

Park Tower Newsletter

A Note From the President

Through our newsletter, Channel 95, and posted notices, we hope you are well informed about the ongoing work of the Park Tower Condominium Association. Though you may not be aware of its work, all owners at Park Tower also belong to another organization, the Association of Sheridan Road Condo/Co-op Owners (ASCO). ASCO serves as a forum for issues unique to the buildings along Sheridan Road and represents our voice to many state and city agencies. Park Tower owner and resident Lorain Meyers is our representative to ASCO and a member of the ASCO Board of Directors.

This year ASCO received funds from State Senator Carol Ronen to beautify the parkways along Sheridan Road. With this money, Park Tower purchased additional planters and placed them near our front entrance.

This October ASCO invited the board presidents of all ASCO associations to hear of two new Park District projects. Alderman Smith, chair of the City Council Parks Committee, and Senator Ronen attended the meeting, at which Robert Rejman, Director of Lakefront Projects for the Park District, spoke about the upcoming work.

Several years ago the Lincoln Park Framework was compiled to set future plans for that area. However, the northern section of Lincoln Park, which includes our "front yard," was not given sufficient attention and needs further work. ASCO will form a committee, which will include a representative from each association, to address the needed improvements.

However, there is no framework study for the lakefront north of Hollywood. The Mayor has raised possibilities for that area, and the Park District is investigating options for the future. This project might be limited (addressing only the erosion of the present lakefront) or monumental (including land-fill to extend Lake Shore Drive and off-shore islands for recreational use). The Park District will soon select a management team to investigate and design various possibilities. Community views will be considered at all stages of this multi-year undertaking. When the Park District has definite proposals, ASCO will ask each building to come to a decision on those plans and "will take its direction from its member associations." Senator Ronen and Alderman Smith encouraged the associations to keep an open mind about the possibilities and participate in the Park District's planning process.

Without the staff and funds to do mass mailings, ASCO wants to use email to inform condominium owners of ASCO activities and issues as well as neighborhood news. To receive ASCO emails, please sign up at our management office.

- Becky Rossof, President of the Board of Directors

Upcoming Building Projects

Although the big projects at Park Tower, like the elevator modernization, get most of the attention, there are many smaller projects underway that help to improve the building and life for its residents. A few upcoming projects are listed below:

☞ Repair and seal coat side, rear driveways

Normal wear and tear, along with the elements, have caused some cracks in the side and rear drives. The repair work will fill in any damaged areas. The seal coating will put a uniform coat of material over the entire surface, which will help protect the drive from future wear and give it a more attractive appearance. This work will affect traffic flow in the side driveway for a few days.

☞ Repairing the market loading dock

The base of the dock has taken some damage over time, and there is a leak that runs into the garage. The concrete base of the dock will be removed, a waterproof membrane will be installed, and a new concrete base will be poured. The sidewalks around the dock also will be redone. Eventually, the dock area railings will be addressed.

☞ Repairing the driveway planter

The planter has sustained water damage due to poor drainage. Some water is leaking into the garage, and the appearance of the planter itself has suffered. Some plant material will have to be removed for the work to commence. Work consists of installing a new drainage system, repairing the structure and appearance of the planter, and reinstalling the plants. This work will affect traffic flow in the circular driveway for a few days.

☞ Garage study

This study is in preparation for needed garage repairs. The consultant will provide a report of defects, needed repairs, and an estimate of costs. The consultant also produces drawings of the needed repairs, assists in bidding the work out, analyzes bids, and monitors the work in progress.

☞ Facade inspection

The City of Chicago requires all buildings to perform a critical examination of the facade and produce a report by December 1, 2004. Wiss, Janney, Elstner will perform the inspection next year to fulfill Park Tower's obligation in this matter.



Park Tower Car Wash Discount

Although Park

Tower has some devoted car wash users, right now the service does not get enough business to sustain itself. The Board would like to retain the car wash, but it can only do so if more residents use the car wash. To that end, the Board is offering a limited-time special rate of \$10.00 for a single wash. There are monthly plans available as well. Please see the plan outlines below for more information. And remember, residents don't have to park in the garage to use the service. Bring your car in for a wash, and in about an hour, pick it up squeaky clean!

