized.

The auditor will oversee ballot counting, handle irregularities, and certify the results. Any substantive irregularities will be brought to the attention of the Board.

As in past elections, owners may remain in the Party Room while the vote is counted. Assuming no nominations by proxy or from the floor, both announced candidates will "win" but with varying percentages of the total vote, as calculated by percentage of association ownership. Should there be nominations from the floor, the winning candidates will be those with the largest vote. TT

Board Election Rules are detailed in the PTCA Rules and Regulations Handbook and may be viewed at www.ptcondo.com/rules-regs/#board-election-rules



YOUR NEIGHBORHOOD PROFESSIONAL

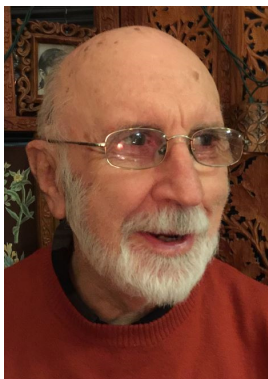
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David Folkes, Retired Priest and Counselor, Remains an Advocate

by Bob Shamo



Park Tower is a diverse community, with all sorts of interesting people owning, renting, and working here. That said, I do believe we have only one retired Australian priest!

David Folkes grew up in Sydney, Australia, the only child in a warm and caring family and with the good fortune to live, he says, “smack in-between a parochial school 100 yards to the left and a church/monastery 100 yards to the right.” After secondary school, David entered seminary to become a priest in the same Passionist order he had grown up knowing. Passionists lead a semi-monastic life but periodically go out into surrounding parishes to preach. David memorized ten sermons for those occasions and serve as resources for local families.

After seminary, David and two friends developed a youth leadership program, and David was its chaplain/counselor. This was in the 1960's, when world events had sparked a strong sense of questioning and civic consciousness among youth.

The program was so successful that many wanted to join, but David felt under-prepared for that amount of responsibility. He'd identified a course of study at Chicago's Loyola University designed specifically for priests and religious leaders from around the world. So in 1972 he made his way to Chicago for a two-year graduate program in counseling psychology. On weekends he preached at local parishes to support himself, and in the summer of his second year he actually taught the program himself.

During his time at Loyola, David made a lot of friends, among them a young woman named Mary, a graduate nursing student. Their deepening relationship required him to examine his moral commitment to celibacy. When they decided to marry at the

conclusion of their Loyola studies, David submitted his resignation from the priesthood.

He now found himself in Chicago with a new wife and no job. But David did have a superb education and a wealth of experience. So he sent out 70 resumés and received back two replies, one saying, “no, thanks,” the other inviting him to interview for a job as an addiction counselor. The interview itself was a bust -- David's master's program had included no information about addiction -- but it did pique his curiosity about this dawn-ing specialty.

His first opportunity came at Lutheran General Hospital in Park Ridge. He started as an intern and then for six years was part of a treatment team, half of whom were themselves recovering from addiction. He reflects, “I got to learn from team members and from our patients that there are many pathways to addiction -- family background, friends, life circumstances -- and that pain is often a precipitator for people seeking help.”

David has since had a number of teaching and counseling experiences in hospitals, schools, prisons, and family centers. The clientele can be surprising. For example, an addiction program he developed at Highland Park Hospital treated a large number of the well-to-do, including doctors and lawyers.


In the corporate world, David worked for a time in the employee assistance department of Kemper Insurance Corporation. In its heyday, Kemper employed 18,000 people but over time shrank to about 9,000. Towards the end, David says, “My team's arrival at an office in, say, California or Texas, signaled a round of layoffs, with counseling about to be offered to the unfortunate employees.”

As addiction treatment became better understood, Illinois established a Certification Board. David was among the first to receive certification and later served for six years on its volunteer board of directors.

David returned to Australia in 2009. He and Mary had raised two children, but over the years they had grown distant and eventually divorced. Back home now, he intended to retire but instead was persuaded by an old friend to live for awhile in the outback region of Australia where he tutored aboriginal children in English and math. He found it spiritually an enriching experience -- the eagerness of the children, the stark beauty of the land and the culture. Another friend drew him into a program in Darwin, where he visited refugees who were being held in Australian detention camps.

