

# TowerTalk

News By and For the Park Tower Condominium Community

## Governance

### Park Tower's New Budget Allows for a Reduced Assessment Increase

by Michael Parrie

The new budget funds operating and reserve expenses from March, 2019 through February, 2020. As adopted in January, it represents the Board's and Management's best effort to responsibly maintain and protect our Owners' collective investment in Park Tower, while providing a positive and reasonably comfortable living experience for all our residents. We care for the building by planning repairs, improvements and replacements, and we look to the future by adding steadily to our reserve contribution.


The budget adopted by the Board on January 28 projects annual income of \$7,101,600. Of that total, \$5,361,900 is for operating expenses, an increase of \$213,000 mostly from assessments but also including the slightly higher fee for bulk Cable/Internet. The annual reserve contribution is increased by \$99,600 to \$1,739,700, of which \$1,652,200 will be needed for planned reserve projects in the new year.

We are staying reasonably close to an updated reserve study that in 2016 recommended gradually increasing the reserve contribution to \$1,966,900 through 2023. Keeping a healthy annual reserve contribution will be a key fiscal challenge in future years, necessary to properly maintain the building as it ages.

We were pleased to find that the annual assessment increase this new fiscal year need be only 3%, a decrease of half a percent from the recent past. There are several reasons for this good news. First, the cost of utilities has come down significantly, thanks in large part to staff finding and fixing water leaks in the building and the installation of more water-saving fixtures.

Second, we will have additional income from 28 storage lockers maintenance will be building on parking spaces that have proven difficult to rent as they are essentially inaccessible. Third, we are seeing a modest increase in interest

earned on money market and certificates of deposit. And fourth, we have fewer accounts in foreclosure, bankruptcy or debt. The purchase and subsequent resale of Unit 12C was a major step in the right direction!

This budget continues on a path set by prior Boards to keep up with operating expenses while strengthening our reserve contribution. Should anything unexpected arise, we are in an excellent position to address it with justifiable confidence that our history of **No Special Assessments** will continue for the foreseeable future. 

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*Michael is Park Tower's Board president.*

To read **TowerTalk** online, Google  
**towertalk-mar-may-2019**

The online edition is in color and includes links to additional resources.

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## 2019 - 2020 BUDGET

3% Increase in Assessments Effective March 1, 2019

CHANGES	Tandem Parking .....	Increase \$10 (\$5/car - from \$210 to \$220 per spot)
	Premium Parking .....	Increase \$5 (from \$140 to \$145)
	Motorcycle Parking .....	Increase \$5 (from \$75 to \$80)
	Condo Questionnaires .....	Increase \$50 (from \$50 to \$100)

MAJOR PROJECTS	HVAC System Repairs/Replacements	\$643,700
	Plumbing System Repairs/Replacements	\$46,500
	Riser Projects	\$500,000
	2nd Floor Deck Planters, Phases 2 & 3	\$265,000
	Pool Area Repairs/Improvements	\$26,500
	Garage Elevator Motor (Garbage Lift)	\$82,000
	2P Garage Concrete Repairs	\$88,500

Beginning April, the monthly charge for Cable/Internet (not included in the assessment) will be \$46.79, an increase of \$1.18.

## ShoutOuts!

# Thank You!

Management and staff send their heartfelt thanks to all 231 Park Tower Owners and residents who contributed to the 2018 Employee Holiday Fund. A total of \$24,888 was received and distributed to our 28 employees, the average gift being \$889.

Regardless of the amount, each was a significant gift for the employee who received it. And it was appreciated!

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*Tim Patricio, property manager*

## Committee Focus

### Newsletter Committee



Our committee heard the other day from a resident who discovered an easy way to read **TowerTalk** online. Using your favorite browser, just search for **towertalk-mar-may-2019** and there, among the top several choices, should be one leading you to this issue -- in color and with emboldened, italicized, underlined, blue clickable links.

Color is too costly for our **TT** print edition, but it's free online. And links provide in-depth online resources for readers wanting to know more about a particular story. (The blue Internet icon will appear at the end of stories that include live links.)

So, if you enjoy reading TowerTalk cuddled up with a cup of coffee, more power to you! But remember, the online edition is a click away when you're at a computer and curious about those additional features.

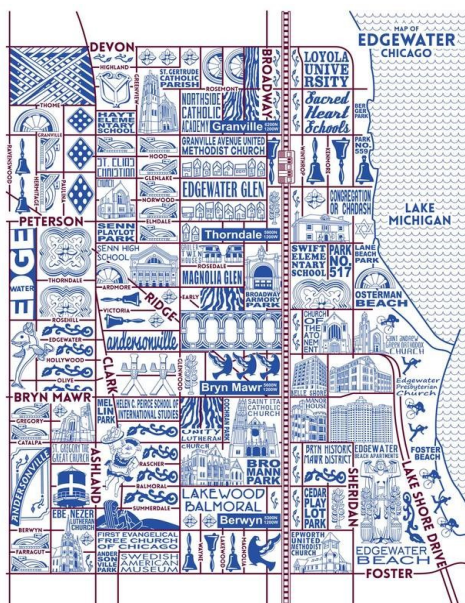
Incidentally, for now at least, the online edition is best read on a computer or iPad. But apps are on the way that will stream each of its three columns one at a time, perfect for mobile phones. Stay tuned. **TTT**

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*Bob Shamo, chair*

## Edgewater Community

### Chicago Tribune Likes the Neighborhood

by Bob Shamo



Artist Joe Mills' Map of Edgewater and Andersonville

In a Tribune story dated April 14, 2018, writer Griffin Jackson extols the virtues of living in our Edgewater neighborhood. One source, Amie Klujian, a broker at SwakeGroup and an Edgewater resident, said, "Values per square foot in Edgewater are attractive, so the cost of entry is compelling and motivating compared to the same square footage in other areas."