Car Wash Hours: **Monday** 3:00pm-11:00pm
Tuesday 3:00pm-11:00pm
Thursday 3:00pm-11:00pm

The Single Wash Plan

What this gets you: A hand wash and detailing service, inside and out, including vacuuming, windows and a tire shine.

What this costs you: As an incentive, the garage is taking \$2.00 off its normal charge for a single wash, so for a limited time, the cost is only \$10.00.

How to get this service: Purchase a coupon in the garage. They have same-day service, or you can schedule a future date for your convenience.

The Monthly Wash Plan

What this gets you: One wash each week of the month. This is the same hand wash and detailing service, inside and out, including vacuuming, windows and a tire shine.

What this costs you: Just \$38.00 for the entire month!

How to get this service: Sign up in the garage. The service attendant will schedule you a regular date and time.

Sign Up for the Park Tower Email List

The management office is compiling a list of email addresses from owners or residents who would like to receive management reports, building updates and other communication via email. The target date to begin using the email list would be January 2004. To add your email to the list, please sign up at the management office or email Anne Terpstra at ptcaapm@sbcglobal.net. Once the email list is ready, an introductory notice will be sent out to announce that the list is operational.

Board Offers Thermostat Incentives

The PTCA Board of Directors is offering unit owners an incentive to install thermostats in their units.

Thermostats give a resident better control over the temperature of his or her unit. It also lets the building save, on average for a two-bedroom unit, about \$65.00 a year in gas charges and \$17.00 in electric costs.

A resident can save between \$16.00 and \$82.00 a year in electric costs. For owners who install a thermostat, the Board is offering two free months of health club use or ten parking coupons.

The office received a quote from a qualified electrical services company that has experience in the building, Dunning Electric. The cost to install a standard thermostat on the wall of the HVAC unit is \$346.00. To install the thermostat up to 15 feet away, the cost is \$421.00. Owners are welcome to have installation performed by any certified electrician, and the thermostats can be standard or programmable. To receive the incentive, present a paid invoice to the management office. To schedule the work with Dunning Electric, call 773-282-3330 and ask to speak to Bill.



Important Phone Numbers



Management Office
773-769-3250

Management Fax
773-769-0047

Health Club
773-769-1513

Doorman
773-769-3083

Receiving Room
773-784-3353

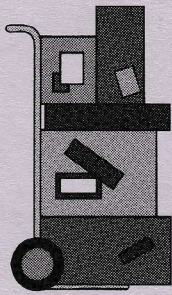
Garage
773-271-8859

Market
773-275-9130

RCN
800-RING-RCN

Featured Rule: Deliveries

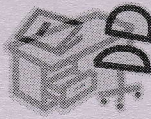
Commercial furniture and appliance deliveries may occur only between Monday through Saturday from 9:00am to 7:00pm, provided that the delivery does not require the elevator to be locked off and does not exceed 15 minutes total time. One trip up and down will be allowed for deliveries with a maximum of 2 minutes elevator door



holding time. The Association reserves the right to control and limit entry to the building by trades, delivery and sales people. Residents may not leave deliveries outside the door due to fire code. Building personnel will not sign for any deliveries under any circumstances.

Short Stuff

- ☑ **Tax Appeal Update** — All documents have been filed toward the triennial property tax reassessment. Attorney Mike Sheridan anticipates a response from the Assessor's Office by the end of the year.
- ☑ **New Staff** — Please welcome two new maintenance employees, Mike McGuire and George Becknek, and one new pool attendant, Alejandra Valderrama.
- ☑ **Screen Season Ending** — With the cooler temperatures and harsh winds of winter arriving soon, we're nearing the end of screen replacement season. Work orders can be placed to remove any damaged screens, but new screens will not be installed until spring to avoid wear and tear during winter weather.
- ☑ **Smoke Detectors** — Now is a good time to check the smoke detector in your unit. Make sure the battery is fresh and the unit works properly. If you need assistance checking your detector, please schedule an appointment with the management office. A maintenance staff member will be happy to assist you.
- ☑ **Bike Donation** — The Association donated more than thirty abandoned bicycles to Working Bikes Cooperative, which sends bikes to people without means of transportation. For information on this worthwhile organization, go to www.workingbikes.org.