Other short-term pursuits followed, but David began to think about returning to the United States, mainly to stay in touch with his two grown children and a grandchild living in Evanston. He did indeed return in 2012 and became re-acquainted with his family.

Of the many friends David had known in Chicago, one he considered special: Pam Woll, a long-time resident here at Park Tower. Pam is a writer, and addiction is a subject she writes about regularly. She and David had run into one another frequently at conferences, and upon his return they began the relationship that has now brought him to live with her at Park Tower.

Though retired professionally, David stays busy with civic involvement around refugees and immigrants. He has pulled together a group of twelve churches and synagogues sponsoring refugee families, meeting monthly to share resources. He also visits with immigrant children who arrived in this country unaccompanied and are currently in detention at a facility in Rogers Park. And, as you might expect, he loves and identifies with the many other immigrant families who make Park Tower their home. 

To learn more of David's current interests, email him at emu1935@aol.com

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

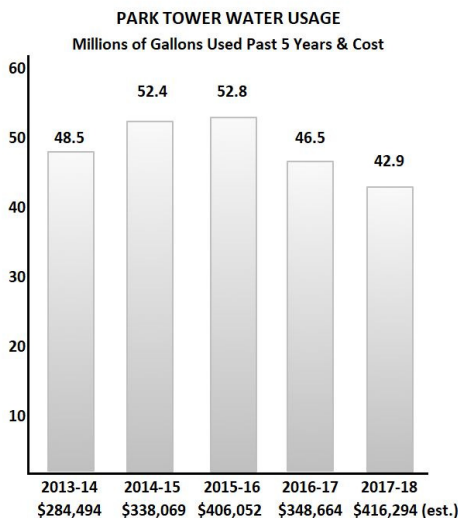
Savings on Water, Gas, and Electricity

by Sheldon Atovsky

In recent months, “on assignment” for **TowerTalk**, I’ve recorded extended conversations with our property manager on subjects that both excite and concern him.

In the last issue, Tim Patricio discussed the building’s problems with cigarette smoke and his disappointment that the amendment banning smoking failed to gain the necessary Owner signatures. He also asked residents, in this time of burgeoning online ordering, to promptly pick up their packages from our Delivery Room.

We have much happier news to report this time around, namely our very significant savings in water, gas, and electricity usage. Let’s start with water and the informative chart that Tim has constructed.



The five vertical columns show decreasing water usage each of the past two years. Park Tower residents seem to be making honest-to-goodness efforts to reduce their use of water by reporting leaks and dripping faucets, running less water in the shower and at the sink, and flushing less often. Management is doing its part by aggressively addressing the plumbing portions of the building’s infrastructure -- in particular, the ongoing loop and riser projects. Tim discusses those projects in the italicized remarks that follow.

Our Beating Heart and Arteries

*The beating heart of the building’s water distribution system are the two horizontal **loops** that work like large valves to control water flow to the lower and upper tower tiers. The loop for floors 1 through 29 is located in the space above the lobby ceiling, while the loop for floors 30 through 55 is above the ceiling of the 55th floor. When working properly, they allow each tier to be shut down separately, then flushed out when reopened.*

*The arteries of our system are the **risers** from the loops to the units in each vertical tier. Valves within these risers allow individual units to be isolated for purposes of maintenance and remodeling. Residents are less inconvenienced, and the amount of water saved is enormous when we shut down and flush a single unit rather than an entire tier.*

Over Park Tower’s 40+ years, the original iron pipes has corroded and the backup of iron filings have caused valves to fail. We are replacing iron with copper in the loops, and even -- as units are remodeled -- the webbing of small pipes that connect faucets and drains to the risers.

