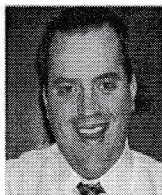
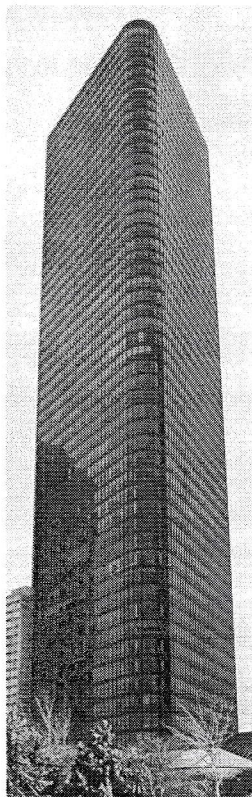


TOWER TALK @ PARK TOWER CONDOMINIUM

May—July 2008



Greetings from the Management Team. The summer is coming and it is

a good opportunity to share some household tips.

First, an item of news. A web site is under construction for use by residents and owners. I do not have specific details yet, but more news will be coming soon. There will be an area open to the public to browse information about Park Tower, its businesses and amenities. As well, we anticipate an area for residents only to log in and access documents, contact the Board and Management, and post ads and messages. I expect more information will be released soon, including a detailed listing of the available features and an official launch date.

Here are some tips for your household as we change seasons. It seems to be in the papers and on the news everyday - the need to reduce our "carbon footprint". I do have some ideas for you to become more *energy aware* in your home. Of course, always power down electronics or fixtures that are not in use, including computers, lights and fans. I know I sometimes like to have the television on in the background when I have company or when I am cooking dinner. Using the radio or a CD player and putting music on instead can actually save a lot of electricity. Also, for lamps and lighting, consider changing from the regular incandescent light bulbs to the compact fluorescents. While they do cost a few more dollars, one bulb can save you about \$35 per year in electric use and they can last up to 10 times longer. Also, with

lights, you might catch yourself turning them on even during the day as a force of habit when entering rooms throughout your household. Training yourself to take advantage of our extended daylight during the summer can actually reduce your energy usage significantly.

With the cost of energy these days, sometimes other household expenses can be ignored as a cause for concern. Since high rise owners do not get a separate water bill, old fashioned H₂O is one of those things that is easier to take for granted. The water is paid for through the owners' assessments, but there are a few simple things a resident can keep in mind to help conserve this vital resource. For example, when you brush your teeth, turn the water off until you are ready to rinse. Similarly, when you are performing cleaning activities such as washing dishes, develop the habit of turning the water off when it is not actually being used to wash or rinse. Letting it run for convenience is literally dollars and energy down the drain! This can potentially save hundreds of gallons of water per household per month, and thousands of dollars per year collectively as a high rise community.

Not to suddenly change the subject, but it is that time of year - SPIDERS! There is very little a high rise building can do to combat spiders. They seem to love the view just as much as we do, just not during the winter. We could spend thousands of dollars on pesticides and treatments that might as well just be washed away in the rain. I have not seen or heard of any treatment that would be effective at ridding us of the pesky

critters. If you experience a lot of problems with spiders around your windows you can try using a spray solution of one part vinegar and two parts water to treat the window frame and screen area. Be sure not to spray in such a way that it will leak down to your floor or on to your neighbor below. Apply the solution as you would if you were performing a regular cleaning and dusting of the glass and frame. But you have to do this on a regular basis for an extended period of time. A couple times a week can help dissuade them from nesting, but you will need to continue this process to eliminate or decrease the problem. If you have a spot that is always bad around a window or frame, and you train yourself to use this solution to clean the glass and frame regularly, it is possible you can train the spiders to find a new spot to call home.

Finally, you may have noticed that spring time has brought a lot of work here to the building. We have replaced the Cooling Tower, portions of the wood sundeck, and projects in the garage and front planters are underway. First of all, thank you for your patience. It is a busy time and we realize you may experience some inconvenience or delays while this busy period is upon us. However, these improvements are being made to help maintain and improve your living experience at the Park Tower. If you have questions about any of the ongoing work, or if there is anything you would like to discuss, feel free to stop by the office, call, or e-mail the team at parktowercondo@draperandkramer.com. If you have suggestions or comments about any issue, we want to hear from you.