Citing an MLS analysis by SwakeGroup at Dream Town Realty, Jackson lays down some real numbers from the past year.

"Single-bedroom condos average \$130,000 with a market time of about 52 days. Two-bedrooms average \$243,000 and 60 days on the market. Single-family homes ballparked around \$587,000."

"One-bedroom apartments rented for just north of \$1,250 in the last year. Two - bedrooms come in closer to \$1,800."

The story further describes a desirable mix of vibrancy, serenity, charm, a friendly vibe, and authenticity that makes Edgewater "a convenient and comfortable place to visit and live." **TT**

[Chicago Tribune story](#)

[Joe Mills maps/illustrations for sale](#)

[Joe Mills featured in DNAinfo](#)

## Welcome Aboard

### Tricia Bulaclac Assistant Manager

by Jeff Hauser



Tricia Bulaclac has joined the Park Tower Management team as an assistant manager, filling the vacancy left by Yvonne Sanchez. Born in the Philippines, Tricia came to the United States as a very young child. She grew up in Skokie and attended Niles North High School. Tricia is a graduate of Northern Illinois University with a degree in corporate communications and minors in art and the Japanese language.

Tricia's work experiences have exposed her to a wide range of ages and personalities. Prior to coming to Draper & Kramer, she worked at a small family business where her last assignment was as social director at a retirement center. She enjoyed her senior residents, but also became friends with students attending nearby Northwestern University.

Tricia's initial training with Draper & Kramer was as an administrative assistant. She worked in that capacity at two other DK buildings before coming to Park Tower. Eager to learn more, Tricia pursued DK's advanced management training program and is now a Certified Manager of Community Associations (CMCA).

Tricia's work experiences have taught her always to have a positive attitude, and she looks forward to interacting with staff and residents even when they personally might not be having a really terrific day.

By the way, Tricia likes music, film, live shows, and walking/running the lakefront with her German Shepherd/pit bull dog. And I like Tricia! She is definitely a "glass half-full" sort of person. **TT**

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*Jeff is a member of the  
Newsletter Committee.*



## Committee Focus

# Social Committee

## Residents Coming Together

Your Social Committee is committed to bringing Park Tower residents together. This is a mission statement, really, and exactly what we've been continuing to do these past few months.

Early in December, 120+ of us joined in **Holiday Cheer**, a party featuring foods and drinks from many cultures, with live music provided by harpist Lauren Hayes. The variety of offerings was astounding: both Persian and Jewish potato pancakes, springerle cookies, potato puffs, kheer, marzipan stollen, cranberry and pecan bars, chivada and home made pound cake .. and much, much more as can be seen below.



The animated film for January's Movie Night was **Incredibles 2**. Fresh popcorn, snacks, drinks and pizza were served to 60+ guests, half of whom were kids. Saving the day, the kids shouted out "abracadabra," whenever there was a technical glitch. Worked every time!



We've been pleased to see our stack of **People-to-People** cards grow as residents register and allow their email



addresses to be shared with others who have interests similar to their own. Updates go out towards the beginning of each month, so if you haven't signed on yet, just pick up a card from the blue box on the doorman's desk, fill it out and drop it in the slot. We'll be in touch.

We meet next on **Wednesday, March 20, 6:15 to 8:00 pm**, in the Party Room. You don't need to be a member of the committee to participate. We'd love to see you! **TT**

*Sheldon Atovsky, chair*

## Upcoming Social Calendar

### March 23 (Saturday)

#### Hangouts IV

Dance party with Park Tower's own deejay, Denis Timofeev.  
Party Room, details TBA

### April 20 (Saturday)

#### Easter Egg Hunt and Brunch

Our annual affair will be in the Party Room and on Saturday, NOT on Easter Sunday. Doors open at 9:30 am, Egg Hunt at 10 am sharp. Free for residents and Owners. Watch for sign-ups.

### May 11 (Saturday)

#### Art Walk

In conjunction with other buildings in Edgewater. Details TBA.

### May 18 (Saturday)

#### Movie Night

Family oriented international film, title TBA. Popcorn and pizza, snacks and drinks.

### June 7 (Friday)

#### TGIF reception

Lobby Lounge, 5:30-7:30 pm

### July 4 (Thursday)

#### 4th of July Celebration

Our annual party with fireworks afterward by the Saddle & Cycle Club.  
Door opens at 5:30 PM.

(Volunteers and sign-ups appreciated.  
Details in the next issue of **TowerTalk**)

## Our Condo

# Go Grocer to Open in Park Tower's Mall

by Michael Parrie & Tim Patricio




As we go to press, the Park Tower Market is expected to have closed up shop. Come late spring or summer, and following extensive renovation, **Go Grocer** will occupy that space.

