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# ❖ PARK TOWER NEWS ❖

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OCTOBER/NOVEMBER 1996

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## **NEW NO SMOKING POLICY**

At the Board of Directors Meeting held on July 23, 1996, the Board of Directors approved a new policy of **NO SMOKING** in any and all common areas of the building. This means you may no longer smoke in the corridors, lobby, stairwells, garage or any other areas of the building other than in the privacy of your own apartment. We would appreciate your cooperation to this new policy.

## **FRIENDLY REMINDERS**

With Fall approaching, it is a good time to...

**\*\*Make sure that the batteries in your smoke detectors are working.** If you need help replacing your batteries, please contact the Management Office.

**\*\*Check your car for oil or other liquid leaks.** The maintenance staff is instructed to report all cars that leak fluid onto the garage floor. A fee of \$40.00 is assessed whenever our staff cleans up oil/liquid. For safety purposes, if your car is leaking, do not put a mat or other material under the leak.

## **FALL BACK...**

On October 26th it is once again time to change your clocks. Remember to turn your clock back one hour. This is a sure sign that winter is just around the corner!!

## **PARTY ROOM FACELIFT**

The Party Room Floor has been refinished and new drapes have been ordered. Stop by and take a peek.

## **BETH SPENCER**

### **BOARD OF DIRECTOR**

After considering many applicants, the Board of Directors voted in favor of electing Beth Spencer to the Board of Directors to fill the vacancy that David Gantt's resignation created.

Beth has lived at Park Tower with her husband, Gary, and her two kids, Charlotte and Garth, since conversion. Beth is a graduate of Grinnell in Iowa, and has worked as an Insurance Underwriter for Commercial Properties prior to raising her children. Beth has also done volunteer work with the Education Department for the Field Museum, since 1978.

The Board of Directors look forward to working with Beth and is confident that Beth will have a positive impact on Park Tower Condominium Association.

## **NEW AREA CODE CHANGE**

Effective October 12, 1996, our area code changes from 312 to 773. It is a good idea to use the new area code as soon as it is introduced, however, you must use it after January 11, 1997.

Area code 312 will continue to serve the downtown area with boundaries of North Ave on the north, 35th street on the south, Western Ave. on the west and the lake on the east. Area code 773 will serve the rest of the city.

## TRICK OR TREAT



Attention all Park Tower Residents

If you are interested in receiving Trick or Treaters at your door on Halloween, Thursday, October 31, 1996, from 4 p.m. to 8 p.m., please contact the management office so that we can add you to our list. We will also issue you a poster that you are to tape onto your apartment door.

Anyone wishing to have their little ghosts and goblins trick or treat in the building, please contact us in the management office for a list of participating apartments.

Should you have any questions regarding this, please contact Diane in the management office.

## GARBAGE CHUTE ROOMS

The Management Office has received numerous complaints in the past few months regarding proper disposal of trash.

Trash is NOT to be left on the floor of the chute rooms. It is to be bagged and tied securely before being placed down the chute. It is also important to make sure you push your trash down as sometimes it gets stuck in the chute door.

Not only are these practices a courtesy to others using the chute room, it deters the garbage smell that occurs at this time of year. Thank you for your cooperation.



## BIKE STORAGE

Please be advised that any bike in the bike room that does not have a sticker on it will be removed. If your bike is in the bike room and you are properly registered and do not have a sticker on your bike, see Diane in the management office for a sticker.

Be sure that your bike is in its proper space. If your bike is not in its proper space, we will cut the lock off and place your bike in the space assigned to you.

If you no longer use your bike, please donate your bike to a charity and remove it from the bike room to make room for those residents who do use their bike and are in need of storage.

Please remember to lock your bicycle. The Condominium Association and Management will not be liable for any damage or theft occurring in the bicycle room.

As of November 1, 1996, there will be a \$25.00 bike room fee to store your Bicycle in our bike room. If you no longer want to store your bike in the bike room, contact Management and let us know after removing your bike.

## COMMITTEES

If you are interested in serving on a Committee, please contact the Management Office. We are looking for people to serve on the following committees:

Budget & Finance  
Construction and Engineering  
Garage

## EMPLOYEE OF THE MONTH

### SADA K. SADA

Sada, an employee of Park Tower since April, 16, 1990, recently found \$1,000 in cash on the floor of a hallway while he was vacuuming. Sada instantly picked up this money and brought it to the management office. A few hours later, the owner of this cash came to the office and asked if anyone found his \$1,000.00. He really did not expect to have his money returned. But due to having an honest employee, this incident was not a disaster for this resident. Sada received a very generous reward from this resident. We are proud to have, not only a hard worker but an honest worker like Sada.

## INSURANCE

What happens if a pipe breaks and floods your unit or a fire destroys all of your belongings?