The reduced water usage shown in the chart roughly parallels the current, ongoing renovation of loops, risers, components and related parts. With the lower loop and valves finished now, we’re addressing the upper loop and valves this year. Each step along the way brings us closer to being able to completely isolate each individual unit as necessary for water shut off and flushing. And that’s a whole lot better than having to drain the water from an entire riser, loop or, worse, from the whole building!

By the way, along with the water savings, there is a substantial reduction in employee work hours now that we can zero in on only the water lines that need attention. Also, I should mention that as we replace the risers, we’re installing new water-saving toilets, thereby saving water with every flush.

Water & Sewer Rates + Taxes

But, Tim, what about those tiny figures at the bottom of the chart? They seem to show that even as we use less water, we’re paying more for it. Notice that in fiscal year 2014-15 we used 52.4 million gallons at a cost of \$338,069. Two years later, in fiscal year 2016-17, we used 46.5 million gallons but at a cost of \$348,664. In those two years, we saved about 10% on water use but wound up paying about \$10,000 more for it! Imagine what the bill would have been had we continued using more and more water instead of turning the corner and begun using less. Tim continues ..

Our big problem right now is that while we’re reducing water usage, the cost per gallon keeps going up, as does the tax on water and sewer, all of which is included in the building’s water bills.

The City is increasing costs and taxes to pay for upgrading its entire water infrastructure. By replacing old crumbling pipe, it is not only avoiding such problems as we’ve seen in Flint, Michigan, but also bringing the cost of water here in Chicago more in line with what it costs in the rest of the country.

The only way we can minimize the effect of these cost and tax increases on our assessments is to focus on aggressive building maintenance while cutting back on unnecessary residential water use. We all have habits, and some of them are wasteful of water. I like the tips, Sheldon, you’re planning to include later in this story, and I certainly hope our residents will continue to take them seriously.

The charts shows what can be accomplished when Management and residents work together. GO PARK TOWER!!



Help Us Save Water

1. Rinse produce in a bowl of water instead of under running water.
2. Turn off the water when brushing your teeth, sudsing/washing your hands, and while shaving.
3. Reuse water, once it's cooled after boiling vegetables or pasta, to water your plants.
4. Keep a pitcher of water in the fridge to enjoy cool water rather than running the faucet for each glass.
5. Run the dishwasher only when full; use one glass or one cup per day if you are drinking or refilling water.
6. Flush the toilet less. Don't use it to toss away a tissue; each flush uses 5 to 7 gallons.
7. Soak dirty pots and pans in the sink rather than using the force of flowing of water to rinse them off.
8. Turn off all faucets completely after each use.
9. Thaw foods overnight in the fridge for use the next day rather than under running water just before their use.
10. Alert maintenance to fix any leaking toilet or faucet.

Write to us at news@ptcondo.com with more ways to save!

Electricity Savings

Let's change our focus, Tim, and look back to projects in the past six months or year or two. Do you observe any benefits accrued that we might overlook on a day-to-day basis but should appreciate more and keep-in-mind?

We have a large-scale program to reduce electricity usage. Let's start with our program of changing our light bulbs from incandescents or fluorescents to LEDs. Since we've begun this program, our electricity usage has come down every year at a slow but steady pace. We're saving money. That's progress. Our chief and assistant chief engineers are always looking for solutions that make sense. We've also put

motion sensors on the lights, like in the Health Club locker rooms where lights are on so much of the day. Same for all of the shop areas.

We reduce electricity usage also with our new machinery. Our chillers were just completely rebuilt, making them more efficient. Our relatively new cooling tower is Energy Star certified. The system that manages the boilers is more efficient electrically as well as more efficient with its use of gas. The monitoring system for the cooling tower, boilers and chillers also provides efficiencies to reduce our use of electricity. All of these changes help to reduce our electricity usage and are reflected in keeping our assessments lower.

Gas Savings

Impressive! Are there other past projects from which we continually reap benefits?

