

# TowerTalk

News By and For the Park Tower Condominium Community

## Our condo

### From Lake to Tap

by Jeff Hauser

Readers may have noticed quite a few stories recently in **TowerTalk** about water, how it's distributed throughout the building, and why we need to use it sparingly. (Hint - It's expensive!) Then there are all those news reports about lead in the water, mainly in small towns like Flint, Michigan but also here in the city. So, I took as my assignment for this issue to have a look at how water gets from Lake Michigan to Park Tower and how safe it is to use when it gets here.

The way water gets to Park Tower is an interesting story. The journey starts at the Harrison/Dever intake crib near to the Jardine Water Purification Plant at Navy Pier. That plant, by the way, treats one billion gallons a day and is the world's largest water treatment facility.

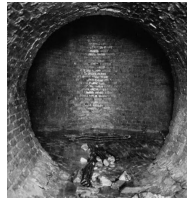
*The Harrison/Dever intake crib, above, pulls water from 20 feet below the surface, down a 168 foot vertical shaft, then to the Jardine Water Purification Plant via tubes cut in bedrock.*



The crib visible a few miles east of Montrose Harbor is a standby facility. The city has scheduled it and one other for demolition, but *Preservation Chicago* is advocating for their preservation and potential repurposing.

After extensive filtering and purification, the water goes next to an underground reservoir and then to a pumping station.

The station that serves us is the Lakeview pumping station near the corner of Wilson and Clarendon. Water is gravity-fed direct from the reservoir by a long tunnel and is monitored continuously for safety.



Water leaves the pumping station in a 60" main and enters the city's gridded water system. Note that it actually is a grid, which means that even when one section is turned off for maintenance, the surrounding sections remain pressurized. You see the system at work when the city is replacing small sections of water mains.

As water comes ever closer to Park Tower, the diameter of its mains -- mains being the city-owned water conduit and pipe -- is reduced. Installed in 1969, the main on our side of Sheridan Road is 12" ductile iron and serves all the lakeside hi-rises that have been built here since. That 12" iron pipe then steps down to the two galvanized 8" service lines that bring water directly into Park Tower. (The west side of Sheridan is still serviced by older 6" cast iron mains scheduled for replacement in 2019.)

Park Tower was constructed in 1972, and its original plumbing was galvanized steel pipe. Due to eventual corrosion and accumulated steel filings, we are now converting this entire tree-like structure to copper, going so far as to use lead-free solder to connect those copper pipes. This process, which will continue for the next few years,

comprises the many separate "riser projects" that will improve the reliability and quality of our water service for years to come.

The city's water mains contain no lead. Where lead enters the picture is in the service lines that feed individual homes built prior to 1987, and in some of our park water fountains. As understood by property manager Tim Patricio, lead was never a problem in service lines as large as ours.

Expanding a bit, Tim explained that, besides periodically testing pool, Jacuzzi and HVAC water, Park Tower addresses any water quality issue that may appear in annual water reports from the city. As for lead, "metals testing" In 2016 showed the level of lead to be so low as to be unmeasurable. And for all metals, the readings fell below the standards set by the Federal Clean Water Act (1972) and the Environmental Protection Agency.

So readers, rest assured. Park Tower's water is safe. **TT**

----

*Jeff is a member of the Newsletter Committee.*

## Inside This Issue

Sparkling Glass Walls .....	5
Christopher Goldstone Profile .....	6
Chicago Becomes a City, 1700- 1830 ..	7
Recently Rehabbed 11-Tier Unit .....	8
C.A.L.M. (emergency preparedness) ...	11

Also tucked into this issue are updates from our eight active committees -- Budget & Finance, Social, Newsletter, Cable & Internet, Home Improvement, New Resident, Rules & Regulations, and Health Club.

## Did You Know?

### Nighttime Lighting



In recent years, it's been suggested that we could increase PT's profile in a significant and positive way by illuminating the penthouse atop our building in color for holidays and other special occasions. Now that roof repairs have been completed and the structure painted, Management -- at the Board's request -- has looked into a variety of LED lighting array solutions and identified one it thinks might do the job. A sample fixture is on order for testing. But like any building improvement, the Board will then need to decide if the enhancement to our profile justifies the investment. **TT**

## Committee Focus

### 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 3, 10 and 17.

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](mailto:parktowercondo@dkcondo.com)

**Jean Shamo, Board liaison**

## Christopher Rayburn Joins Management Team



Christopher joined our staff this past April as an assistant property manager. He has been with Draper & Kramer for the past 7 years, first as a part-time receiving room clerk, then as a full-time doorman and, prior to coming here, as an administrative assistant.

He considers himself a creative person -- counting art and music as important to his quality of life -- and, modestly, claims to be very close to hitting his weight-loss target! Christopher enjoys his work with D&K and looks forward to interacting with Park Tower's staff and residents. **TT**

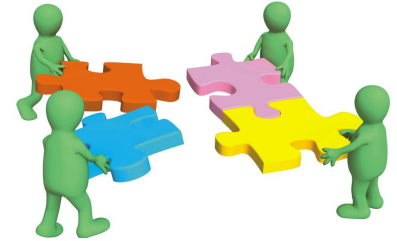


## Oops!

In the June-August issue of **TowerTalk** -- Episode Two of *Our Neighborhoods Past, Present and Future* -- your editor confused two of America's early wars. Our War of Independence lasted from 1776 until 1783. Seething as its defeat but still involved in a war with France, Britain subsequently confiscated American ships, impressed our citizens into its navy, and even eventually burned our White House -- examples of the provocations that led to the War of 1812 with Britain, which we also won. Apologies to the author, Frank Muldowney! **TT**

## Committee Focus

### • People-to-People • Fresh Thinking from Your Social Committee



A **People-to-People** encounter would be a small gathering of residents with a common interest, examples being ..