Go Grocer is a Chicago, family-owned and operated business with other nearby locations up and running at 2930 N. Sheridan, 3930 N. Sheridan and 4250 N. Marine Drive. As of now we expect a deli, café, fresh produce and dairy, with a focus on organic and locally sourced products, lottery and liquor, and possibly even a pharmacy.

The idea of searching out a new market operator came from a Resident Forum this past August, with Go Grocer mentioned as a possibility. The Board took the suggestion seriously and began some research.

Board secretary Ken Anderson visited Go Grocer locations at the locations mentioned above and described them as being clean and bright, with aisles of well-stocked shelves and nothing being out-of-date. The largest of the three even has a small coffee shop. Ken thought the prices seemed reasonable and within the range you would expect at a small outlet.

Go Grocer will take possession of the space under a 10 year lease with two five-year extensions permitted. Income from the lease will be higher than from the current market operator and will increase each year thereafter.

We are thrilled to have Go Grocer moving into the mall space and continuing to provide this valuable amenity to Park Tower residents. **TT** 

PTCA webpages [here](#) and [here](#)

[Go Grocer website](#)

## Our Neighborhood Past, Present & Future

# Episode Five - Roads, Transport, and Places of Local Interest (1900 to 1910)

by Frank Muldowney



As it neared the end of the 19th century, Chicago was growing at an amazing pace. It did so mainly by annexing adjacent communities and public transportation was needed to reach these extended borders. Cable cars (completely mechanical) and trolleys (electric motors, heating, lights) came to replace horse-drawn carriages. By 1906, cable cars had been phased out, so all surface transportation vehicles were then called streetcars.

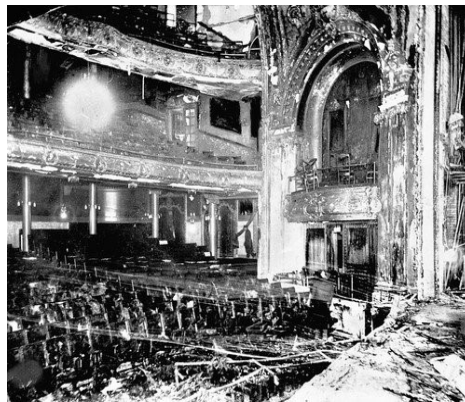
For these advancements to work properly, the transportation industry needed to install tracks and overhead electrical wiring. The city granted franchises for this purpose, good for specific periods of time. Wild bidding ensued -- often involving bribes to ward aldermen -- and city streets were constantly being ripped up to install tracks, cable and electric wires.

But without doubt, running a new streetcar line into a neighborhood resulted in homes being built and businesses being established. So, not surprisingly, real estate developers were behind much of the push for new surface transportation.

When even streetcar routes became insufficient to meet rider demand, Chicago took to building elevated railroads. These 'L' lines (a further abbreviation of 'el' for elevated) were much faster because they were not encumbered by street traffic. Since state laws at that time did not allow for them to be over city streets, the first 'L' lines were built in publicly-owned alleys. Notice that still today many 'L' runs are on tracks located in alleys.

'L' trains over streets, when they did arrive, would need to be wide enough to accommodate existing structures and allow for surface traffic. The first of these was the Lake Street 'L'. Next came the 'L' along Wabash, which eventually connected with others to form the 'Loop' serving the downtown business and shopping area. And the third 'L' headed directly north from the Loop, parallel to Southport and Broadway. This one ran all the way to Evanston and contributed to the rapid development of northern neighborhoods, including Uptown and our own Edgewater.

### 1903 Iroquois Theatre Fire



The Iroquois Theater was located on West Randolph between State and Dearborn. (The Oriental stands in that location today, with the original Iroquois façade.) On December 30, 1903, the deadliest single-building fire ever in U.S. history took the lives of more than 600 of the 1700+ people attending a matinee performance. The performance being a musical based on a fairytale, many of those in attendance were children.

### 1906 - Essanay Studios



At 1345 W. Argyle, a few blocks from Park Tower, the Essanay Studios dominated the film industry in the first part of the 20th century. Founded by George Spoor and Maxwell Anderson (S and A = Essanay) in 1906, the studios employed leading actors of the time, among them Wallace Beery, Francis X. Bushman, Gloria Swanson, Broncho Billy and Tom Mix. The studio produced the first Sherlock Holmes and Jessie James movies, **A Christmas Carol** and, in 1915, Charlie Chaplin's classic film, **The Tramp**. All together, the studios produced a total of 1,400+ movies during its 10 year history. Today the building is part of St. Augustine College, with the exterior restored as shown in the photo.

### Brennan Street Naming System for Chicago adopted by City Council - 1908

By the beginning of the 20th century, Chicago had many streets with the same name. And it had many names for the same street as it passed through various neighborhoods -- a way for developers to honor local politicians and recognize local landmarks.



In 1908, building superintendent Edward P. Brennan convinced the city to reorder Chicago streets as a large grid with uniform street numbering. The downtown corner of State and Madison Streets was designated the epicenter. East to west, the higher the street number, the greater the distance from State Street. North to south, the greater the distance from Madison Street. Additionally, a single street running the length or breadth of the city would henceforth have the same name.

