

Park Tower News

June/July 1996

UNDER OUR ROOF

*****GIVE US YOUR NEWS:** If you have an announcement for the next Newsletter, please either leave it in the Newsletter box on the Doorman's desk or give it to the Management Office. We would love to have your social announcements (births, marriages, etc.), classified ads (items for sale, baby-sitter wanted, ride to work wanted, etc.), restaurant or entertainment recommendations, or any other information you would like to share with your 1500 neighbors.

*****NEW CARPET:** Hooray for the gorgeous new carpet in the elevator lobby! We are so glad to see it. Please, please let us all be careful of it and keep it nice. The flooring of the passenger elevators will be replaced soon.

*****LEAK-PROOF:** Also, hooray for our Board for securing service to Park Tower that has resulted in leak-proof windows during this very wet spring. We can all join in a rousing chorus of "It Ain't Gonna Rain No More," speaking of our living rooms, that is.

*****MEET THE CANDIDATES NIGHT:** A meeting was held at 7 PM on June 11 in the Party Room for the purpose of allowing owners to meet the candidates who are running for the Board of Directors. Each candidate introduced him/herself and made a brief statement of position; incumbent candidates reviewed the work done by the Board during their tenure and challengers outlined the ways

in which they would hope to assist that work. The floor was then opened for questions and discussion. Candidates include Charles R. Hutchinson, Jr., incumbent; Paul E. Groeninger, incumbent; Betty Ladipo PhD, challenging; and Jay L. Stieber JD, CPA, challenging.

*****NO SMOKING IN LOBBY OR MALL:** All residents are reminded that no smoking is permitted in either the lobby or the mall. Please make sure your guests know this rule.

*****LATE FEE REMINDER:** "Please remember that your assessment payments are due on the 1st of the month. As a courtesy, you are given until the 10th of the month for our bank to receive your payment. This does not mean that you can drop your check off in the office on the 10th, or mail your payment on the 10th: it must reach the bank by the 10th. Please allow ample time for your payment to be IN THE BANK BY THE 10TH. If you drop your check off at the Management Office on the 6th it will reach the bank by the 10th. However, if you bring your check to the Management Office later than the 6th, there is a possibility that your check will not reach the bank by the 10th, in which case a late fee will be assessed to you." (from Management)

*****DIRECT TRANSFER PAYMENT CLARIFICATION:** Owners now have the option of paying their assessments by direct electronic transfer from their bank account rather than by writing a check. There has been

some confusion about this so that clarification is needed. If you sign up for electronic transfer ("autodebit") the bank does not automatically transmit that amount of your money to Park Tower every month---Park Tower has to request it. (The same would be true of direct transfer payment to the garage or elsewhere.) What owners have sometimes not understood is that when Park Tower Management staff makes its request for the assessment payment that is currently due, they will at the same time request payment for any other monies due (that is, they will request the total balance due as of the 20th of the month). This would include such items as late fees; payment for screen, plumbing, or other repairs to your unit; any fines that may have been imposed; or payment for Parking Garage or Health Club coupons that you have ordered in person or by telephone and "charged" to your account. Be aware of this so that you can keep your own records in order. Note: Because this matter is very important, Manager Susan Hess sends this additional message: "The office will request the balance due on your account as of the 8th of the month. If you requested a work order done in your apartment the month prior and you did not pay for this service by the cut-off day (20th of the month) your account would show an outstanding balance in the amount of the service request along with your assessment charge for the current month. The full amount would be automatically deducted from your bank account during the current month. [from Management]."

*****INSULATION:** Park Tower resident James Jardine wishes to make this suggestion: "Everyone should be informed that putting insulation under the heater/AC units by the windows greatly helps reduce utility bills for each unit and especially for the building; that helps all of us. But because of the design of the unit, special attention needs to be used in the ends of the units. There are openings at each end above the opening at the floor. The

easiest way to see these would be to open the small door on top, [so that] looking inside you'll see the floor."