Many unit owners erroneously assume that the building is responsible for the repair or replacement of their personal property.

The Association's insurance policy DOES NOT include liability coverage within your unit and DOES NOT provide property protection for your personal property, decorating or improvements and betterments.



## STORAGE LOCKERS

EVERY UNIT IS  
ASSIGNED ONE  
STORAGE LOCKER

If you see a vacant storage locker DO NOT put a lock on it and claim ownership. If Management finds a locker that is being used by someone who should not be there, we have the right to cut off the lock and dispose of its contents.

## ENGINEERS CORNER

*by Chuck Brown*

If you are planning to remodel your unit, please remember that the Association has strict guidelines that need to be followed. You can pick up a copy of the Remodeling Guidelines in the Management Office. Below are some important items you will need to remember when remodeling your kitchens and bathrooms.

- When doing plumbing work, notify the office in advance in order to schedule a water shut-off. Enough time should be allowed in order to notify the residents of the particular tier where the interruption of water service will take place.
- Even when doing minor re-decorating (installing mirrors, tiles, wallpaper, etc), contact the building engineer and explain the scope of work you are intending to do. The building engineer can provide simple and useful tips that could prevent later inconveniences if access is ever needed to the building's plumbing columns for service or repairs.
- When replacing plumbing fixtures, ask Management to identify the types of fixtures that are most compatible with the building. Due to strong water pressure, some fixtures might not be compatible, requiring constant repairs or replacement of parts. The building can

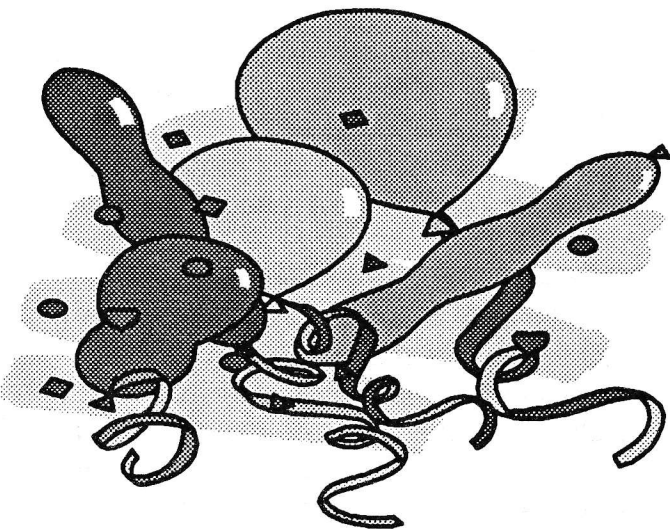
recommend several types of fixtures that work with the building.

- During the heating season, we recommend that you make time to clean the convector/heating system in your unit. This can be done by removing the grates that sit on the top of the convector and vacuum any loose scale inside drip trays. Keeping your convector clean will facilitate greater output and reduces the chance of leaking.

### SPEEDY RECOVERY WISHES

Park Tower Condo Association wishes a speedy recovery to the following residents:

- June Baker
- Gertrude Britten
- Jean Glaser
- Signe Green



### WITH DEEPEST SYMPATHY

Park Tower Condo Association extends their deepest sympathy to the family and friends of the following residents who have passed away recently.

- Helen Perlman -
- Edith Schwartz
- Frances Unger
- Steven Vince

### MANAGEMENT UPDATES

\*\*\*Skylight Repairs - The Board of Directors have approved the contract submitted by IFD, Inc. to repair the brick work, replacement of the glass, and to clad the outside of the skylight with Aluminum that will match our existing column covers. IFD's bid, which was the lowest of three bids, came in at \$121,050.00. Delph Gustitus of the Gustitus Group will be overseeing this work.

\*\*\* Replacement of Walkway Roof- The Board of Directors approved the Bid submitted by Four Seasons Roofing, which was the lowest bid, to replace the roof over the walkway to the pool. This work will include a new tapered system and gutters. Four Seasons bid came in at \$11,750.00. Delph Gustitus will also oversee this work.

\*\*\* 53rd Floor Paintings - As a test project, the Board approved the mounting and lighting of pictures on the corners of the 53rd floor several months ago. A survey went out to the Residents of the 53rd floor to determine if this is something we should consider doing throughout the building. Although the survey of the 53rd floor residents were positive, many unit owners that attended this meeting indicated that they would not like this done on their floors.

After much deliberation, the Board voted unanimously not to allow artwork to be placed in the corridors of the building. The artwork and lighting on the 53rd floor will be removed shortly.

**\*\*Terrazzo Repairs-**The Board of Directors approved the bid with Mondo Terrazzo to repair, clean and seal the terrazzo on the outside of the building. Work started on September 30th.