While this system didn't replace local street names, it did and still does provide distance references for residents and visitors alike. For instance, Irving Park Road can also be identified as 4000 North, and Broadway Street as 1200 West. It is perhaps a little less helpful with diagonals such as Lincoln Avenue!

There are more than one thousand streets in Chicago -- 54,600 miles in all. True to form, 170 or so are named after real estate developers, and another large number after former mayors and aldermen.



## The Burnham Plan for Chicago - 1909

After the stunning success of the Columbian Exposition of 1893, influential personages in Chicago started to push grand plans for Chicago's future, in line with those presented at the Exposition. With the support of the Chicago Commercial Club, Daniel Burnham -- the Exposition's principal designer -- first imagined and then developed great plans for Chicago's future, as expressed in his **Plan of Chicago**.

The Burnham Plan focused on six major elements:

Foremost among the plan's goals was reclaiming the lakefront for the public. "The Lakefront by right belongs to the people," wrote Burnham. "Not a foot of its shores should be appropriated to the exclusion of the people."

Second, the plan positioned Chicago as the center of a region extending out 75 miles from the city's center. Now at the dawn of the automobile age, the plan diagrammed both radial and circumferential highways for the region.

Third, the plan drew on technical studies previously done by others, including a plan for competing railroads to pool usage of tracks for greater efficiency in freight handling. The plan detailed the consolidation of Chicago's six intercity railroad passenger terminals into new complexes west of the Loop and south of Roosevelt Road.

The movement to purchase and preserve natural areas that became the




Cook County Forest Preserves was well under way as the plan was being written. So, fourth, the plan includes those proposals and also calls for the expansion of the city's park and boulevard system.

Fifth, new wider arterials were prescribed to relieve traffic congestion and beautify the fast-growing city. These included a network of new diagonal streets.

And finally, the most iconic image of the plan was to be a new civic center in the area around Congress and Halsted Streets. However, city officials who preferred the convenience of a Loop location never seriously pursued the proposal.

Civic leaders still make frequent reference to Burnham's vision for the city, and to an aphorism posthumously attributed to him, the oft-quoted exhortation to "make no little plans."

The coming decade contains periods of huge world tumult and advancement in science, technology, transportation and medicine. And they all affect Chicago in some way or another. But that is a story for another episode. **TT** 

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*Frank is a member of the Newsletter Committee. These episodes are condensed versions of stories he originally wrote for **Avenue M**, a magazine now discontinued but for and about Chicago's Gold Coast (North Lake Shore Drive). Forthcoming issues will bring us to the present time in 10 to 15 year increments.*

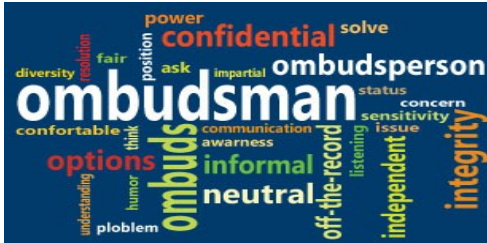
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## **An Ombudsperson for Condo Associations and Unit Owners**

by Sheldon Atovsky



**A**drienne Levatino is Illinois' first CCIC Ombudsperson. Appointed in 2017, her entire title is a mouthful -- Illinois Condominium and Common Interest Community Ombudsperson.



The term, ombudsperson, derives from the Old Norse word "umboosmaor," or representative. Nowadays, it refers to a person appointed by a government to safeguard citizens' rights relative to its laws.

For Ms. Levatino, this means educating communal associations -- both boards and owners -- as to their rights and obligations under Illinois law. For condo associations like Park Tower, the law most directly referenced would be the Illinois Condominium Property Act. Indeed, our Board in 2017 updated two of our three basic governing documents, -- the Declaration and the Bylaws -- to conform to the most recent edition of that act.

Specifically, the CCIC Ombudsperson ..

- Educates unit owners, associations and their respective boards;
- Publishes information useful to unit owners, associations and their respective boards; and
- Responds to relevant inquiries by providing educational materials and directing citizens to relevant resources.


And here is what the CCIC Ombudsperson **does not** do ..

- Provide legal advice or advocacy services;
- Enforce any laws or regulations;
- Hear, mediate or resolve issues between unit owners and associations, complaints of discrimination or complaints about Community Association Managers.

Legislation establishing the CCIC Ombudsperson requires condominium associations to adopt a written policy for resolving complaints made by unit owners. That policy must include a form on which an owner may make a complaint to the association, along with directions as to how it is to be submitted and details as to how it will be addressed.

Park Tower has had a complaint form available for some time, but now it has been replaced with the new one that complies exactly with details of the new legislation. Its intended use is by an Owner who believes the association is violating provisions of the Condominium Property Act or our own governing documents. The new form is available from the Management Office.

Asked to comment, Board president Michael Parrie, said,

*I recognize that there should be an avenue for Owners to follow if they disagree with how rules, the declaration, or bylaws have been applied. I feel very good that Management and the Board have followed them to the best of our ability. When informal complaints arise, then they are usually resolved without the need for a form or a lawsuit. Nevertheless, now we have a form that an Owner can fill out with a formal complaint if he or she so desires. And Management and the Board will respond accordingly, just as they always have.* TT 

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*Sheldon is a member of the Newsletter Committee.*

[Park Tower's Policy for Resolving Complaints Made by Unit Owners](#)

[CCIC Ombudsperson Website](#)

[Illinois Condominium Property Act](#)

[Illinois Common Interest Community Association Act](#)



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## Faster Internet Ahead, With Quicker Connections and Faster Downloads

by Jeff Hauser



**P**ark Tower has renewed its contract with RCN to provide bulk cable and Internet service to our building for the next five years.