By Timothy Patricio (Property Manager)

CONTACTS:

Office
773-769-3250

Fax
773-769-0047

Doorman
773-769-3083

Garage
773-271-8859

Market
773-275-9130

Cleaners/Recv.
Room
773-784-3353

Health Club
773-769-1513

RCN
Questions
1-800-RINGRCN
Services
1-866-308-5556

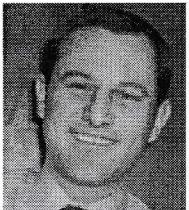
CHANGES IN MANAGEMENT



Park Tower has recently hired Crystal Garza to replace Sara Kacheris. Sara left for another opportunity within Draper and Kramer and we

wish her all the best in her new employment. Her work ethic here was always thorough and friendly. She will certainly be missed.

Crystal has lived in Chicago-land all her life, raised in Blue Island and currently living in Alsip. She is the mother of a 5-year old son, Isaac. When speaking of her son, Crystal stated, "He's practically my entire world. He's a great kid." She came to Park Tower from working at a doctor's office and says that at Park Tower "everyone's been really nice and treating me with respect." Crystal says that although she's very much a "people person," she loves having some "me time". When asked about the challenges she has faced at Park Tower so far, she said, "I feel bad when it gets busy and I can't help because I don't know everything yet. But that's the process of learning."



We also have a new property supervisor who joined us this past fall. Steve Hanna supervises Park Tower and 6

other properties in Chicago. Steve recalls, "Draper and Kramer used to manage properties in Florida and one in Boston, but now focuses most of its efforts on Chicago condominiums." The challenging part of his job is "learning the personalities of the Board members in all the buildings. Each Board is like its own person. It did not take long to learn that and to be able to work with each of them." Steve has been with Draper & Kramer for eight years and currently lives in University Village.

By: Vince DiFruscio

Stay In the Know, Attend PTCA Meetings

Board Meetings

May 12, 2008

Time: 7:30 p.m.

Location: Party Room

Annual Meeting

June 9, 2008

Time: to be determined

Location: Party Room

Other meeting times are not available as of the completion of the newsletter. You may contact the Management Office for information about committee meetings.

BIKE STORAGE @ PTCA

Residents and owners who store their bikes in the PTCA Bike Room may have noticed that their April 2008 assessment bill was higher by \$30.00. If this occurred on your assessment bill, your bike storage fee was included on the assessment bill but was not itemized.

ELECTRONIC NEWSLETTERS

Braille electronic texted versions of the newsletter are available. Please contact the office and provide your e-mail address to have a texted copy of the newsletter forwarded to you.

New Assessment Item: "TV Antenna/Cable"

Some expansion and clarification is needed from the last newsletter issue to explain the new charge on your assessment bill and the total increase. Although for 1-bedroom units the total bill was approximately 5% more than the 2007 charge, the total bill was significantly different for studio, 2-bedroom, and combined units.

In prior years, the cable bill for the building was wrapped up with other charges as part of your total assessment. This meant that the amount you were paying for cable was based upon your percentage of ownership of the building. This amount varies per unit based on tier and floor. Last year they averaged \$10 for a studio, \$18 for a 1-bedroom, and \$25 for a 2-bedroom. Combined units were paying the sum of the individual units (that is, a combined 2-bedroom and studio was paying approximately \$35 per month). Units in the mall which do not receive cable were also paying a portion of this bill. The contract with RCN was negotiated based upon 696 residences with combined units listed as a single home.

In the late 1990's a bill was passed in Illinois giving condominium associations the option to itemize cable charges separately on assessments. Last year our Board decided to adopt that policy. So now each residential unit pays an equal portion of the cable bill. This year that amount is \$17.92.