From the Manager's Desk An Insurance Refresher

Each year, Management and the Board of Directors carefully review the Association's insurance policy to make certain that proper coverage levels are maintained. It is recommended that individual unit owners and renters do the same as well. Here is a brief overview of what the Association's policy covers, and what you as an owner or renter are responsible for:

The Association's policy covers the common areas of the building, that is, all areas outside of the individual units. This policy includes the physical plant itself, comprised of the boiler and chiller system, machinery, common area hallways, health club, lobby and decks. The cost of this policy is shared among all unit owners and is included in the monthly assessment.

Please keep in mind that you cannot insure what you don't own. If you are a renter, your personal possessions are not covered under the homeowner's policy or the building's policy. A renter's policy would insure items such as furniture, clothing and jewelry. Your insurance provider can recommend a coverage level based on the relative value of your possessions.

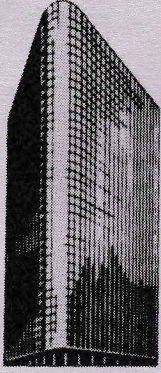
A homeowner's policy covers, in essence, everything from the base coat of paint inward. Items such as appliances, wall covering, flooring, furniture, clothing, artwork and jewelry are included in a homeowner's policy. If the unit is rented, the homeowner's policy would not cover the personal possessions of your tenant. Many homeowners associations, including Park Tower, now require that unit owners carry a form of insurance known as *personal liability insurance*. This coverage insures all units *but* your specific unit. For instance, in the event of a fire or flood originating in your unit, and for which you are responsible, personal liability coverage insures against damages to neighboring units. The minimum personal liability coverage required by Park Tower is \$500,000.

An annual review of your insurance policy is essential toward adequately covering the value of your possessions. The Board requires that all owners file a current certificate of insurance or declaration page with the management office each February. Owners are welcome to send an updated copy of their insurance certificate whenever their policy renews, in order to stay ahead of this February deadline. The management office fax is 773-769-0047.

Park Tower Wins Second Place in City Garden Awards

Park Tower's garden won second place in the Rooftop Gardens category of the 2003 Mayor Daley's Landscape Awards Program. The award will be presented on November 8, 2003, at Garfield Park Conservatory. Thanks to the Home Improvement Committee and all the residents who make the deck garden a beautiful location for our residents to enjoy!





**Park Tower
Condominium Association
5415 N. Sheridan Rd.
Chicago, IL 60640**

Mark it in Your Calendar

November 24 7:30pm Board Meeting
December 15 7:30pm Board Meeting
January 19 7:30pm Board Meeting
February 23 7:30pm Board Meeting

PTCA Management Office

Phone: 773-769-3250

Fax: 773-769-0047

Property Manager

Todd Keene, x10
parktowerofc@sbcglobal.net

Assistant Property Manager

Anne Terpstra, x13
ptcaapm@sbcglobal.net

Residential Accounts Coordinator

Jan Tynan, x14
j_tynan@sbcglobal.net

**Don't
Sweat
It,
Auto-
Debit!**



Does the first of the month seem to slip by before you notice? Tired of scrambling to drop off your check at the last minute? Do you travel a lot and never seem to be home at the right time? Don't sweat it — Auto-debit!

That's right, you can sign up at the management office to have your assessment debited automatically from your checking or savings account. If you're an out of town owner, give us a call. We'd be happy to mail or fax the form to you.

And remember, if you do online banking, you have to send the check in with your coupon, or the bank will not process the payment. It will be sent to the management office for verification first, which might cause you to miss the deadline and be charged a late fee!