Beginning April 1, the base Internet download speed will increase 10 fold, from 25 Mbps to 250 Mbps. This means quicker connections and faster downloads, with fewer instances of buffering (stalling out).

RCN's package of channels will remain the same, including the premium Showtime channels.

And the price? An increase of just \$1.18 to \$46.79 per month for the speed and channel selection noted above.

Solid preparation put the Board in a strong position to bargain for this remarkable contract. An ad hoc committee designed a survey by which residents estimated their online activity, current and anticipated. After studying the survey's results, the committee solicited bids and provided its recommendation to the Board, with the result being this new contract.

(It seemed likely that AT&T would present a proposal, given that it had installed its fiber network in our building last year at its own expense. In the end, AT&T did not submit an actionable bid.)

- These faster speeds require new modems. For those who haven't already done so, RCN will replace its old modems with new ones. (\*\* See the final paragraph of this story on how to get **free installation**.)
- Even faster download speeds are available from RCN -- up to 1 gig now and before long, possibly up to 10 gig.
- AT&T's fiber network is available for those who prefer its package of services, which does include 1 gig download speed. Just be aware: You'll need to pay the uniform \$46.79 charge whether or not you use RCN's services.

Finally, in analyzing the results of our survey, we noticed that many residents are receiving content via subscriptions to Netflix, Amazon Prime, Hulu and other streaming services. Our new contract would allow for us to "debulk" in future years -- that is, drop RCN's cable offerings altogether with the understanding that we will not then "bulk up" with any other provider for the balance of the five year contract.

Were we ever to do this, residents would then need either to stream all their television shows from the internet or buy RCN's cable service at the retail rate. The latter could be expensive without the bulk benefit we enjoy now.

**\*\*** Management will soon door-drop a sheet with instructions for scheduling free modem replacement. For this to be **free**, the replacement must be completed by April 1 or at least have been scheduled by that date. **TT**

-----  
*Jeff was a member of the  
Ad Hoc Committee for Cable & Internet.*

### RCN Lobby Service Event

**Tuesday, March 18  
5:00 to 7:00 pm  
Park Tower Lobby**

This would be a great time to discuss your service and resolve any problems you may be having, in person, with an RCN representative. Wine and cheese will be served. Details by door-dropped communication as we get closer to the event.



### Window Film Benefits

Temperature Control  
UV / Fade Protection  
Glare Reduction  
Natural View

## Midwest Glass Tinters & Midwest Window Solutions

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*Diana Hoffman serves Park Tower residents  
Contact her at 630.823.0633  
diana@midwestglasstinters.com*



### Window Covering Benefits

UV / Fade Protection  
Glare Reduction  
Room Darkening  
Beauty & Privacy

# GREEN 2019 WEEK

## Monday April 22

### Recycling Electronics

Household electronics, batteries, light bulbs, and other similar materials will be collected at the loading area adjacent to the Security Office. We will either recycle or safely dispose of any items you drop off. Large pallet boxes will be nearby the Security Office all week long for collection.

## Tuesday April 23

### Safe Disposal of Household Products

Household products, chemicals, painting supplies, old building materials, carpeting and other similar materials will be safely disposed of. Drop-offs will be accepted. Use the large gray Rubbermaid bin next to the Security Office window at the back of the building.

## Wednesday April 24, 7 to 8 pm

### Responsible Water Use Seminar

We will hold a presentation in the Party Room on the cost of water and what it means for the PTCA budget and Owner's bottom-line – AND YES, it impacts renters too!! Also, we will discuss things residents can do to more responsibly manage water use and run a more water efficient household.

## Thursday April 25

### Charitable Donations

### Bike Registration

Management will help coordinate pick-up of used furniture and personal items for charitable donations. **Let the Management Office know at least a week in advance.** Please put clothes in plastic bags. Collections will be coordinated at the loading dock at the rear of the building. Donations will benefit **Care for Real** and **The Brown Elephant**.

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

## Friday April 26

### Bike or Mass Transit to Work Day Bike Tune-Ups

Join us in a Park Tower team effort to reduce our fossil fuel dependence: bike, train, or bus to work!



On The Fly Bike Repair will set up shop on the loading dock, 5:00 to 8:00 pm. A price list will be posted when available, or contact Joe at 847-436-2453 with questions.

Schedule an appointment by dropping Joe a line via his [Facebook page](#), or just drop your bike off early evening between 5:00 and 7:30 pm. He will contact you when it is ready for pick up.