*****NO LOCKER STEALING:** "Every unit is assigned one locker. If you see a vacant locker, please do not place a lock on it and claim ownership. If we find that a locker is being used by someone other than its rightful owner, Management has the right to cut off the lock and dispose of the contents." (from Management)

*****NO WEEKEND CONSTRUCTION:** "Weekends are a time for rest. So we'd like to remind all residents that no construction work of any kind is allowed on weekends. (One resident recently spent an unpleasant Saturday listening to a neighbor chip out his old tile.) Construction work is allowed only on weekdays from 9 to 4. Contractors should not be allowed in the building on weekends. If you have any questions, please contact the office. Thank you for your consideration." (from Management)

*****ELEVATOR PHONES:** "Once in a while a resident will get caught in a stuck elevator. If this should happen to you, remain calm---help is on the way. In cars 1 through 4 (passenger elevators) just press the PUSH TO CALL button and you will be able to speak to the Doorman. In cars 5 and 6 (service elevators) there is a phone handset on the very bottom of the cab. By picking up this handset you will be able to talk to the Doorman. Tell the Doorman which elevator you are in. (Elevator numbers are right below the floor indicators). Tell the Doorman the floor you are stuck on. This will help expedite your release." (from Management)

*****OWNER OCCUPANCY INCREASES:** "Park Tower is now 65% owner-occupied and [this percentage] is growing. This new figure is a milestone in that it allows Park Tower

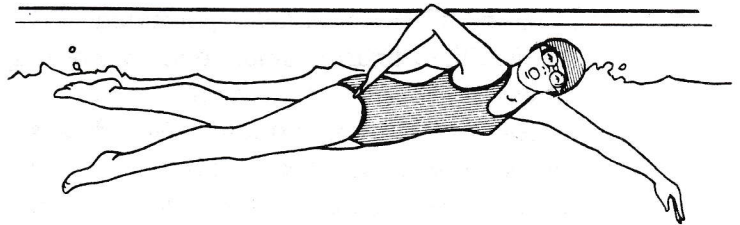
buyers to qualify for loans at lower rates and with lower down payments. This could mean a lot to you if you are thinking of a new mortgage when the rates come down. There are no predictions as to how low mortgage rates could go and a 'wait and see' approach is all we can recommend. The amount that a person can borrow against his/her unit is determined by both salary, tax and assessment level, and comparable sales in the building. Prices at Park Tower should begin to increase as a result of this increase in owner occupancy. The overall absorption of condominiums on the market has been encouraging as well. The lack of new construction will certainly add to the increases in value at Park Tower too. Owners are reminded to get an opinion of value from several Realtors before listing their condominium. **DON'T SELL PARK TOWER SHORT.**" (from Management)

*****TRASH RULE:** Please **DO NOT** leave boxes, stacks of newspapers, old suitcases, old mattresses, or any other trash on the floor under the trash chute in the area of the service elevators. Place your newspapers in the recycling bins provided in the 1P Garage and your plastic jugs in the recycling bins provided both in the 1P Garage and in the laundry. Other large items must be taken downstairs and placed in the dumpsters behind the building. It is **NOT** the responsibility of building staff to do this for you. Exceptions to this rule are made **ONLY** for residents who are physically handicapped or elderly.

*****LAUNDRY NEWS:** Thanks to all who have contributed books to the Laundry Lending Library. Be sure to return the ones you take or to replace them with others...Leaving your clothes and domestic items unattended in the laundry is done at your own risk. Things have been known to disappear, whether taken by accident or perhaps not by accident. Particularly if you are washing something special like a nice

comforter or bedspread, a set of good towels, a down ski jacket, etc., you may wish to stay in the laundry and read a book while your things are in the machines.

*****FYO:** The Park Tower Newsletter is now available in Braille to those residents who require it. If you know of someone who could use the Braille version please let the Management Office know or leave a note in the Newsletter box on the Doorman's desk.



PARK TOWER HEALTH CLUB RULES: A REVIEW FOR THE SUMMER SEASON
from new manager Romeo Agape

Q: My children live with their mother (we are divorced) but will be visiting me this summer. Since they are part of my family, do I have to get guest passes for them? **A:** Yes. The only persons not requiring guest passes are Health Club members who are condominium unit owners or renters who are named on the lease of their unit. All others must have guest passes: girlfriends, boyfriends, visiting children and grandchildren, nieces, nephews, all other relations and friends, and residents who are not members. All members must reside at Park Tower or Edgewater Plaza.