- The desire to share a pastime (poker, crocheting, reading, walking, music)
- A health issue of concern (macular degeneration, arthritis, hearing aids)
- The need for occasional assistance (computer software and TiVo programming come to mind)
- A one-time consult (Owner advice based on a unit rehab experience)

What the Social Committee is offering here is assistance in identifying such interests, exchanging contact information, and setting up appropriate venues -- whatever is helpful in bringing people together.

Appealing? A terrific first step would be to let the committee know of your particular interest/s. What small group topic or discussion subject would tempt you to participate? Name the activity in an email addressed to committee chair, Sheldon Atovsky ([s-atovsky@sbcglobal.net](mailto:s-atovsky@sbcglobal.net)), and be assured, you will receive an acknowledgment.

Or, just plan to attend People-to-People on Tuesday, October 9. This will be more of a meeting than an event in itself. (Notice, it appears nowhere else on the Social Calendar.) Whatever small groups may materialize are intended to be self-perpetuating. By scheduling the initial meeting, the Social Committee is undertaking to see if the People-to-People concept might be of value and doable here at Park Tower.

Have a look at the entire Social Calendar, found on the next page. **TT**

## Committee Focus

# Social Committee - July 4th and the Year Ahead



Yes, it was quite an occasion. The photo above is just one group of the estimated 375 Owners, residents, family and friends who attended this year's **4th of July Celebration**. The Social Committee took one very big, collective breath and brought the event back to Park Tower after a two year hiatus.

In many ways we were just so fortunate. The weather was warm but not uncomfortably so, and the few drops of rain held off until after the fireworks -- which were, as always, spectacular and a wonderful gift from Saddle & Cycle Club to our community.

Entertainment included dancing on the rooftop garden deck, with music provided by Vibe-Pass, our resident DJ. Vibe-Pass also took photos of groups such as the one above, which were then downloadable free of charge.

A very fine caterer provided an assortment of salads, burgers, hotdogs and meat-free options. Admittedly, we did seriously underestimate the appeal of those vegetarian options -- also the preference for water and chocolate ice cream options. These misestimates will be corrected next time 'round.

Most of all, we were gratified by the support we received from volunteers -- 26 of

them, no less! -- from Management, the maintenance crew, front desk and security. In fact, the committee felt good enough about all this to schedule a repeat performance next year, together with a replay of the events that met our expectations last year.

### Looking Ahead

To the right is a calendar of the activities we expect to offer next "season." Among them are several new to Park Tower.

- **People-to-People** on October 9 is an effort to connect residents with common interests. Read more on page 2.

- **Movie Nights** will assess the interest of residents in various film genres using the Party Room's upgraded audiovisual equipment.

- **Cooking Class** on Saturday, March 9, will be led by resident retired chef, Herbert Hellauer.

- **Easter Egg Hunt & Brunch** is being planned for the day before -- Saturday, April 20 -- so as to include residents who attend church or have other family commitments on Easter Sunday.

Stay tuned and know you are welcome to learn more by attending our open Social Committee meetings. **TT**

Sheldon Atovsky, chair

## 2018-19 Social Calendar

*(Dates and details subject to change)*

**September 21 (Friday)** .....TGIF  
Wine & Snacks, 5:30 to 7:30 pm,  
Lobby Lounge

**October 9 (Tuesday)** .... **People-to-People**  
Meeting 6:30 to 7:30 pm, Party Room

**October 13 (Saturday)** ..... **Movie Night**  
*The Sound of Music*  
Time & Details TBA, Party Room

**October 26 (Friday)** .....**Halloween Party**  
Compliments of Management  
Time TBA, Management Office

**November 17 (Saturday)** ..... **Movie Night**  
Classic film & Time TBA, Party Room

**December 7 (Friday)** ..... **Holiday Cheer**  
5:30 to 7:30 pm, Lobby Lounge

**January 12 (Saturday)** ..... **Movie Night**  
Kids-focused Animation film TBA  
Time & Pizza details TBA, Party Room

**February 3 (Sunday)** ..... **Super Bowl Party**  
By Management & Maintenance  
Time & Details TBA, Party Room

**February 24 (Sun)** **Academy Awards Party**  
As last year, w/related activities  
Time & Details TBA, Party Room

**March 9 (Saturday)** ..... **Cooking Class**  
Sushi prep w/Chef Herbert Hellauer  
10:00 am to noon, Party Room

**March 23 (Saturday)** .....**HangOuts IV**  
Dance Party produced by Vibe-Pass  
Evening time TBA, Party Room

**April 20 (Sat)** .. **Easter Egg Hunt & Brunch**  
Saturday to encourage participation  
Time & Details TBA  
Party Room & Garden Deck

**May 11 (Saturday)** ..... **Art Walk**  
Together w/other nearby condo buildings  
10:00 am to 4:00 pm, Display areas TBA

**May 18 (Saturday)** ..... **Movie Night**  
Family-oriented International film  
Time & Details TBA, Party Room

**June 7 (Friday)** ..... **TGIF**  
Wine & Snacks, 5:30 to 7:30 pm  
Lobby Lounge

**July 4 (Thursday)** .. **4th of July Celebration**  
5:30 to 8:30 pm, Party Room & Deck

## Committee Focus

### Newsletter Committee



**F**orty-eight residents, representing about 7% of our 725 units, returned Surveys enclosed with the last issue of **TowerTalk**.