## Saturday April 27

### Rummage Sale, 12 noon to 4 pm

### Knife Sharpening, 9 am to 3 pm

### Bulk Shredding & Hard Drive

### Destruction, 1:30 to 4:30 pm

The Annual Resident Rummage Sale (plus knife sharpening) will be held in the Mall area. **Contact the Management Office by April 26 to reserve a table – first come first served -- otherwise BYOT.**

The Mobile Shredder will be parked near the loading dock on the driveway at the rear of the building. **THIS YEAR THE SHREDDER CAN ALSO DO HARD DRIVE DISC DESTRUCTION!**

## Sunday, April 28

### Bike Tune-Ups, 12 noon to 4 pm

Bike tune-ups continue this afternoon with Joe of **On The Fly Bike Repair**. (Details above, in Friday's schedule.)  

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### Questions?

### Items to donate to charity?

### Need a table for the rummage sale?

Please contact the Management Office at 773-769-3250, or e-mail at [parktowercondo@draperandr Kramer.com](mailto:parktowercondo@draperandr Kramer.com)

## Our Condo

# Perimeter Heating? What's That!

by Tim Patricio


This past winter, the Management Office sent notices and emails to Park Tower tenants and Owners about challenges with our perimeter heating. Thereafter, we received a lot of questions! Most PT residents didn't know we have perimeter heating, and a fair number didn't know what it is.

Perimeter heating is a form of radiant heating (no fan motors) that serves only the living room of our two-bedroom units, delivering heat via radiators underneath and running the full radius of the living room windows. Looked at from the outside, that would be around the curved corners of the building's triangular shape.



Perimeter heating safeguards building integrity, provides warmth to areas closest to the large living room windows, and helps reduce condensation/frost in cold weather. It comes on automatically when the temperature dips to about 45 degrees. Residents may not notice at first, but the colder the temperature outside, the warmer the air radiating from those perimeter registers.

Don't expect too much of this perimeter heating! It is and was always intended to be **supplemental**. The **primary** source of heat in **all** Park Tower living rooms is the convector assembly housed in the kitchen pantry. These convectors have motors that residents can set to low, medium, or high speeds, and they respond to thermostat settings. (Convectors heat our bedrooms, too, and in the summers blow cool, conditioned air.)

So, we could not entirely offset the severity of the recent polar vortex, but perimeter heating is very effective in typical winter conditions. 

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Tim is Park Tower's property manager.



## Our Condo

### Package Room - Luxer One Out, Key Fobs In

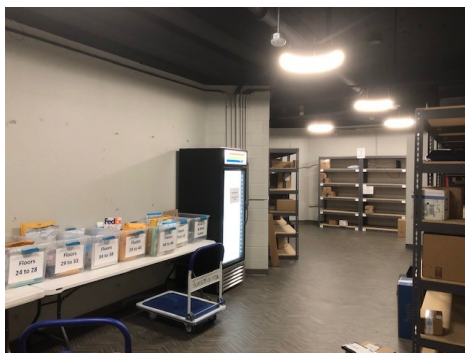
by Tim Patricio



**W**ithout doubt, a fair number of Park Tower residents have already had occasion to visit our brand new Package Room. It is clean, spacious and well-organized, with a new tile floor, shelves for boxes, bins for smaller pieces, and a commercial grade refrigerator for perishables.

Our troubles with Luxer One began with its increasingly late delivery of digital equipment and continued with unreliable software by which residents were to be notified of deliveries. As the planned rollout date came and went, there seemed to be no end of problems, not just initially but also well into the future.

Fortunately, we had a back up plan should the Luxer One system turn out to be unreliable: We would simply install a key fob reader like those at other locations in the building. This was completed within a week of dismissing Luxer One, and we now have a record of everyone



who uses a fob to enter, with abundant surveillance video for reference should it become necessary.

For those who were looking forward to Luxer One's notification service, we will continue looking for one that is viable and reliable. In the meantime, thank you all for your patience. We hope you find the floorplan and layout efficient and accessible. Please let our team know if you experience difficulties of any kind. Visit or phone the office at 773.769.3250 or email us. **TT**

[parktowercondo@draperandkramer.com](mailto:parktowercondo@draperandkramer.com)

## Committee Focus

### New Resident Committee

**R**esidents new to Park Tower, both Owners and tenants, are required to attend an orientation meeting within 60 days of moving in. We take that opportunity to acquaint them with building procedures and amenities such as the 24 hour Doorman, Parking, Parking Garage, Bike Room, Cable/Internet, Laundry Room, Party Room, Market, Health Club, and the disposal of garbage, trash and recyclables.

Of course, we hope these folks will be compliant with our rules and regulations. But more than that, we want them to be glad they chose Park Tower and to make the most out of living here.

The other day, we had a long-time Owner attend. The reason was unique to that person, but it got me thinking these would be excellent "refreshers" for any residents who might want one. Typically, I do one session a month, alternating Wednesdays and Sundays. You would be welcome, no need to ask first. **TTT**

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*Jean Shamo, Board liaison and presenter*

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

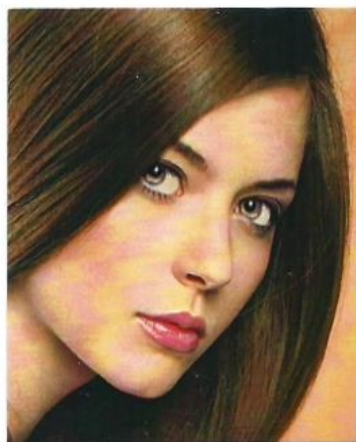


#### John Sfikas, DDS General Dentistry

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**  
  
Style Cut Color Finish  
**Armani**  
1059 West Argyle  
Chicago, Illinois 60640  
773 561 2892 Salon  
916 833 9875 Cell  
AVEDA

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

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

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



## Committee Focus

# Rules & Regulations Committee




Promoting and advertising "home sharing" and short-term rentals such as Airbnb, VRBO and Homeaway, or otherwise providing services for transient occupancy, is not allowed under the present rules at Park Tower.

