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# ◆PARK TOWER NEWS◆

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MARCH 1997/APRIL 1997

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## ASSOCIATION LOOKING INTO NEW CABLE COMPANY

As our contract with ICS will be expiring in May, 1997, we have been interviewing various cable companies to see what they have to offer. The cable industry has progressed tremendously in technology since the last time we discussed cable options. Cable T.V. via fiber optics is the latest development with one company offering two way fiber optics and others offering only one way fiber optics. (Two way fiber optics will allow interactive abilities through your T.V. allowing you to play games, pay per view T.V., internet access and telephone service). And it won't stop here! Within the next few years, the word on the street is that we will continue to see new technology in this field.

We have now met with the following cable companies:

21st Century  
Wedgewood  
Preferred Entertainment  
Chicago Cable  
Pro-Tech

21st Century offers two way fiber optics directly to the building, Wedgewood offers one-way fiber optics via Ameritech lines; Preferred Entertainment is a microwave system, Chicago Cable provides cable services via standard cable system and Pro-Tech also offers a microwave system.

21st Century and Chicago Cable are the only two companies that currently have a franchise with the City of Chicago to provide cable. The others are considered independent companies.

The packages that each offers also varies in price and in the number of stations as well as the requirement of a cable box vs no cable box.

21st Century's price is \$9.95 per month per unit for 50 channels and you would need a box to receive service due to interactive capabilities. The first box would be at no charge and any additional boxes will be billed to you at \$3.95 per box per month.

Wedgewood's price is \$10.50 per month per unit for 59 channels and you would not need a box for the basic line-up.

Preferred's price is \$11.00 per month per unit and they offer 43 channels. You would not need a box for the basic package line up.

Pro-Tech's price is \$9.95 per month per unit for 50 channels and you would not need a box for the basic line up.

Chicago Cable's price is \$12.30 per month per unit and they offer 66 channels. You would not need a converter box for the basic package..

At this time the Board has not made a decision as to which company we will go with. As you can see... It's a hard decision to make!!

All Companies will need to re-wire our building as our current wiring will not allow for all the additional channels. So, no matter which company gets the contract, we will need access to each unit for rewiring purposes.

We'll keep you posted as we get closer to making a decision.

## Board of Directors - January 28, 1997 - Re-cap

The regular meeting of the Board of Directors of the Park Tower Condominium Association was called to be held on Tuesday, January 28, 1997, at 7:30 P.M. in the Party Room.

The minutes of the meetings held on November 26, 1996 and December 3, 1996 were approved.

Per the new City of Chicago law, the facade inspection report has been filed with the City. Delph Gustitus, licensed engineer, prepared this report for the Association. Delph reported that no major repairs are necessary but that our canopy roof will need to be replaced. Estimated cost for the canopy roof is \$8,000.00.

### C.D. Purchases

Funds from a C.D. expiring on December 18, 1996 were used to purchase a C.D. at Atlantic Bank & Trust at an interest rate of 5.85%.

On December 19, 1996 we transferred funds out of our Money Market Account to purchase a C.D. at an interest rate of 5.80%.

On January 3, 1997, we transferred fund out of our Money Market Account to purchase a C.D. at an interest rate of 5.70%.

Funds from a C.D. expiring on January 3, 1997 were used to purchase a C.D. with an interest rate of 5.75%.

Funds from a C.D. expiring on January 3, 1997 were used to purchase a C.D. with an interest rate of 5.67%.

### COMMITTEE MEETINGS

### DECORATING COMMITTEE

The Decorating Committee met on January 9, 1997 in the Party Room with Christopher Jones, Interior Decorator. Mr. Jones presented several options of carpet, wallpaper, trim and walkway flooring combinations for the 2nd floor. Mr. Jones focused on coordinating selections which would be compatible with the permanent features of our building (lobby walls, terrazzo, brick, etc.) After careful consideration and discussion the committee selected 4 of the options for presentation to the Board.

At the January 28th meeting the Decorating Committee proposed their recommendations to the Board. The committee presented 4 different options to present to the Board of Directors. Of the four options, the committee recommended option number 2. This included new wallpaper for the corridor, new carpeting for the corridor, new textured flooring for the walkway, pool deck area and the cardiovascular area. Christopher Jones, Interior Decorator, was present to answer questions from the Board. The Board of Directors were pleased with the presentation of the redecorating plans and asked that Mr. Jones submit a proposal for his services to obtain bids and oversee this job for our next meeting which will be held on February 18, 1997. Mr. Jones was also asked to obtain pricing for materials and labor. The schematics are in the management office for any one that would like to see.