- Virtually all found the newsletter attractive, readable, and its information reliable.
- Building-related stories were the most popular -- improvement and maintenance projects, the years-end sales and rental report, news of our committees, recently rehabbed units, resident profiles, and Board deliberations (in that order).
- Stories on novel topics were also appreciated, followed by neighborhood news.

There were some “thank you’s” for the committee’s work -- nice to hear -- and a few suggestions for us to think about. I’d like to comment here on the recommendation, strongly put by one respondent, that we discontinue the

printed edition of **TowerTalk** and instead distribute it as a pdf file attached to email -- or skip the page-turning altogether and post our stories directly to the website, [www.ptcondo.com](http://www.ptcondo.com).

We talk about that possibility occasionally; it would be the Board’s decision to make. No doubt about it, more and more of our news is arriving by way of email and electronic devices. Recognizing that, we put full-color editions of **TowerTalk**, with live links and email addresses, on the Library page of the website for any who prefer to read it that way.


But we believe that **TowerTalk** continues to bring value to a significant number of our residents. It’s a “push” medium, delivered to the door of every Park Tower residence. There it can be picked up and read by those without a suitable electronic device and by others who simply like reading it the old-fashioned way.

#### Three important communications media

In addition to virtues already mentioned, **TowerTalk** is a stable medium, produced in-house, and paid for by advertising. The newsletter is especially well-suited to in-depth reporting, as for instance explaining upcoming building projects (and reflecting on the value of past ones), introducing interesting residents and their rehabbed units, highlighting news of the larger community, and -- in my fondest dreams -- an occasional original short story or poem by a resident.

The website is a logical place to go for news of the building. However, being a “pull” medium, it appeals most to residents who are drawn to it and log in regularly. Furthermore, it is an evolving medium and should be further “built out” to encourage forward-leaning new uses, and easy, glitch-free posting of current news and archival documents. Retaining a professional webmaster might be a step in that direction.

In his **Weekly News & Updates**, Tim has developed an innovative blended medium. For those who’ve signed up, each week’s edition arrives as a personal email, succinct and attractively formatted. A half-dozen topics are announced with icons and a few words. Then, like magic, the recipient is hyperlinked to our website for further reading on whichever topics she wants to know more about.

**TowerTalk** takes its place in a suite of communications media that also includes emergency and special purpose notifications, bulletin boards, the lobby poster, TV channels, even the occasional phone call. Each has a role to play in making us safe, informed, and engaged Park Tower residents. 

**Bob Shamo, chair**

Read an analysis of Survey responses and remarks at <https://www.ptcondo.com/wp-content/uploads/2018/06/TowerTalk-Survey-results-as-of-6-13-18.pdf>



## ARETÉ RENOVATORS

HOME REMODELING & DESIGN SHOWROOM

(866) 478-3174

[igor@areterenovators.com](mailto:igor@areterenovators.com)

- Complimentary Estimates
- Painting & Drywall
- Specializing in Kitchen & Bath Remodeling
- Flooring
- Cabinetry & Countertops
- Design Consultation
- Carpentry & Masonry
- Servicing Chicago for over 16 years

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

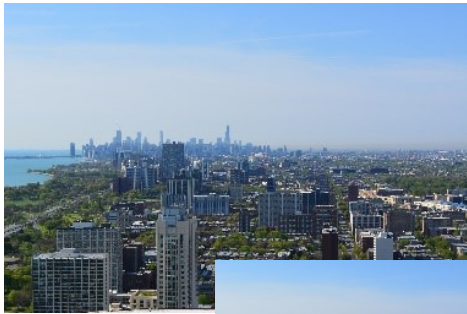
SHOWROOM: [www.renovatorsoutlet.com](http://www.renovatorsoutlet.com)

## Our Condo

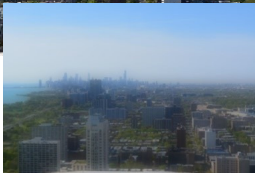
# Sparkling Glass Walls

by Frank Muldowney

Park Tower's soaring height, triangular footprint with gently-rounded corners, stunning dark skin -- striking features, indeed. But many residents find their favorite views are from within, looking out at sunrises and sunsets; the ever-changing kaleidoscope of colors of Lake Michigan; and the city's light-show, dancing in the evening and twinkling in the early morning hours.



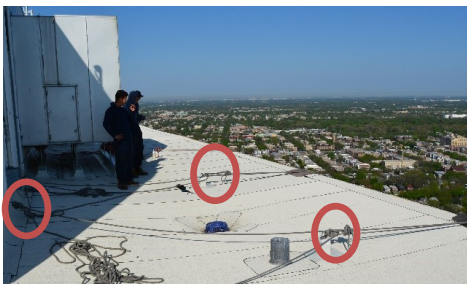
But think about how blurry those views would be if seen through dirty windows! Let's see now ..



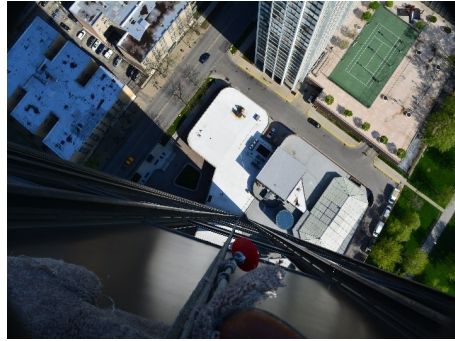
There are 210 windows on each of 52 residential levels. That's 10,920 windows, of which 5,460 are large (48" x 52") and 5,460 are small (48" x 18"). Some back-of-the-envelope math reveals our total glass area, then, to be 128,082 square feet. As a real estate guy, I can tell you that is equal to about three-quarters of a city block!