Since it was spelled out several years ago, the Board has followed our committee's recommendation and fined four or five Owners the maximum allowable \$1,000 for violating this policy.

Owners who attempt to rent short-term are essentially running businesses and turning residential condos into hotel rooms. Park Tower's zoning does not permit it.

Short-term rentals also violate Park Tower's leasing policies, which are very specific, define which units can be rented and under what circumstances, and require that the contracts themselves be approved and on file with Management.

Did you notice? While the reality of a short-term, Airbnb-style rental surely violates policy, so does any evidence of promoting or advertising its availability. Don't even **think** about doing it! Short-term rentals are illegal in this building and not consistent with maintaining a high quality residential condominium association. **TT** 

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Michael Parrie, Board liaison

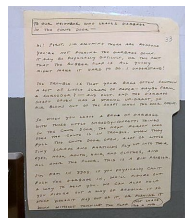
## Condo Rules & Etiquette

# Woe is Me! Trash and Recyclables Left in Our Service Areas

by Sheldon Atovsky



Above is the provocation that caused a resident who happened by soon after to tape this lovely note next to the garbage chute. Nicely worded, but essentially it says ..



PLEASE DO  
NOT DO THIS AGAIN!

-- Worse, yet --




Out of respect for the building and our neighbors, most of us handle recyclables responsibly, which means ..

- When recyclables are concealed, as in a plastic bag, they are treated as garbage and go to landfill. **Do not put recyclables in plastic bags.**
- Recyclables should go to the huge blue bins near the service elevators on 2P, or the three-holed counter in the Laundry Room on 1P.
- Take really large items to the dumpster outside, at the rear of the building. Ask the office if uncertain.
- Construction waste? Arrange for a private dumpster or ask Management to do so for you.

As to regular trash (not cardboard or recyclables), it's fine to use the garbage chute. Tie securely in a strong bag, place inside the chute and make sure it goes down. And do this quietly, please, so as not to disturb your neighbors.

And if you have trouble with any of this? Ask a neighbor or maintenance for help if you truly have trouble tying the trash bag, pushing it down the chute, or getting recyclables to the 1P Laundry Room, the 2P bins, or the dumpsters out back. Property manager Tim Patricio adds ..

*If you're not certain how to handle a particular item, call the office or send an email. Our staff may be able to provide limited assistance in some cases, but the best thing is that you communicate with us.*

We all live together in a condominium community. Simply make up your mind: I WILL NOT add to the problem. Rather, I WILL contribute to its solution. **TT** 

[Updated PT webpage on this subject](#)

## - IT'S GIRL SCOUT COOKIE TIME -

Timi lives at Park Tower, and last year she was one of the top 20 cookie sellers in the Greater Chicago/Northwest Indiana region. This year, her goal is to sell 800 boxes and once again donate her profits to a shelter for girls.

See cookie selections and order by credit card  
<http://digitalcookie.girlscouts.org/scout/timi165998>



To order direct, phone 773.320.1855  
or email [timisgirlscoutselling@gmail.com](mailto:timisgirlscoutselling@gmail.com)



## THE CLEANING GUY

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



Jose Hernandez  
773-827-6304



## Guest Story

# Recent Victim Warns of Financial Theft

by Michael Jackson



**B**eing the recent victim of identity theft, I have learned a few tips that may reduce fellow Edgewater Beach Apartments shareholders exposure to this troubling experience which can take many forms.

I had been in the habit of using a public ATM to obtain cash using my debit card. Public ATMs, being exposed 24/7, provide easy access for criminals to affix card skimmers, and so read not only one's debit card number but also one's PIN.

- To obtain cash with a debit card, use an ATM that is in a locked location at night. A bank is a good place to do this as bank ATMs are usually under constant surveillance for card skimmers.
- An alternative is to obtain cash using a credit card by requesting cash change added to your grocery bill at a super-market. Using a credit card offers the additional security of being able to check charges before paying them.

• In my situation, it was important that my bank knew me in person, and so when the perpetrator audaciously called my bank demanding to know why he was being refused access to my account, my bank was immediately aware that he was not the account holder.

- Check to make sure that the limits and alerts on your cards are at a level that you need, as opposed to a level that makes you feel important or rich! Some banks allow customers to set their own limits and alerts.

I now check not only my bank accounts but also my credit cards daily. That way I can spot any fraudulent charges in a timely manner. I was a bank VP for 30 years, mostly before computerization. One of my daily tasks was to check customer accounts for accuracy and possible unusual activity. With computerization, banks often have passed this responsibility on to their customers. **TT**

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*We thank Michael Jackson for permission to reprint this story, which first appeared in **In The Pink**, newsletter for the Edgewater Beach Apartments.*

## Recently Rehabbed

# Are Rehabbed Owners Too Modest?


by Bob Shamo



**O**nce in a while, as for this issue, we find ourselves with no rehabbed unit to write about. This despite an estimated 30+ remodeling projects completed at PT just during the past year.