To determine the change from last year to this year, you will need to do the following:

Take last year's monthly assessment, and subtract the approximate amount you were paying for your cable (\$10, \$18, \$25, or a combination of the two, based on the size of your unit). Multiply the difference by 1.05 to show the 5 percent increase. That amount should roughly be the assessment item on the new bill. Then add \$17.92 for the new TV Antenna/Cable charge and the total should be your monthly assessment bill. Again, this is an approximation because the exact amount you were paying for cable was based upon your percentage of ownership, which varies for each unit.

By: Vince DiFruscio

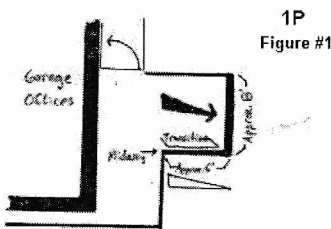
PROPERTY IMPROVEMENTS

IMPROVEMENT OF GARAGE RAMPS FOR HANDICAP ACCESS

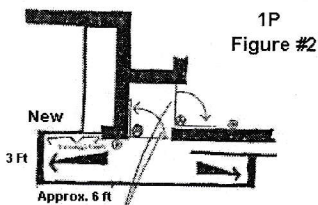
By Marian Shaw

Resident drivers who are physically challenged will find it easier to get into and around the garage in future. JIJ Construction has been approved, as of the March 10, 2008 PTCA Board Meeting, to work on improved handicapped access in the 1P and 2P garage levels. This includes the installation of extra ramps and improvements to existing garage pedestrian ramps. Three diagrams of proposed changes appear below. No parking spaces are to be displaced by the proposed ramps.

On 1P, the space around the garage offices will be widened. (See Fig. 1.) Near the elevators to the mall, a new ramp will be added, and the doors will be automated. (See Fig. 2.) On Level 2P, the existing ramp will be widened to approximately 36 inches. A new ramp will be installed directly off the main door. (See Fig. 3.) This year's work is expected to cost about \$23,000.

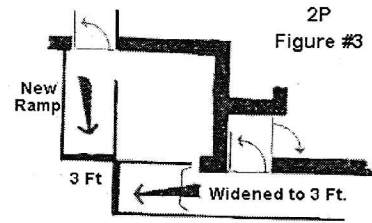


Widened ramp near main entrance.



Additional ramp to public elevators. Doors to be automated.

By



Laundry Room Improvements

Tim Patricio, our property manager, has been negotiating a new contract with Universal Laundries. Although the final contract has yet to be signed, it appears that the new agreement will provide for some significant improvements. New Speed Queen washers and dryers will be installed this year. The heavy-duty machines will be replaced last, waiting until Speed Queen releases a new line of units. Universal has also agreed to have the laundry room painted, replace the missing wood trim, and install new seating. Additionally, they will replace the table at the entrance with a permanent unit including recessed bins for recycling. That unit and all the panels in the room (clothes-folding areas and panels between machines) will be re-laminated to coordinate with the new paint scheme. The negotiations also include an increased building commission, meaning Park Tower would get 4% more revenue from laundry revenue.

The contract also specifies that Universal technicians will walk through and inspect the machines twice weekly. It is important, though, to contact the Management Office of any machine malfunction, even if you have already notified a Park Tower employee in the laundry room. Management needs to know about any issues with machines, what the problem is, and when it happened. They can then keep a record of the problem and forward it to Universal.

By: Vince DiFruscio

Repair Refurbishment of Our Planters for Springtime "Cleanup and Fix up"

The chief culprit in our planter damage appears to have been snow! We have had a generous share since Thanksgiving in 2007. Global warming trends actually may portend more snow, as temperatures rise. As snow comes down (12 inches of water), puddles and ice form. The minerals in the water help to erode the cement in planters and concrete in the sidewalk.

JIJ Construction will handle the renovation of the two planters at the Circle Driveway and at the north end, just outside Lettuce Entertain You office. Large sections of the Circle Drive planter are being replaced; the lights at the bottom of the planter will also be replaced; the limestone slabs are being re-set, and a new drain will be installed where leaking has occurred. The planter by the Lettuce Entertain You office needs a water proof lining and leaks need to be repaired. With such restoration, the planters will continue to enhance our building.

