

PARK TOWER NEWS

5415 NORTH SHERIDAN ROAD, CHICAGO, ILL. 60640

PROPERTY MANAGER UPDATE

In the current economy where many people have experienced tremendous prosperity, this has also created a record low unemployment rate. Many business' have had a much tougher time finding qualified personnel or even keeping personnel within their workplace. Property Management has not been an exception to what is happening out there! Although Park Tower Condominium Association and PM Community Specialists are still considered a very desirable employer, competition in hiring the right individual has become extremely difficult.

Currently, many applications have been reviewed, but it is important that we take the time required to ensure that the right person is chosen to fill this position. Many applicants will be interviewed by both, PM Community Specialists and the Board of Directors.

In the interim, Bob Bonifazi, of PM Community Specialists, is doing a fine job as Acting Property Manager and is available in the Management Office to answer any of your questions. Rosemarie Wert, PTCA's Property Supervisor, may also be reached with any concerns by leaving a message on her voice mail at (312) 337-8691 ext. 233.

DEBBIE RAVAUX PROMOTED TO ASSISTANT PROPERTY MANAGER

Debbie, who has been with Park Tower for the past two years and has done an exceptional job as bookkeeper, will now share her talents with the PTCA Residents and staff as the Assistant Manager. If you have not met Debbie, we encourage you to drop by the Management Office and meet her. Congratulations, Debbie!

COMMUNITY UPDATES

NEW BOOKKEEPER HIRED

Shelly Malloy has been hired as Bookkeeper to fill the position left available by the promotion of Debbie Ravaux to Assistant Manager. Many of you have already met Shelly, as she has been helping out on a temporary basis for the past month. If you have not yet met Shelly, we encourage you to stop by the Management Office to meet her. We welcome Shelly to our team.

2ND FLOOR RE-DECORATING

As many of you have already noticed, the re-decorating of the 2nd floor corridor has now been completed. We are extremely pleased with the new look of this corridor and appreciate all the positive feedback we have received from many residents of our building, as well as from the residents of our neighboring two buildings, from those that use our Health Club facilities.

The next re-decorating project will be the flooring in the pool and cardiovascular room, as well as the hallway leading to these areas. This project will require the closing of the pool and cardiovascular room for approximately 3 weeks, starting on March 27th through April 17th. Depending on the amount of time the Health Club is closed, the Board of Directors will consider extending memberships. Please make a note of the dates for the closing of these areas.

A special thanks goes out to the members of the Decorating Committee, The Board of Directors, and PM Community Specialists staff, for their dedication and hard work in planning the work done on the 2nd Floor/ Lobby areas of our building.

SUNDECK UPDATE

Although we are very happy with the way the Sundeck turned out, we are experiencing a problem in keeping the dirt within the planters. Not only does this create a problem on the deck itself, but some residents on the lower floors that face the Sundeck are experiencing dirt blowing in their units on a windy day.

The reason for this problem is two fold. The Landscaper that worked on this project used a very lightweight soil. He did this with the intention of planting so many flowers and bushes that the roots would have taken hold of the soil to keep it from blowing away. Unfortunately, budget restrictions limited the amount of plant material actually planted. As a result, the soil has not held down as well as we had anticipated.

We have met with the original Landscape Architect, (different from the landscaper that planted these materials), as well as several different landscapers. We are in the process of researching their recommendations and hope to have a prompt solution for this problem.

CHILLER REPLACEMENT

As our Chiller, (air conditioning system), is at the end of its life expectancy and signs of wear are evident, we have begun working on plans for replacement. Ron Thomas, the mechanical engineer chosen to work on the Chiller Replacement project, has been at the building working with Chuck Brown, building engineer, on working out the specifications for this project. One option under consideration is zoning and we should know in the next few months whether "zoning" is possible. If it is, this would give us the ability to give one side of the building air conditioning while leaving other areas with heat. The plan is to create three separate zones, one for each side of the triangle.

The actual replacement will be done next winter and the chiller will be ready for operation for the summer of 2001.

We will keep you updated as more information is known.

WHAT'S THIS I HEAR ABOUT THE MARKET?