Our usage of gas has come down considerably due to the efficiency of the new boilers. Our old boilers used to be working at 75% to 100% of capacity. With the new boilers, one is usually idle and the other working, at most, 50%. Some of the decreased usage is due to this past warmer winter but even in the colder polar vortex-type winters usage is down. We expect the new hot water heaters will have a similar impact but it is too soon to tell. TT

Sheldon is a member of the Newsletter Committee. Tim is Park Tower's property manager.



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Cleaners & Receiving Room	773.784.3353
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Mall/Business Contacts

**PTCA Market
Suite 114** 773.725.9150

Aynot Enterprises, Inc.
Suite 103 773.728.6486

Dralyuk Real Estate
Suite 103A 773.275.8520

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(Gift Certificate purchases)
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Dates to Remember

All are open to Owners (* may be canceled if no agenda)

*Board of Directors Meeting 7:30 pm	Party Room	June 11
*Board of Directors Meeting 7:30 pm	Party Room	June 25
*Board of Directors Meeting 7:30 pm	Party Room	July 9
*Board of Directors Meeting 7:30 pm	Party Room	July 23
*Board of Directors Meeting 7:30 pm	Party Room	August 13
*Board of Directors Meeting 7:30 pm	Party Room	August 27

July and August dates are pending approval by the new Board. 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

Week of Independence Day	
Tuesday July 3	Office closes as 2:00 pm
Wednesday July 4	Office Closed
Saturday July 7	Office Closed
Labor Day Weekend	
Saturday, September 1	Office Closed
Monday, September 3	Office Closed

Contributing to this Issue of TowerTalk

* Newsletter Committee Member ** Board Liaison

* Sheldon Atovsky	** Paul Heck	* Bob Shamo
* Jeff Hauser	* Frank Muldowney	
Roger Heaton	Tim Patricio	

Occasionally, we invite a resident to write on a subject we know is familiar to him or her -- an example being Roger Heaton, with his story in this issue on Purple Martins at Montrose Harbor. 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 Sep-Nov 2018 issue. To inquire, email news@ptcondo.com

**BusCrd (\$40) = 2½" tall & 3¾" wide .. 1/4 page (\$75)=5" tall & 3¾" wide
1/3 page (\$125) = 5" tall & 5¼" wide or 3¼ tall & 7 ⅞" wide**

TowerTalk Survey/Questionnaire

For you, personally, how might TowerTalk be a more interesting or useful publication?

Please circle the numbers that best apply.

The range is between (5) for **strongly agree** to (1) for **strongly disagree**.

I like the format of <i>TowerTalk</i> , the way the newsletter looks and feels when I read it.	5	4	3	2	1
I enjoy news about the building itself (big projects to maintain and improve the building, and stories on how the building works).	5	4	3	2	1
I enjoy reading about and seeing pictures of <i>Recently Rehabbed</i> units.	5	4	3	2	1
I find the <i>Park Tower Profiles</i> about residents and staff interesting.	5	4	3	2	1
I usually don't have enough time to read TowerTalk.	5	4	3	2	1
I enjoy the stories on unusual topics (medical marijuana, O'Hare flight patterns, etc).	5	4	3	2	1
I find the <i>TowerTalk's</i> year end summary of Park Tower sales and listing price and building location useful and interesting.	5	4	3	2	1
I sometime find the newsletter information incorrect or presented in a confusing manner.	5	4	3	2	1
I use the reviews of area restaurants to help me find new places to eat.	5	4	3	2	1
I would enjoy reading more news of our neighborhood and parks.	5	4	3	2	1
I learn from the <i>Committee</i> Focus reports (Budget & Finance, Health Club, Home Improvement, New Resident, Newsletter, Rules & Regulations, Social Committee and ASCO).	5	4	3	2	1
I appreciate articles on Board deliberations and elections.	5	4	3	2	1

Finally, on the back of this sheet, kindly list your own ideas for improving TowerTalk and any suggestion you might have for future stories.

Please drop this completed survey at the doorman's desk, in the slot marked "Surveys/Questionnaires" by Monday, June 11, or bring it with you to the Owner's Annual Meeting at 7:30 pm that evening in the Party Room. Thanks!!

June, 2018