The total cost for the planter repairs is \$78,985. Details are still being considered for landscaping work that will be required as part of the repair process that will result in some additional expense. Management has referred several landscaping considerations to the Home Improvement Committee who handles these matters.) Since Mother Earth is going through global warming, we should think seriously about preventing "warm climate" usurpers like sagebrush, dandelions, and goldenrod from driving out the traditional greens and attractive Midwest shrubbery and blooms.

By Marian Shaw

RECYCLING – Quick Review

In the previous Tower Talk issue Feb-Apr, 2008, there was a detailed insert about “How to Recycle” and “What to Recycle” at Park Tower. Following is a brief summary and reminder. (A detailed copy of the insert is posted on the walls at these locations.)

THREE RECYCLE LOCATIONS ARE – in order of convenience:
(You must use the freight elevators to reach 1P and 2P)

2P – 3 Bins At Freight Elevators.

Try them! They’re very convenient! There are 3 Recycle bins in a row, right outside the elevator door, plus a small 4th bin for trash or mistakes, (If you’re really quick, you can step off the elevator, rush to the containers, dump the recycles, and jump back on the elevator before the door closes. One door closes in about 5 seconds, the other door in about 8 seconds.)

1P – 3 Bins Inside Laundry Room

This location is most familiar, but requires that you use your key or fob to enter the laundry room. There are three bins in separate locations. They’re very handy if you’re doing laundry. But if you only need to drop off recycles and your hands are full, press 2P instead and you’ll step off the elevator right at the recycle bins. (No more doors to enter.)

1P – Dumpster - Down the hall and in the Garage area. There you’ll find a dumpster that will swallow up months of newspapers, magazines, cardboard boxes, bags full of plastic water bottles and other large volume items. The dumpster is straight out the door, past the Valet Office, across the car lanes and slightly to the left.

“WHAT DO I RECYCLE AND WHAT DO I TRASH?”

PAPER – Newsprint, magazines, catalogues, cereal boxes (remove liner), printer paper, copier paper, old corrugated cardboard, junk mail, old reports.

***PLASTIC** – bottles, jars, & jugs, any size – **NO LIDS.** (with Triangle and code 1,2,3,4 or 5 on bottom. This includes bottles from water, soda, shampoo, medicines, detergent, salad dressing, most any type of plastic bottle, jar or jug. (Just remove the lids and rinse out any solutions.) Throw the lids in the trash.

***GLASS** – brown, clear or green glass, food or beverage bottles or jars. **NO LIDS.**

***CANS** – aluminum and tin. Beer and soda cans (aluminum), soup cans and other food cans (tin). Rinse them, and crush them if you can.

**NOTE: Now you can put the above plastic, glass and cans in the same bag (comingled recyclables.). Just keep the newspapers separate.*

Note: Plastic food containers, trays and covers, plastic packaging go in the TRASH. (Any type plastic - that is NOT a bottle, jar or jug - goes in the trash. The code does not matter.)

By Mike Magliane

LOST AND FOUND!

Did you know our Doormen at the front desk act as the “Lost and Found” for Park Tower? If you find something in the hallways, stairways, elevators or near the mailboxes and couches in the lobby, please take the item promptly to the doorman at the front desk. He will attempt to identify it and contact the owner, or will hold it until someone with a worried face comes asking if the item was found and turned in.

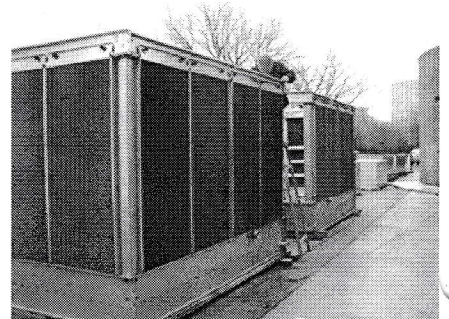
Once I saw someone’s full set of keys dangling from the mailbox with no one in sight. For the safety of the resident, I removed the keys from the mailbox and took them to the doorman. They proceeded to try to contact the resident and held the keys for safe keeping until they could be claimed.