**\*\*Metal Refinishing -** The Board of Directors approved a bid with Ace Metal Refinishers for the refinishing of our aluminium column covers on the 1st and 2nd floors and the exterior aluminium canopy at the front of the building. Work started on September 30th.

**\*\*Repairs/Water Proofing Brick Wall -** The Board of Directors approved a bid from Mertes Contractors to replace and rebuild the brick wall in the front of the building from the garage wall to the southwest corner. Work should start during the first week in October.

**\*\*Check Valve Replacement -** The Board of Directors approved a bid from Independent Mechanical to replace the check valve and gate valve for our heating/cooling pump supply lines. Work will be done as soon as the valves come in.

**\*\*Break Tank System -** The Board of Directors approved a bid with Independent Mechanical to install a break tank to feed the boilers, the heating system for the mall and the condensation make up tank for the boiler. Work will be done within the next few weeks.

**\*\*Replacement of Hot Water Heater -** The Board of Directors ratified acceptance of a bid submitted by Mega-Therm for the replacement of one of our Commercial Hot Water Heaters. This work has been completed.

**\*\*CD Purchases and Rollover-Funds** from a Certificate of Deposit at the Hinsdale Bank and Trust that expired on August 9, 1996 in the amount of \$99,000 were used to purchase a CD at Hamilton Bank, Miami, Florida, in the amount of \$99,000 with an interest rate of 6.00% and an expiration date of February 5, 1997.

**\*\*Funds from a U.S. Treasury Note** that expired on August 31, 1996, in the amount of \$100,000 and an interest rate of 6.148% were rolled over to our operating account to cover curtain wall repair costs.

### **THE NEXT BOARD OF DIRECTORS MEETING WILL BE ON THE FOLLOWING DATES:**

October 1, 1996	Party Room
October 22, 1996	Office
November 26, 1996	Office

All Board of Directors Meeting are open to the Public. Any and all Unit Owners are welcome to attend these meetings. The meetings that are conducted in the Management Office, which are called Executive Sessions, are working meetings where the Board of Directors review the various bids obtained for the various jobs. If a consultant is required, many times the consultant is invited to the working meeting to discuss the scope of the project. We encourage you to attend these working meetings so that you are aware of what is going on in the building and how the Board of Directors that you have elected, make their decisions. We feel that this will give you the knowledge that no decision is made lightly. Agenda's for these meetings are available at the Doorman's Station on the Friday prior to the Meeting.

## CPD MONTHLY MEETINGS GET THE BEAT

The Chicago Police Department (CPD) announced that the Edgewater Community has the 2nd Lowest Crime Rate in the entire City of Chicago! The more involved residents become within their community, the better chances the community has of staying safe and crime free!

Did you know that the CPD holds monthly community meetings to discuss problems and concerns with area residents? Monthly newsletters and announcements of such meetings will be made available through the Management Office, and updates and meeting notification will be posted on the bulletin board. The meetings are called "GET THE BEAT", and are held on the second Tuesday of each month in different locations. These meetings are hosted by area police officers, and they encourage community involvement.

"Get The Beat" meeting locations vary from month to month so watch the bulletin board of information so you can attend and be a part of developing solutions to our community concerns.

## PLEASE DON'T SHOOT THE MESSENGER

The Association's Declaration and By-Laws are the governing documents which dictate the rules and regulations of the Association. You also elect a Board of Directors, consisting of five members, to establish policies and regulations which are in the best interest of the Association.

Certain policies may not be convenient for everyone all the time. Rules of any kind can cause an element of frustration. However, Management is instructed not to bend the rules and to perform consistently. So, please, when Management, Doorstaff, Security, Maintenance or Pool personnel cannot honor a request or must enforce policies and regulations...do not shoot!

## FITNESS FOCUS FAB ABS!

*by Romeo Agape*

If you want washboard abdominals, than listen up! Your abdominals are one of the easiest muscle groups to train, especially because you can do it at home. Having a strong midsection can only enhance and strengthen your performance. Here are a few exercises that you can do that won't put stress on your lower back:

**\*\*HIP RAISES** - Lie flat on your back, legs extended up with your hands by your side, and palms down. Use lower abs to lift your hips; shift your weight towards your chest; lower hips down.

**\*\* BENT KNEE LEG OVERS** - Lie on your back with your arms straight out to the side and knees together, bent, and raised over stomach. Lower legs to the left side, lightly touching your left knee to the ground; raise legs back to starting position and then lower to right side.

**\*\*CRUNCHES** - Lie on your back with knees bent and feet on the floor. Put your hands behind your head and lift shoulder blades straight up, count to two and lower. Keep your back on the floor.

**\*\*For optimal results do 3-4 sets of 20 four times per week. Remember, no matter how fast you develop your abs, it only takes two weeks for them to lose their shape.**

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