Cleaning those windows is daunting and dangerous work. Our property manager, Tim Patricio, has negotiated what I think is the very reasonable price of \$22,500 for three washes this budget year (and \$1,000 each time for spider kill treatment).

Window washing starts when the men arrive early in the morning to set up their long, heavy ropes. Each man needs two ropes -- one for a controlled descent and



the other as a safety. Each must reach from the roof to the ground, some 513 feet below, plus another 40 feet for attaching to the roof anchor.



Those anchors (circled on the roof photo) must hold the weight of the ropes plus the window washer and all his equipment. Pads protect the rope from being cut or abraded as it is fed over the roof's edge, then down to the ground.

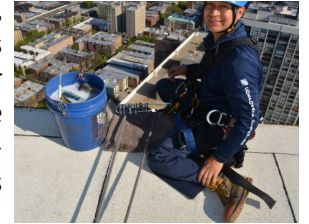


Next, the window washers "suit up," donning a complicated array of heavy safety equipment. Their lives depend on this equipment, so nothing is left to chance. In addition to safety harnesses, the men have other items attached to their body, among them the bosun's chairs on which they sit, squeegees, window brushes, rags, suction cups for stability in winds, a five gallon bucket of soap and water and hard hats.

Now the dangerous part begins. The window washer sets himself at the edge of the roof, one leg dangling over, with no safety equipment attached yet. Then he attaches the friction mechanism that lets him descend the face of the building.

An expert, light touch allows that descent to proceed in a very controlled fashion, just inches at a time. And were the friction device on the main rope to malfunction, a breaking mechanism on the safety rope automatically kicks in to halt his descent.

Once attached to the ropes, the window washer creeps over the edge, settles into his chair, positions his pail of water and makes the final adjustments to his equipment.



Window washers usually work in teams of four and go over the edge in one coordinated drop. Each drop covers a span of eight windows (two per man), continues through all 52 residential stories, then ends at ground level.



A drop typically takes about an hour and a half, after which the team returns to the roof, reties its ropes to a new set of anchors, repositions the protective pads and starts all over again. Weather permitting, all of Park Tower's residential windows can be washed in a week. But wind, rain or snow can easily double the time required.

I'd like to thank the team of window washers -- Andres, Antonio, Alberto, and Domingo -- for explaining and allowing me to witness this complex and demanding work. You do Park Tower a great service. But perhaps readers will understand: This is not a line of work I personally would want to pursue! **TT**

## Park Tower Profile

# Christopher Goldston - Energetic, Versatile Musician

by Bob Shamo



Artists often live multi-faceted lives. By nature, they are curious and creative, but it is also true that they need to make a living! Just how that plays out with musician Christopher Goldston (pronounced "GOLDstun") became clear during our discussion one recent summer morning.

If you ask Chris where he works, he'll say Columbia College Chicago. Columbia is an independent, non-profit liberal arts college specializing in arts and media disciplines. Chris teaches class piano and music theory there, as well as private lessons at Sherwood Community Music School, a division of Columbia in the South Loop.

Chris has long been active in the Music Teachers National Association, serving as national coordinator of its composition competitions since 2010. He has held other MTNA positions, too, and is just now beginning a three-year presidency of

Illinois State Music Teachers Association, an MTNA affiliate. As a result of his work with that organization, and a growing reputation as a teacher/composer, he often appears as a guest artist and clinician.

Perhaps the most distinctive aspect of Chris's career is his commitment to composition. Let's step back a bit, to when he was growing up in North Carolina. His mother taught piano and often composed original pieces for her young students. Later in life, Margaret Goldston found an interested publisher and proceeded to compose a wealth of pieces, popular still today for beginning and intermediate level piano students.

Christopher's career to date has been remarkably parallel to his mother's. He was one of her early students and went on to study piano in college, first in North Carolina, then here in Chicago. His masters degree, from Northwestern University, is in piano performance and pedagogy (best practices in teaching piano). After working briefly in undergraduate admissions at Northwestern, he settled into his current teaching job at Columbia College.

Chris wrote his first piece, *Night Train*, in 1991. His website, [www.chrisgoldston.com](http://www.chrisgoldston.com), lists dozens of other fun titles like *Circus Tumblers*, *Fiesta Cha-Cha*, and *Midnight Chase*. These, in addition to many collections, obviously are intended for children. But Chris is quick to point out that his ambitions run deeper. He has also composed for voice and combinations of instruments -- for instance, his

prize-winning *Thesis for Wind Quintet* -- and his creative juices are moving him to write more such pieces.

Herein lies a challenge for Chris. With fewer brick and mortar stores nowadays, and much classical music downloadable from the Internet, publishers have fallen on hard times. Goldston music sells very well to its unique market -- think of Dr. Seuss and J. K. Rowling, the writers of children's books -- but publishers are reluctant to take a chance on much else.

This summer, Chris is seriously considering his options, with self-publishing an attractive possibility. He composes at home, after all, and today's notational software eliminates the need for professional type-setting. But the up-front costs of self-publishing are significant, and he would be without the promotional clout of his current publishers.

However he decides, Chris believes he is well-situated both in Chicago and at Park Tower. He moved here in 2010, having noticed the building while visiting friends nearby. Among the amenities he appreciates are the view from his 04 tier unit; a sense of order, quiet and security throughout the building; and on nice days being able to bike the Lakefront Trail to work.