So if something is ever **lost or found** in the common areas of Park Tower, please see the Doorman on duty – 24 hours a day, 7 days a week.

by Mike Magliane



Lift Off for Cooling Tower Replacement Project on April 4, 2008



Cooling Towers stationed in the dock area for lift off

**TO PLACE YOUR AD IN THE
PTCA NEWSLETTER**
Contact the Management Office at
773-769-3250

Size and Cost:
2X2 inch = \$25.00
Business card 3 1/2X2= \$40.00
1/4 page = \$75.00

Ad prices are subject to change at the discretion of the Condominium Board.

ATM LOCATIONS – Near Park Tower

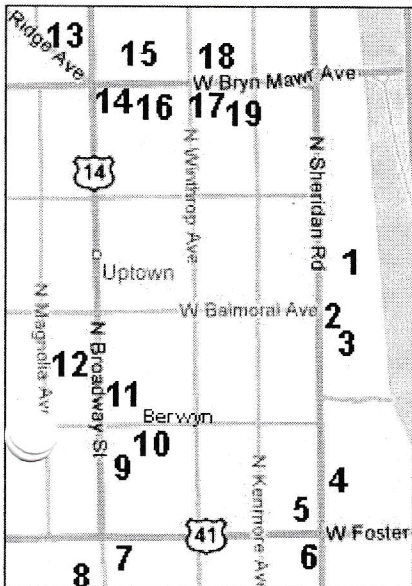
by Mike Magliane


ATM machines are a wonderful tool for getting cash or making deposits - practically anywhere in the world. Many ATMs offer 24 hour access, 7 days a week, and don't take holidays off. When you use the ATMs sponsored by your own bank, there are usually no fees. However, when you're in a pinch and need to use a "Mini-ATM" in a little store, or one from another bank, the fee will range from \$1.50 to \$2.50 and will be added to the amount you withdraw.

Park Tower happens to be surrounded by a wealth of ATM machines. There are **nineteen** to be exact bordered by Sheridan - Foster - Broadway - Bryn Mawr. The closest ATM is downstairs in our mall in the Park Tower Market store at 5419 N Sheridan. The others are just steps away, or within one to four block walking distance.


chart and map below show the location, address, whether bank owned or Mini-ATM (with fee) and features. "\$" means it dispenses cash. "Dep" locations accept deposits of checks or cash. "24h" indicates public access 24 hours a day. (Some 24 hr. locations are in stores that are open all night. Other 24 hr. locations require you swipe a bank or credit card to open a door to a restricted area after hours.)

No.	Bank/Store – Address (Public access)	Bank/ Mini-ATM	\$ Get Cash- Deposit-24 Hr
1	Park Tower Market - 5419 N Sheridan	Mini-ATM	\$ Dep
2	Bridgeview Bank - 5345 N Sheridan	Bridgeview	\$ Dep 24h
3	Convenience Store – 5343 N Sheridan	Mini-ATM	\$
4	Dominick's (Chase) – 5235 N Sheridan	Chase	\$ Dep
5	Washington Mutual – 5200 N Sheridan	WaMu	\$ Dep 24h
6	McDonalds – 5130 N Sheridan	Mini-ATM	\$
7	Currency Exchange – 5157 N Broadway	Mini-ATM	\$
8	Marathon Gas – 5156 N Broadway	Mini-ATM	\$ 24h
9	National City Bank – 5247 N Broadway	Natl City	\$ Dep 24h
10	RED Line EL station- Berwyn	Mini-ATM	\$ 24h
11	Jewel (TCF Bank) – 5343 N Broadway	TCF Bank	\$ Dep
12	N Community Bank – 5342 N Broadway	N Comun.	\$ Dep 24h
13	Walgreens – 5625 N Ridge @ Broadway	Chase	\$ 24h
14	Green Arch Foods – 5555 N Broadway	Mini-ATM	\$ 24h
15	Dollar Buy store – 1132 W Bryn Mawr	Mini-ATM	\$
16	RED Line EL station – Bryn Mawr	Mini-ATM	\$ 24h
17	Chase Bank – 1055 W Bryn Mawr	Chase	\$ Dep 24h
18	Bridgeview Bank – 1058 W Bryn Mawr	Bridgeview	\$ Dep 24h
19	7-Eleven – 1055 W Bryn Mawr	Mini-ATM	\$ 24h