There has been some miscommunication regarding the Edgewater Market. The word around the building is that we are in a lawsuit with the Market. This is not true. What has happened is that the occupants of the Edgewater Market have been served a ten-day eviction notice for failure to comply with certain lease requirements. The tenants may decide to fulfill their obligation and continue operating their business out of the space owned by the building. If they decide not to fulfill their obligations, then the Association will have to act according to the provisions of the law.

LAUNDRY ROOM

Management recently discovered an electrical problem with an outlet which has caused several washers to go out at one time. We believe the problem has been corrected, as well as the overheating of the dryers. However, we need your feedback. If you are continually having a problem with the laundry equipment, please let the office know. If possible, identify the piece or pieces of equipment. Of course, continue to tag the machine as you normally would.

Reimbursement of money lost on any machine in the laundry room may be obtained from the Management Office.

We commented at the recent Board of Directors Meeting that there is one year left on our current contract. This was incorrect. There are actually two years left on this contract. However, the service company has been very responsive and are in the building twice a week to correct any problems that have been reported.

SPRING AHEAD

On April 2, 2000, Daylight Saving Time begins. Remember to set your clocks ahead one hour.

DID YOU KNOW.....

It is against the City of Chicago Fire Code to leave anything out in the hallway. This means mats, shoes, decorations, sleds, etc. In case of fire, having something in the hallway could hamper the safe exiting of the building by you or your neighbors.

It is also against the Associations' Rules and Regulations, which states that anything left outside your unit will be removed without notice or recourse.

Please do not leave anything outside your apartment door.

PERSONAL PROPERTY INSURANCE

While the Association is required by law to carry insurance on the property, the building's insurance policy does not cover personal property. Personal property includes such items as wall decorations, (paint, wallpaper, etc.), carpeting, cabinets, (if they are not building originals), countertops, furniture, clothing, etc. We strongly suggest that all residents obtain insurance on their personal property. For very little money, you can insure against a disaster wiping you out totally.

SCREEN REPLACEMENT

Now is the time to let us know if your screens or windows are in need of repair. Call the Management Office during normal working hours and put in a work order. Cost for screen replacement is \$22.50. Springs are \$8.00 each.

Renters should call their unit owners first and have the unit owner call the office to approve this charge.

WE WELCOME YOUR QUESTIONS AND YOUR RECOMMENDATIONS. PLEASE FEEL FREE TO DROP THEM OFF IN THE OFFICE, THE LOBBY SUGGESTION BOX, OR FEEL FREE TO CALL US.

Rosemarie Wert, PM Community Specialists

BRAIN TEASER

Einstein wrote this quiz last century. He discovered that 98% of the people in the world cannot solve the quiz.

FACTS:

1. There are 5 houses in 5 different colors
2. In each house lives a person with a different nationality.
3. The 5 owners drink a certain type of beverage, smoke a certain brand of cigar and keep a certain pet.
4. No owners have the same pet, smoke the same brand of cigar or drink the same drink.

HERE'S THE QUESTION: WHO OWNS THE FISH?

HINTS:

1. The Brit man lives in a red house.
2. The Swede keeps dogs as pets.
3. The Dane drinks tea.
4. The green house is on the left of the white house.
5. The green house owner drinks coffee.
6. The person who smokes Pall Mall rears birds.
7. The owner of the yellow house smokes Dunhill.
8. The man living in the house right in the center drinks milk.
9. The Norwegian lives in the first house.
10. The man who smokes Blend lives next to the one who keeps cats.
11. The man who keeps horses lives next to the man who smokes Dunhill.
12. The owner who smokes Blue Master drinks Beer.
13. The German smokes Prince.
14. The Norwegian lives next to the blue house.
15. The man who smokes blend has a neighbor who drinks water.

(Answer will appear in the next issue of our Newsletter)



**PARK TOWER CONDOMINIUM
ASSOCIATION**

*5415 NORTH SHERIDAN ROAD,
CHICAGO, ILL. 60640*

NEXT BOARD OF DIRECTORS MEETING

The next Board of Directors Meeting will be held on April 12, 2000 at 7:00 p.m. in the Park Tower Party Room located on the 2nd Floor.

NUMBERS YOU SHOULD KNOW

Management Office -	(773) 769-3250
Doorman's Station -	(773) 769-3250
Garage Office -	(773) 271-8859
Receiving Room	(773) 784-3353
21st Century Cable	(888) 790-2121