Chris concluded our interview with the words, "I work to live, not the other way around." This strikes me as a wise and optimistic point of view, especially for someone still assembling and prioritizing the components of his career. We wish him success and a long tenure at Park Tower. **TT**

Bob chairs the Newsletter Committee and edits *TowerTalk*.



**AYNOT SALON**  
@ the Admiral

**SERVICES for Men & Women**

Hair ...Nails...Waxing  
and Gentlemen Grooming

**10% OFF** with this coupon  
on 1st visit

**929 W. Foster**

**773-654-5112**

Website  
[www.aynotsalons.com](http://www.aynotsalons.com)



**THE CLEANING GUY**

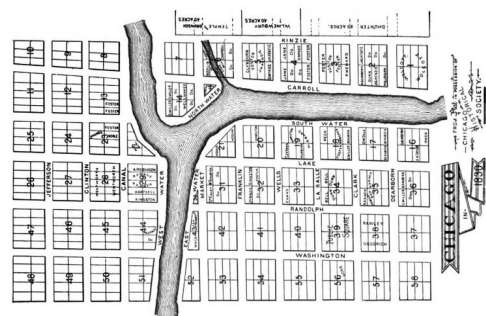
EDGEWATER, CHICAGO IL  
weekdays & weekends  
windows, households, laundry and pet services  
excellent references

Jose Hernandez  
773-827-6304

## Episode Three - Chicago Becomes a City (1830-1848)

by Frank Muldowney

Thousands of Indians traditionally roamed Northern Illinois, Wisconsin and nearby states, following game during the hunting season and buttoning up in winter camps to await spring. After the Fort Dearborn Massacre, the government realized that these midwestern states would not be settled until the possible threat from Indian uprisings was removed. So, the government made an offer to the local tribes in 1833 to purchase a large tract of land in southern Wisconsin and northern Illinois for over \$700,000, some paid immediately to specific Indians, the rest for supplies and a 20-year payment after they had moved west.

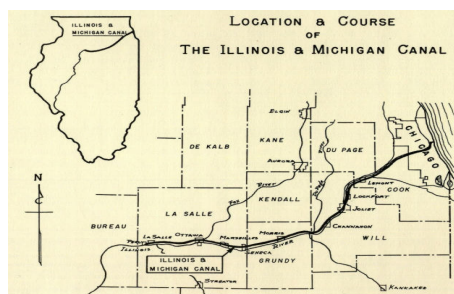


With a slow-growing population that reached about 300, Chicago incorporated as a town in 1833, the same year that the Treaty with the local Indians was proposed. The Treaty was ratified in 1835 by the Indians and government at a ceremony held at Chicago. A huge number of Indians in full regalia descended on the town for their Treaty payment. Part of the celebration was an Indian war dance. Understandably, the local population was a bit uneasy, being heavily outnumbered and still with memories of the Fort Dearborn Massacre.



Under pressure from the other citizens, however, Billy Caldwell, otherwise known to the Potawatomi as Sauganash (Tall Tree), persuaded the Indians to leave, accompanying them on the journey to their reservations, for which he was well paid. Chicago was no longer surrounded by Indians and the locals breathed a sigh of relief.

After the Indians left and danger diminished, a land boom exploded. Lots went from \$20 to \$50 to \$100, to \$300 and then to \$15,000 almost overnight. In 1836, the construction of the Illinois-Michigan Canal was started, directly linking the Great Lakes with the inland waterways. 60 feet wide and six feet deep, the Canal would eventually reach a length of 100 miles, the result of backbreaking work by thousands of immigrants. The influx of these workers dramatically increased the population of the city. The first plat of Chicago was made by the Canal Commissioners, and the sale of lots began. Chicago was made by the Canal!



1837 was a monumental year for Chicago. Fueled by the increased population of about 4,000, more than 10 times the number of people in Chicago four years earlier when it was incorporated as a town, we were able to incorporate as a city. Accordingly, 1837 is used as the base year for our anniversary celebrations. Consistent with Chicago's reputation as a source of liquor and entertainment, the incorporation ceremony took place on March 4, 1837 in Captain J.B. Russell's Saloon, which served as City Hall for five years. "Urbs in Horto" (A City in Gardens) was adopted as the City Motto.



In 1847, Cyrus McCormick, inventor of the Reaper, moved his production facilities from Cincinnati to Chicago. He borrowed \$100,000 from William Ogden, renamed the company McCormick Ogden & Company, and set up sprawling production facilities on the north bank of the Chicago River, east of Michigan Avenue. It resulted in Chicago becoming the largest grain shipping and trading market (commodities market) in the world. On April 16, 1848 the Illinois and Michigan Canal officially opened. With unlimited prospects, Chicago had grown to a population of 20,000 and 3,000 homes.

Meanwhile, efforts were being made to bring railroads into and through Chicago. With no government or private financing support, Ogden finally arranged, with farmer investor help, to lay a railroad out to the Des Plaines river, bringing in grain from farms in that area. This short railroad, the Galena and Chicago Railroad, was a spectacular success and the seed from which the huge railroad transportation system through Chicago sprouted.



*The "Pioneer", first locomotive, Galena Railroad*

Communication at this time was also a problem. It took eight days to travel from Chicago to the east coast by stage and rail or boat and rail. But in 1848 Chicago was "virtually" connected to the east coast and cities between by a most wonderful invention – the telegraph.