### GARAGE COMMITTEE

The Committee met on January 23. Currently under consideration by the Committee is a proposal to provide an in-house car wash service which would use the bay next to the garage office. Standard Parking provided a cost analysis. The Committee will be sending questionnaires to parkers to determine if enough residents would subscribe to the service to make it self-supporting. When you receive your questionnaire please take the time to answer and return it.



**HEALTH CLUB COMMITTEE** - The Health Club Committee met on January 14th. A record number of 13 people attended this meeting. A major topic of discussion was the ventilation in the area between the pool and the racquetball courts, now known as the cardiovascular equipment room. This room is now put to use for which it was not originally intended. Air flow and temperature is felt to be inadequate for current use. Various options to improve ventilation (and therefore the comfort of the members) were discussed for presentation to the Board.

Options for improving security in the weight room were discussed. To maintain security and to cut down on unregistered guest usage, regular lock changes were suggested as the most economical method.

It was reinforced that the phone in the pool area needs to be available to the life guard at all times. It is not for members' personal calls.

Finally, the Health Club Committee revised their mission statement to read as follows:

*"The HCC's purpose is to make the HC better, more enjoyable, desirable, friendly, convenient and safe. By keeping a pulse on members' opinions and desires, we seek to optimize the utility of the Health Club. Ultimately, we strive to increase the building owners' property value by working in a cooperative effort as an aid to the Board of Directors."*

#### **BUDGET & FINANCE COMMITTEE**

The Budget and Finance Committee met on several occasions. The first meeting was just a general meeting to familiarize the Committee with the financial statements with a primary focus on the reserve study to look at capital improvement requirements and repairs and major maintenance items that we will need to look at over the coming years.

The second meeting was to review the proposed budget prior to submission to the Board for approval. The Committee spent a lot of time going over the budget line item by line item and reviewing the budget both from an operational point of view and from a standpoint of capital budget for the coming year.

#### **OPPORTUNITY**

Our Committees are staffed by conscientious, talented residents who all share the goal of keeping Park Tower a good community to live in. If you would like to join this wonderful group of people, there are several Committees that would be grateful for your participation. Please consider working on the Garage Committee, the Budget and Finance Committee, or the Review Committee. Their members would appreciate your help. Most committees meet no more than once a month. Drop by the management office to find out more about the committees and to sign up.

#### **SENIOR CITIZEN SEWER REBATE**

You may be eligible to receive a \$50.00 rebate from the City of Chicago as part of the Senior Citizen Sewer Charge Rebate. To be eligible you must:

1. be 65 years of age or older
2. be sole owner or owner in joint tenancy in common of the property
3. occupy the property as your primary residence.

Applications can be obtained in the Management Office.

Note: If you applied last year or earlier, you need not apply again. Your name has been carried forward automatically.

**NEIGHBORHOOD NEWS**

Contemplation Point has been approved. This facility will be east of Lake Shore Drive, at the end of Bryn Mawr.

On January 30, 1997, Alderman Smith hosted a meeting in her office to discuss beautification of the park land bordered by the Saddle and Cycle Club on the South and by Bryn Mawr on the North. Park District representative Al Acherman was present to receive building representatives' comments, suggestions and concerns. It was noted that while there is not a big budget for this project there are some relatively inexpensive ways to enhance the appearance of this space. A flower garden was suggested. Another suggestion was to plant willow trees. These water loving trees would do well in the portion of the park that is often swampy.

If you have any suggestions as to what you would like to see added in the park, please share them by dropping off a letter to Susan in the Management Office. Susan will present your ideas to Alderman Smith at our next meeting.

**GET WELL WISHES**

Park Tower Condominium Association wishes a speedy recovery to the following residents and employees:

Diane Bartolon  
Ida Bialik  
Laura Carl  
Roberta Corbett  
Matilda Groeninger  
Sylvia Krain  
Mary Latimar  
Tessa O'Donovan  
Florence Martin  
Shirley Shiffman  
MaryAnn Sorokie  
Harriet Williams  
Herb Zimmerman

**ENGINEER'S CORNER**

by Chuck Brown

Now that the Curtain Wall Project has been completed, our building is more air-tight than it was previously. While this will keep your unit warmer, it will cause more problems with condensation on your windows. Therefore, it is now of utmost importance that you follow the guidelines we outlined previously in cutting back on humidity within your apartment.

1. When taking a hot shower, make sure that your bathroom vent is on. If possible, open a window if you like taking a real hot shower.
2. When cooking, make sure your kitchen vent is working.
3. If you use a humidifier, keep it turned down low. Too much humidity will cause ice to form on your windows. Place your humidifier away from the windows.

