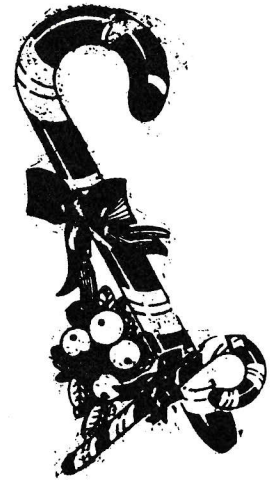

❖PARK TOWER NEWS❖

DECEMBER 1996/JANUARY 1997



Twas the night before Christmas and all through Park Tower
There were signs of excitement that holiday hour
The kiddies were dreaming of dolls and Nintendos;
The spiders were sweetly asleep on the windows,
All eight elevators asleep in their shafts,
All the keyholes were whistling with breeze and drafts,
And hurricanes bellowed inside of the walls
However the windows no longer leaked like Niagara Falls
While Ernest kept smiling and never complained
As he greeted some nine hundred people by name
And Sada kept scrubbing and scrubbing the lobby
As if scrubbing the lobbies were his favorite hobby;
When up on the rooftop we heard such a fuss
That Chuck and Vio started to swear and to cuss.
We thought it was Cupples a-parking his scaffold,
Then saw that it wasn't, and so, we were baffled.



A jocular fellow had come in a sleigh
Bringing presents to all, Season's Greetings, Hooray!
New chillers, new terrazzo, new ceilings, new paint,
And things that should be inexpensive, but ain't;
New draperies, new parquet for the Party Room were ordered,
And dreams of new furniture that would be awarded.

But just as he started to hand out the stuff
We heard a voice very no-nonsense and tough:
"You can't park there!" it shouted as loud as it cared to
So we knew right away we had heard from Roberto
Who always protects us from trucks that might stop
By roaring and yelling and calling a cop.

Just then, here came Santa, and soon he began
To rent an apartment from the Realtor at hand
But before he could fasten his sleigh down to park it,
His reindeer had run into Edgewater Market.

They were eatin' the groceries and drinkin' and boozin'
And the whole situation was gettin' confoozin'
When suddenly Susan appeared like a vision
On her usual habitual peace-making mission
To sort our troubles and clean up the mess, like
We've come to expect, in a way that is Hess-like
And then in a twinkle she had the day saved;

Soon the trouble all stopped and the people behaved.
But we heard her exclaim in a voice brave and true,

"After this place, I think I could manage a zoo.
Merry Christmas to all, and much Hanukkah cheer,
And another Park Towerian Happy New Year!



Humidifier Hints

Humidifiers are used by many residents to increase the comfort level of their homes during the heating season. When used properly, humidifiers do not cause a problem. However, when the humidity level of the home is allowed to get too high, serious water damage can occur. Moisture will condense on the cool window glass frames causing damage to carpeting and window sills. Water may also travel to the unit below and this will cause damage to this unit also.

To prevent water damage problems, a humidifier should not be used without a humidifier gauge. The maximum humidity should never exceed 30 percent in the unit.

During cold weather, it is normal for some frosting of the windows to occur.

KEEP THE HUMIDIFIERS AS FAR AWAY FROM THE WINDOWS AS POSSIBLE.

Mop up any pooled water **PROMPTLY** to avoid damage to your sills, carpeting and the unit below.

Turn the humidifier off when cooking, bathing or entertaining large groups of people.

Christmas Tree Tips

If you are planning to have a live tree this holiday season, the following suggestions may be helpful.

1. Take an old bed sheet with you to wrap the tree in **before** you carry it through the building to your apartment.
2. Cut off the base of the tree so it absorbs water readily and water daily.
3. To DISPOSE OF TREE - remove all decorations, remove from stand and CALL THE MANAGEMENT OFFICE FOR DISPOSAL OF YOUR TREE — FREE OF CHARGE.

Update Your Information

If you have changed jobs or you have a new home phone number, please relay the new information to the management office. It is very important that we are able to contact our owners and residents in the event of an emergency.

It is also important that you update the person or persons you wish us to contact in case of an emergency where you are not able to do so yourself. This is especially important for Seniors that live by themselves. If family members or close friends are not found, you may find yourself assigned a guardian by the State that will make all decisions for you and have full control of your assets.