With 728 residential units in a 45-year old building, you can bet that clever people are thinking up unique remodeling solutions every day. Who hasn't had the experience of visiting a neighbor and thinking afterwards, "If I'd only thought about that back when!"

TowerTalk wants to picture and write about unusual devices, materials, installations and designs. It could be a novel bathroom appliance, a particularly economical kitchen cabinet arrangement, a gorgeous engineered floor or anything else you imagine might be of interest to Owners starting to plan a future project.

Yours truly has been writing these stories, and the leads usually come from Owners themselves. If you've got something for us to consider, shoot me an email at [bobshamo@rcn.com](mailto:bobshamo@rcn.com). One visit will suffice, a few questions and photos. Any story, long or short, you'll have a chance to read and approve prior to publication. **TT** 

[Recently Rehabbed Units & Related Stories](#)



**H**ere are two events PT Owners might like to attend.

**Sheridan Road Beautification Fundraiser**  
Sunday, March 24, 2:00 to 5:00 pm  
Marty's Martini Bar, 1511 W. Balmoral

Proceeds from the fundraiser will be used to replant the planters on Sheridan Road.

**Annual Meeting/Election**  
Wednesday, April 10, 7:00 pm  
Malibu East, 6033 N. Sheridan Rd  
4th Floor Windjammer Party Room

Keynote speaker Michael Kim, ASCO's legal counsel, will provide an update on proposed legislation affecting Illinois condo associations.

**Sewer Rebate for Seniors** Did you know that seniors aged 65 and over, who live in their own condominium, townhouse or co-op unit are entitled to receive a \$50 rebate for their share of the associations' sewer costs? You must be 65 years or older and the sole owner or owner in joint tenancy or tenancy in common; you must occupy the property as your principal place of residence; and you must own a townhouse, condo unit or co-op apartment that shares a common water bill. **Re-application letters are being sent to current recipients.**

If you haven't received the rebate before, you will need to file an application form. You will need to submit the application form, along with copies of the following three documents: (1) water bill from your property or complex (2) Second Installment property tax bill (2018) showing Senior Tax Exemption; and (3) driver's license or State ID.

The Senior Citizen Sewer Charge Refund Application form must be completely filled out and submitted to your Alderman by **July 1**. DO NOT send originals, only COPIES.

[www.committeefinance.org/claims/sewerclaimform.asp](http://www.committeefinance.org/claims/sewerclaimform.asp)

Questions to Jerry Goodman, [jerry@48thward.org](mailto:jerry@48thward.org) or 773.784.5277

**Cheryl Ronnett, Park Tower Board representative**  
**Association of Sheridan Road Condominium/Co-op Owners**

## Building Contacts

<b>Office</b>	773-769-3250
<b>Fax</b>	773-769-0047
<b>Doorman</b>	773-769-3083
<b>Garage</b>	773-271-8859
<b>Health Club</b>	773-769-1513
<b>RCN Service &amp; Billing</b>	312-955-2500

## Mall/Business Contacts

**Go Grocer**  
Opening in a few months  
Suite 114 (Story on page 3)

**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

**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 only and may be canceled if no agenda

*Board of Directors Meeting	7:30 pm	Party Room	Mar 11
HangOuts Disco Dance IV	TBA	Party Room	Mar 23
*Board of Directors Meeting	7:30 pm	Party Room	Mar 25
*Board of Directors Meeting	7:30 pm	Party Room	Apr 8
Art Walk	TBA	TBA	Apr 11
Easter Egg Hunt & Brunch	9:30 am	Party Room	Apr 20
Residents Forum	7:00 pm	Party Room	Apr 30
*Board of Directors Meeting	7:30 pm	Party Room	Apr 22
*Board of Directors Meeting	7:30 pm	Party Room	May 13
Movie Night (Title TBA)	TBA	Party Room	May 18
TGIF Reception	5:30 pm	Lobby Lounge	Jun 7
4th of July Celebration	5:30 pm	Party Rm/Deck	July 4

## 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

Passover & Easter Weekend	Saturday, April 20	Office closed
Memorial Day Weekend	Sat & Mon, May 25 & 27	Office closed

## Contributing to this Issue of TowerTalk

\* Newsletter Committee Member \*\* Board liaison

*Sheldon Atovsky	*Frank Muldowney	** Cheryl Ronnett
*Jeff Hauser	Tim Patricio	* Bob Shamo (editor)
Michael Jackson	Michael Parrie	

Occasionally, we invite a resident to write on a subject we know is familiar to him or her. If you think you'd like to write a story – or suggest an idea for someone else to write – please email us at [bobshamo@rcn.com](mailto:bobshamo@rcn.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](http://www.ptcondo.com) Currently we're accepting photo-ready business card, quarter-page, and third-page ads for the Jun-Aug 2019 issue. To inquire, email [bobshamo@rcn.com](mailto:bobshamo@rcn.com)

BusCrd (\$40) = 2½" tall & 3¾" wide .. 1/4 page (\$75)=5" tall & 3¾" wide ..  
1/3 page (\$125) = 3¼ tall & 7 7/8" wide