If there is ice formation on your windows, be sure to place a towel on the window sill. When the outside temperature warms up or the humidity level decreases inside your apartment, this will cause the ice to start melting which will result in water infiltration. If a towel is not placed on your window sill when the ice on your windows start to melt, water will run down to the unit or units below you causing a water leak in their units.

**KEEP THE DOORS CLOSED FROM THE GARAGE INTO THE BUILDING**

Please make sure that you close the doors behind you when leaving or entering the building from the garage area. When the winds are strong, this will prevent the door from closing on its own. If you don't close the door behind you, this will breach our security and also slows our elevators.



## FITNESS FOCUS

by Romeo Agape

Studies have shown that people who workout regularly have a more relaxed mind, helping them work and sleep better. Working out helps us handle everyday stress better which helps prevent high blood pressure and other stress related illnesses. Regular exercise along with a good diet will help you control your weight and therefore look and feel better about yourself. Just twenty minutes per day will make a significant change in your life.

Our health club offers many different forms of exercise. There is swimming, cardiovascular equipment, weight equipment, sauna and whirlpool and racquet ball courts. If you are interested in joining the Health Club, see either myself or any Health Club Attendant for a tour of our facilities. For just \$175.00 per year (for single membership), or \$250.00 per year (for double membership) you can take a positive step in improving your health. It's not too late to start.

## SPRING AHEAD.....

Don't forget to change your clocks on April 6, 1997. In the spring, we set our clocks one hour ahead causing us to lose one hour of sleep.

## INVESTOR OWNERS AND RENTERS ALERT

Within the past year, Management has been exercising its best effort to educate renters in calling their owners when chargeable service in units is necessary or when renters want to rent the party room or parking spaces. This policy has been established so that investor unit owners are aware of all user charges and so that there are no surprise charges for work performed in units. So please remember.....

When repairs, other than emergency situations are needed, the unit owner must call the Management Office to authorize the charge.

## 1997 SCHEDULE OF BOARD OF DIRECTORS MEETINGS

January 28	Party Room
February 18	Party Room
March 25	Management Office
April 29	Party Room
May 27	Management Office
June 24	Party Room
July 29	Management Office
August 26	Party Room
September 30	Management Office
October 28	Party Room
November 25	Management Office
December 16	Party Room

## EMPLOYEE OF THE MONTH

This month we are putting the spot light on Ernest Lowery. Ernest has been taking care of us here for the past 25 years! Some of us know him as Ernie; to some he is Mr. Lowery; to others he is Ernest. However we address him he always greets us with a gracious smile and a compliment.

Ernest has had experience in several high rise buildings. He helped open the Newberry Plaza. When asked to reflect on his career here Ernest recalled starting at 5455 when it was new. He was still working there when Park Tower was topped off. When Park Tower opened, Ernest agreed to serve at our front desk until things got up and running, but with the understanding that he could return to 5455. Well, we got lucky and Ernest is still with us.

When asked why he has stayed on for 25 years Ernest replied, "I enjoy working. I like people." Turning philosophical, Ernest stated that "there is something about a building. It has personality." He is keenly aware that because a doorman is the first person a visitor

**EMPLOYEE OF THE MONTH (CON'T)**

sees, the doorman can establish the impression that the whole building makes. It is safe to say that Mr. Lowery's presence at the front desk has enhanced the personality of our building and made a favorable impression on many people over the years.

Ernest has many memories of Park Tower that are shared by many of the long term residents. How many of you recall that this was to be a complex of 3 interconnected tall black glass buildings? How many of us recall the generous buffet at Jonathan Livingston Seagull? Ernest also has memories of fellow employees. He recalled our first office manager, Joy, who came to us from 5445. And he remembers that when Rosemarie Wert first came to us she was a working mother with young children. Now the kids are grown and have children of their own.

To spend more than a few minutes by our front desk is to hear an endless series of cheery greetings, each delivered sincerely and with affection:

"Hello, young man"; "Hello, how are you feeling?"; "You look younger than ever"; "Your kids sure are growing." And the list goes on. Who of us have not been bolstered by such greetings?

We hope you will join us in stopping by the front desk to congratulate Ernest Lowery on 25 years of service. Ernie, Thanks for looking after us all!

**PARK TOWER NEWS**

**Park Tower Condominium Association**  
**5415 N. Sheridan Road**  
**Chicago, Illinois 60640**

PLACE POSTAGE  
HERE