HAPPY HOLIDAYS

Dear Homeowner/Resident:

As the Holiday Season approaches, we once again invite you to join with us in expressing our appreciation to the loyal and dedicated staff of Park Tower.

One of our traditions has been the Employee's Holiday Fund. This gives us all the opportunity to make one contribution to a fund for distribution among our 30 employees (which includes the Doormen and Security Guards as well as Maintenance employees and Office Staff) who perform services for us throughout the year. The garage employees and mailmen are not included in this fund.

Your check payable to the PTCA Holiday Fund may be dropped off or mailed to the management office; or placed in the lobby lock box, by December 16th, 1996. **PLEASE DO NOT INCLUDE WITH YOUR ASSESSMENT.**

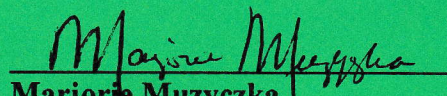
We would like to take this opportunity to wish you and your family Best Wishes for a Happy and Joyful Holiday Season.

Sincerely,

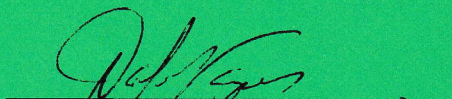
THE BOARD OF DIRECTORS OF THE PARK TOWER CONDOMINIUM ASSOCIATION



Paul Groeninger
President



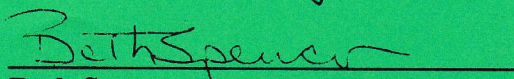
Marjorie Muzyczka
1st Vice President



Carlos Vargas
Secretary



Jay Stieber
Treasurer



Beth Spencer
2nd Vice President

Engineers Corner

by Chuck Brown

Pointers For Keeping Cozy

To minimize energy use, position the plastic grills in your heating unit to direct air flow into the center of the room. Do not direct air flow towards the windows. This wastes heat, requires higher fan speeds to keep your apartment comfortable while increasing your electric bill.

On sunny days, keep your shades raised to get the benefit of solar heat. Pull shades or drapes at night to retain heat.

Do not block convectors with furniture. Doing so will interfere with the circulation of heat throughout the apartment.

NEVER turn off your heating unit via the valve, but turn on or off by the switch at the top of the unit only. Turning off the valve may result in a pipe break causing considerable damage to your unit and units below.

Make sure your filters are clean! This will keep your system running smoothly and will cause less strain on the motor.

Keeping Your Apartment Odor Free

While cooking, please make sure that you keep your overhead kitchen light on.

The light switch operates the damper for the exhaust system that pulls odors from the building. Your neighbors will also appreciate your leaving the overhead kitchen light on when you are cooking.

Donate Your Old Eye Glasses To The Needy

How many times have you gone through a drawer and pushed aside a pair of old eye glasses that you can't use anymore but hate to throw away something that cost you so much money? Well, you don't have to throw them away. You can donate them and they will be given to a needy individual who has a sight deficiency that matches the prescription of your old glasses. Drop them off in the box behind the Doorman's Station and Lion's International has agreed to pick them up and distribute them.

Management Updates

Elevator Scheduled Maintenance

Although every time we have to take an elevator out of service it inconveniences many of our residents, in order to insure that our elevators run properly, it is necessary for us to do preventative maintenance work.

On Tuesday, November 19th, we will be taking car #4 out of service to shorten the cables that have stretched out. It should take a full day to complete this work. No moves will be scheduled on this day and Car #5 will be turned over to the passenger side to accommodate our residents.

December 9th through December 13th, car #3 will be taken out of service to replace the cables on this car. Again, no moves will be scheduled during this time and car #5 will be turned over to the passenger side to accommodate our residents.

Fitness Focus

Due to the upcoming Holidays, the Health Club hours will be as follows:

November 28th - Thanksgiving - Closed
December 24th - Christmas Eve-Closed at 5:00 PM
December 25th - Christmas - Closed
December 31st -New Year's Eve-Closed at 5:00PM
January 1st - New Year's Day- Open at 11:00 A.M.

HOLIDAY OFFICE HOURS

November 28th & 29th - Closed
December 24th- Closed
December 25th- Closed
December 31st - Closed at 2:00 PM
January 1St - Closed

We wish all of you a Happy & Healthy
Holiday

BOARD OF DIRECTORS MEETING

December 3, 1996 - 7:30 P.M. - Party Room

Agenda's will be availale at the Doorman's Station on the Friday prior to the meeting.