The effect was electrifying (no pun). Now communication between the east coast and Chicago would only take minutes instead of days. With the development of certain internal



resources; the addition of the Canal, railroads and finally the telegraph -- and with an astounding population increase to 40,000 -- Chicago was now poised for meteoric growth in the coming years. But that is a story for future episodes. **TT**

----

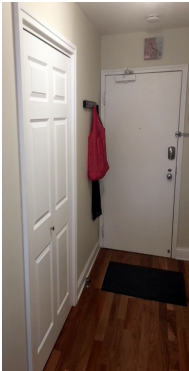
*Frank is a member of the Newsletter Committee and author of this continuing series.*

## Recently Rehabbed

# Purpose and Personality in an 11-Tier Unit

by Bob Shamo

A unit renovation often reflects the life and work experiences of its owner. Having both designed homes and built them, Tom had plenty of ideas for remodeling his two-bedroom, 11-tier unit.



As have many other owners, Tom replaced the floor-to-ceiling bi-fold closet and pantry doors with standard height, six-panel doors -- then went a step further and wrapped their steel frames with wood molding to achieve a uniform, residential look.

Other than in the bathrooms, floors throughout are Brazilian hardwood -- solid, not engineered. The variegated colors glow rich and warm in both natural and artificial light.



In the living room, film has been applied to the lower windows and the top 16" of the upper ones. This treatment, together with mesh solar shades, reduces damaging UV rays, heat transfer, and glare. Globe fixtures (upper left) affixed to the vertical window mullions provide uniform lighting at night.

Tom's grandchildren live close-by and visit often. A giant, "sactional" couch ([www.lovesac.com](http://www.lovesac.com)) and nearby television give them their own space to hang out after a swim in our pool.



Around the corner in the master bedroom, Tom explained that he sacrificed about two feet of living room space by "bumping" into it the wall at the head of the bed. This allowed for a king size bed, night stands, overhead soffit lights and, across the room, an additional 10 linear feet of closet.



The kitchen is galley style, with stacked washer and ventless dryer at one end. Interesting features include ..

- Soft, indirect ceiling lighting from atop the wall cabinets
- DuPont Corian countertops with mat finish, Allspice color
- Instead of a backsplash, a long magnetic strip for utensils
- A hinged partition in the pantry allowing for easy retrieval of cans and packages (not pictured)

Tom calls the second bedroom a study. Indeed, it reflects the diversity of his current interests: legal work, property management, writing, and day trading. Not an inch goes to waste. Journals and reference materials sit on simple shelves. Computers? Of course, as well as several monitors with very large screens and a home security system.



As a quixotic but charming tribute, Tom remodeled one of his two bathrooms in a style reminiscent of the Edgewater Beach Hotel that until 1970 stood where PTCA stands today.

As a resource, he used photos and displays at the nearby Edgewater Historical Society. The EBH look-alike is in a black and white motif, with similarly-patterned wallpaper, wainscoting, sink, stool, linen cabinet, subway tile, clothes line, grab bars, instructions and hotel information, an authentic ashtray from eBay -- and the towels pictured here with embroidered hotel logo.

Every feature of this rehab suggests purpose and attention to detail. We appreciate the opportunity to share it with other Park Tower Owners. **TT**

-----

Questions emailed to [bobshamo@rcn.com](mailto:bobshamo@rcn.com) will be forwarded to the Owner.

## Committee Focus

# Cable & Internet ad hoc Committee



The ad hoc committee has met with five vendors in order to determine what cable and internet possibilities are available now as well as in the future. The vendors who presented include AT&T, Comcast, RCN, Silver IP, and USA Wireless. From these initial visits, the committee then created a survey to distribute to all residents. Once the results are tabulated, and the committee has an overall picture of what Park Tower residents want, a request for qualification will be sent out to vendors. The committee will then review the proposals from vendors and give its recommendation to the Board for its consideration. The current bulk cable and internet contract with RCN expires on March 31, 2019. **TT**

Michael Parrie, Board liaison

## Committee Focus

### Home Improvement Committee



After many years of service to Park Tower, Sue and Jim have given notice that they intend to retire this fall from the receiving room and the dry cleaners. Certainly, the number of packages received daily has grown considerably over the years. As Sue explains, "Every day of the year is like Christmas time."

The committee has been actively looking for a suitable transition and replacement. We have had a presentation by Luxer One, which specializes in lockers and secure rooms with security cameras. The committee has also received locker proposals from Package Concierge, and Parcel Pending.

The committee has also solicited information on dry cleaning pick-up and drop-off from Tide Spin. Tide Spin handles not only dry cleaning but also all laundry, thereby adding the possibility of that new amenity for residents who are interested.

Finally, the committee visited 3170 N. Sheridan Road to see that building's locker set up and learn the pros and cons of implementation. A surprising result of the visit was discovering that neither Amazon nor USPS follows normal locker check-in and drop-off procedures (while FedEx and UPS do).

The committee recommended, and the Board approved at its August 13 meeting, secure rooms with security cameras rather than to spend money on lockers that some popular shipping companies do not adhere to. **TT**

**Michael Parrie, Board liaison**

### New Resident Committee



All residents new to Park Tower -- whether Owners, renters, or others -- are required to attend a New Resident meeting within 60 days of move in. These meetings are scheduled monthly,

usually on Wednesdays at 7:00 pm, but occasionally at other times to accommodate special needs of newcomers.

A list of upcoming dates is included with materials passed on to newcomers by Management. No advance sign-up is required, but all persons recorded by Management as Owners or adult residents of a given unit are required to attend.

Meetings are conducted by Jean Shamo. Jean is Board liaison with the committee -- a committee which therefore and at the present time needs no active members. She works directly with Management to assemble information packets, walks meeting attendees through them, and then makes herself available afterwards for questions and concerns.