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WATER..CAN MEAN \$\$\$

If you are 65 or over, have owned and occupied your condo unit since January 1, 2007, the 2008 Senior Citizens Sewer Refund Renewal of \$50 is available to you. You may get in on this rebate if you apply before July 1, 2008. You can pick up an application form from Alderman Mary Ann Smith's office at 5533 Broadway or at our own management office which will also have a copy of the water bill and fill-out directions on the form. Have your completed application notarized; include your state I.D. or driver's license, and 2006 property tax bill, second installment (Cook County always is behind a year). If your tax bill does not show a Senior Citizen homestead exemption, attach a copy of the application (from the Cook County assessor's office), showing that you have filed for this exemption. For further information, call 312-744-6860 for Sandi Thomas at Smith's office, or call 312-744-9293, the direct line for Alderman Burke's office. Once you are eligible for this \$50 rebate, you will automatically receive a renewal letter each year from Alderman Smith's Office. You need only sign and return the letter to her office without re-filing.

By Marian Shaw



Our July 4th 2008 Park Tower Party is coming, mark your calendars.

Newsletter Volunteers: Vince Di-Fruscio, Mike Magliane, Bob Pierce, Marian Shaw, and Betty Terry-Lundy

COMMUNITY SUPPORT OPTIONS

By Robert Pierce

Are you doing your spring cleaning or preparing to move? You may be throwing away some items that could be used by those in need, or donated to a resale shop that benefits others in our community. Donating will keep these items out of the landfills too. Here is list of organizations, their mission, what items they accept, and contact numbers if you need more information:

Care for Real - food, clothing, household items

This group is part of the Edgewater Community Council. They assist underserved residents of all ages in our community. They accept dry food, canned goods, clothing of all sizes for all ages, and household items. 6040 N. Broadway, 773 760-6182, careforreal@juno.com.

Inspiration, Inc. - household items

Serving the homeless community, and operating Café Too at 4715 N. Sheridan, their Housing Program can use donations of household essential items, such as bedding, towels, appliances, dishes, pots & pans to help participants transition to and maintain permanent housing. Call Jonit at 773 878-0981 x 216.

Working Bikes Cooperative - bicycles and wheelchairs, even in need of repair

Volunteers keeps bikes from entering the waste stream, by repairing over 5000 donated items each year, selling some locally, and using the proceeds to ship the rest around the world. Local city programs, refugees and day camps also receive about 500 bikes. The primary mission is to provide bikes that can connect workers to jobs when available transportation is inadequate. Email workingbikes@yahoo.com or call 312 421-5048, 927 S. Western Ave, Chicago.

Gift of Sight - eyeglasses

Charitable programs provide free vision care and eyewear to underprivileged individuals in North America and in developing countries around the world. Drop off your old eyeglasses at Lens Crafters 1055 W. Bryn Mawr, Daily 10-9 except Sunday, 11-6.

The Brown Elephant - household items, clothing, home decor

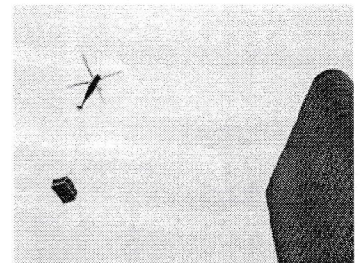
This resale shop sells more than 740,000 items every year at its four locations to help uninsured and underinsured clients of the Howard Brown Health Center, the leading organization addressing the health care needs of individuals in the Lesbian, Gay, Bisexual and Transgender community. Donate all kinds of items that are clean and in good repair, ready for resale. 5404 N Clark, 271-9382, 11-6 daily.

The Peoples Music School - musical instruments

The only totally free community school in the United States, where anyone can receive classical music instruction, regardless of their financial situation. Instruments should be in good, playable condition. 931 W. Eastwood, Chicago. 773 784-7032.



The sky is the limit.



How am I driving?



Cooling Tower landing safely