Recently, the Rules & Regulations Committee has begun assessing fines for failure to attend a New Resident meeting within the required 60 days. The fine begins at \$50 for the first month and doubles thereafter for each subsequent month, up to a maximum fine of \$200 per month, until the requirement is satisfied.

Every condo building is different. We kindly ask -- and, in fact, insist -- that newcomers make this initial effort to learn of and then abide by Park Tower policies and procedures. On behalf of all 1,200+ residents, we thank you! **TT**

**Jean Shamo, Board liaison**



## YOUR NEIGHBORHOOD PROFESSIONAL

- SALES • RENTALS
- SHORT SALES • FORECLOSURES



MANAGING BROKER  
**Margaret Dralyuk**

e-mail: [MDralyuk@gmail.com](mailto:MDralyuk@gmail.com) Office: **773.275.8520** Cell: **847.602.7870**  
5419 N. Sheridan Ste. 103A, Chicago, IL 60640 [www.buyrealestate2.com](http://www.buyrealestate2.com)

## Committee Focus

### Health Club Committee

As of June, the Health Club had 297 memberships, which is a decrease from previous months. During warmer weather many people prefer to exercise outside and have six-month memberships covering only winter months. Some other interesting statistics:

- Since some are families, these 297 memberships include 468 people, or an average of more than 1.5 people per membership.
- Of the 297 memberships, 77 (25%) are from our neighboring buildings (5445 and 5455).
- Park Tower memberships represent about one-third of the residential units in our building.

At the July 23 Board Meeting, tinting of the windows with UV film in the Cardio Room and Weight Room was approved to help further moderate the temperatures in these spaces so they are more comfortable and usable during the morning hours when we are getting a lot of solar energy

radiating in. Early in August, the film was applied to all windows facing east and south.

Two new items have been added in the Weight Room to provide members with the equipment they need for a complete workout -- a set of 10 pre-weighted straight bars (pictured) and a curved weight bar. In addition, we've replaced the Olympic heavy weight bar.

There has been some misunderstanding about guests and guest passes in the Health Club.

- Health Club rules clearly state that a member can bring up to three guests into the Club.
- Each guest must have a guest pass, purchased in advance either at the office or at the attendant's desk in the Club.
- Guests cannot be residents of Park Tower or the neighboring buildings (5445 or 5455).

A reminder: Club rules state that open music and speakers are not allowed, and TVs are to be muted so the Club can



maintain a tranquil environment for its members. We ask members not to engage in loud conversations or telephone calls so as not to disturb or annoy others who want to listen to their music or podcasts or audio books during their workout. **TT**

**Ken Anderson, chair**

### The Brightest Smiles in Edgewater are Just Next Door

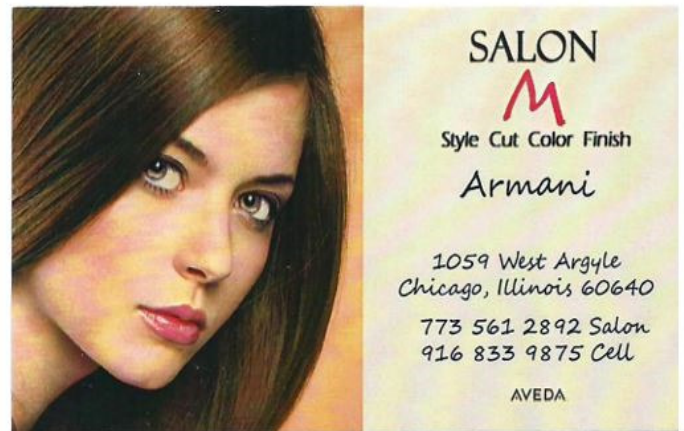


#### John Sfikas, DDS General Dentistry

Dentistry is Our Passion,  
Excellence & Compassion Our Focus.

773-506-1111  
5319 North Sheridan Rd. (Next Door at The Breakers)

\$40.00 OFF any Procedure for  
New Patients.  
Bring this ad to receive the  
discount.



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!

## Our Condo

# C.A.L.M.

by Tim Patricio

There is no perfect way to respond when an emergency strikes. Fires, floods, severe weather – these situations easily create panic and confusion and sometimes you have only a matter of minutes or seconds to act. In a high rise like Park Tower, there's the added twist that what is happening in one unit can impact or even spread to others. If you don't act and act quickly, the consequences could be serious. Even fatal.

Management maintains and routinely updates a comprehensive Emergency Procedures Manual, which goes into great detail on how management, the staff and residents can plan to respond to various emergency situations. It also contains information needed by the authorities when they arrive and work quickly to get familiar with the facility, floor plans and the safety devices such as the fire panel and alarm network.

However, even with the best planning, people tend to panic and become distraught during an emergency. How human beings typically respond can be governed by instinct and adrenaline; two things that sometimes don't add up to common sense. Fortunately, there is a simple procedure with a few basic steps you can follow to help you overcome the urge to panic. We follow the City of Chicago's "CALM" method, detailed in the shaded column.

If you want to take the time to really be prepared, there's more. The Park Tower Emergency Procedures Manual goes into much greater detail for responding to Fires, Floods, Severe Weather and other serious events, as well as specific procedures for evacuation. You can get a copy of the "Resident Instructions" portion of the manual, by contacting the office.

**Beyond that, remember: Don't panic! Stay calm.**

**CALL 911 FIRST.** When you call 911, make sure you provide accurate information such as the address, 5415 North Sheridan Road, and your unit number. Give them all the facts you can, such as the location and nature of the emergency, AND follow any instructions the 911 operator gives you. They are specially trained to help guide you through most emergency situations.

**ALERT** management and security, and other residents on your floor only after you have called 911. The best number to call after 911 is the front desk, 773-769-3083 or the office during business hours, 773-769-3250. Provide the best information you can about the location and the nature of the emergency, so management and/or the staff can direct the fire department to the emergency once they arrive on the scene. If you are instructed by 911 to leave your unit, knock on neighbors' doors to alert them to the emergency as you leave and close your own door behind you.

**LISTEN** for instructions from the authorities, which may be transmitted over our communication system. Of course, also listen and follow any instructions provided when calling 911. The operator may provide specific direction on what to do and where to go to stay safe. IF YOU ARE NOT IN IMMEDIATE DANGER, and if you have a vantage point that allows you to be a resource to authorities, it is possible the 911 operator may want to keep you on the line to provide information which could help others who may be more directly involved.

**MOVE** to safety or evacuate only if you are in immediate danger, otherwise stay where you are. Depending on the location of the emergency, you may be asked to move a couple of floors away from where the event is occurring. However, in high-rise such as Park Tower, staying in place can be the safest option. Unless a fire is in your unit or if you are otherwise in immediate danger, hunkering down in your Unit can oftentimes be the safest bet for you, your neighbors and the authorities.

By the way, there is a great two-part video online, produced by the Chicago Fire Department. It walks you through the CALM method and illustrates these steps in more detail. The videos are on YouTube and titled **Residential High Rise I** and **Residential High Rise II**. **TT**

----

Tim is Park Tower's property manager.

## Committee Focus

### Rules & Regulations Committee



The committee has recently considered cases involving the throwing or hanging of items outside the windows. Someone at the ground level could get seriously hurt or killed by falling objects.

The Board felt that this is so serious that it assessed the maximum fine of \$1,000 in order to discourage this behavior. All residents should check to ensure their window screens are intact and, if not, then contact management for a screen replacement work order.

In addition, the committee has considered unauthorized moves and construction. All residents should secure approved move in / move out dates from Management. Moves are allowed Monday thru Friday, 9:00 am to 5:00 pm; not on holidays and not on weekends.

Furthermore, all Owners should submit completed construction packets to Management prior to beginning any work, with the expectation that they will have a response from Management and the engineer within 20 business days. Construction should not begin until you receive this response.

The Board encourages unit Owners to improve their units and subsequent value, but it also needs to be sure proper construction and city guidelines are followed, adequate insurance is in place, and notice provided to surrounding units. **TT**

Michael Parrie, Board liaison

## Building Contacts

Office	773-769-3250
Fax	773-769-0047
Doorman	773-769-3083
Garage	773-271-8859
Cleaners & Receiving Room	773-784-3353
Health Club	773-769-1513
RCN Service & Billing	773-955-2500
RCN New Services	866-308-5556

## Mall/Business Contacts

**PTCA Market  
Suite 114** 773.275-9130

**Aynot Enterprises, Inc.**  
Suite 103 773-728-6486

**Dralyuk Real Estate**  
Suite 103A 773-275-8520

**Lettuce Entertain You**  
(Gift Certificate purchases)  
Suite 105 773-924-4438

**Shirley Roy, MD**  
(Internal Medicine)  
Suite 106 773-878-5151

**Park Tower Management Office**  
([parktowercondo@dkcondo.com](mailto:parktowercondo@dkcondo.com))  
Suite 107 773-769-3250

**Elizabeth Todorovic, Attorney**  
(Real Estate)  
Suite 110 773-271-2110

**Stephen J. Feldman, Attorney**  
(Criminal & DUI Defense)  
Suite 113 312-371-5522

**Roger Philip Feldman & Co. CPA**  
Suite 113 773-944-0664

## Dates to Remember

**\* Open to Owners and canceled if no agenda**

**‡ Social Committee event open to Owners, residents and invited guests**

*Board of Directors Meeting	7:30 pm	Party Room	Sep 10
‡TGIF	5:30 pm	Lobby Lounge	Sep 21
*Board of Directors Meeting	7:30 pm	Party Room	Sep 24
*Board of Directors Meeting	7:30 pm	Party Room	Oct 8
‡People-to-People	6:30 pm	Party Room	Oct 9
‡Movie Night (Sound of Music)	TBA	Party Room	Oct 13
*Board of Directors Meeting	7:30 pm	Party Room	Oct 22
Resident Forum	7:00 pm	Party Room	Oct 29
Management Halloween Party	TBA	Mgmt Office	Oct 26
Board w/Budget & Finance Committee	9:00 am	Party Room	Nov 3
Board w/Budget & Finance Committee	9:00 am	Party Room	Nov 10
*Board of Directors Meeting	7:30 pm	Party Room	Nov 12
Board w/Budget & Finance Committee	9:00 am	Party Room	Nov 17
‡Movie Night (title TBA)	TBA	Party Room	Nov 17
*Board of Directors Meeting	7:30 pm	Party Room	Nov 26

## 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	Office will closed all day Sat, Sep 1 and Mon, Sep 3
Thanksgiving	Office closed at 3:00 pm Wed, Nov 21; all day Thu, Nov 22; and open Fri, Nov 23 from 9:00 am 'til 3:00 pm

## Contributing to this Issue of TowerTalk

\* Newsletter Committee Member \*\* Board Liaison

Ken Anderson	** Paul Heck	Michael Parrie
* Sheldon Atovsky	* Frank Muldowney	* Bob Shamo
* Jeff Hauser	Tim Patricio	Jean Shamo

**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](http://www.ptcondo.com) Currently we're accepting photo-ready business card, quarter-page, and third-page ads for the Dec-Feb 2018-19 issue. To inquire, email [news@ptcondo.com](mailto: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**