Q: How much do guest passes cost and how do I get them? **A:** Guest fees are \$4 for adults and \$3 for children under 12 Monday through Friday, or \$5 for adults and \$4 for children under 12 on Saturday and Sunday. Each member may bring in no more than 4 guests at one time. Guest passes can be purchased at the Management Office. Guest fees can also be paid at the pool but must be paid either by check or money order, as pool attendants are

not permitted to accept cash. One free guest may be brought into the Club on the last Saturday of each month.

Q: I'm just going to use the treadmill for a while. Do I have to check in? A: Members must check in with the lifeguard/pool attendant EVERY time they use any of the Health Club facilities, and they must bring their membership cards EVERY time.

Q: May I bring food and drinks to the sun deck of the pool? A: No food is permitted (this is a city health ordinance, since food crumbs may attract rodents, insects, and birds). No alcoholic drinks are permitted. Soft drinks, juices, mineral water etc. are permitted as long as they are in non-breakable containers. Please note that no food deliveries are permitted!

Q: When I sun-bathe I apply a suntan oil to my skin, and last year this led to some nasty words with the lifeguard. Why is this any of his/her business? A: Because the oils that wash from swimmers' skin into pool water make the water nasty for other swimmers, forming an oily scum. This scum then attracts particles of dirt, dust, and loose hairs and soon appears as a disgusting ring around the periphery of the pool. These products also create extra problems in pool maintenance. For these reasons, sun-bathers are asked not to enter the pool after applying a sun-protection skin product unless they first shower to remove it from their skin. A hose will also be available on the outdoor sun deck for the convenience of those who wish to remove suntan products from their skin. (NOTE: the small pool on the outdoor sun deck is not there for the purpose of washing off sunscreen---this is a wading pool for young children.)

Q: I have long hair but do not like to swim with a bathing cap. Do I have to use one? A: Yes. Both male and female swimmers are required to wear a cap if their hair is longer

than 3 inches. Hair creates many problems when it clogs the filters, which it does in surprisingly large amounts. A few caps are available at the pool for swimmers to borrow, or you may prefer to bring your own. Pinning up long hair does not give adequate protection: **A CAP MUST BE WORN IF YOUR HAIR IS LONGER THAN 3 INCHES.**

Q: When may I play a radio or tape-player on the sun deck? A: Never. What is sweet music to your ears may be an annoyance to other members.

Q: When must keys be turned in to the pool attendant? A: Five minutes before closing time. Please do not ask the attendant to grant you extra time, as he/she has cleanup duties to perform in closing the Club and has a right to get off duty at the expected time.

We are very, very fortunate to have such a beautiful Health Club right here at home. It is well-equipped and convenient and a year's individual membership pro-rates to less than fifty cents a day. Let us all be considerate of one another so that all may have an enjoyable summer.

COMMUNITY NEWS

***TRAFFIC STUDY: On May 7, at St. Andrew's Greek Orthodox Church, ASCO (Association of Sheridan Condo-Coop Owners) sponsored a meeting of interested community residents and representatives of the Chicago Department of Transportation and of Meridian Engineers & Planners, Inc., with whom the DOT has contracted for evaluation and planning of area traffic needs. Many complaints were presented regarding suburban commuters' use of Edgewater streets as through-routes to downtown Chicago. Persons residing on Sheridan Road north of Hollywood often have difficulty getting out of their

driveways, while fast traffic on this and other streets causes a situation hazardous to pedestrians. The purpose of the May 8 meeting was to define the problem; future meetings will be held for discussion of projected solutions. Watch for announcement of these meetings and be sure to attend if you wish to influence decisions regarding both auto traffic and public transportation in Edgewater.

*****MIDDLE-EAST BAKERY:** Patrons of the Middle East Bakery & Grocery, 1512 W. Foster (just west of Clark) will be glad to hear of the second expansion of this popular business. Owner Hisham Khalifeh has purchased the former snack-bar at the corner of Clark and Foster and is completely remodeling it to open soon as a restaurant adjoining his store.. Residents of Edgewater and Andersonville already appreciate the Middle East Bakery & Grocery as a source of freshly-baked pita bread (still warm); flaky, honey-drenched pastry including many variants of baklava; spinach or meat pies; and a full range of such grocery products as good rice, Medjool dates, nuts, spices, teas, grape leaves, honey, cheeses, and juicy olives: to enter this wonderful-smelling store is to drool, and we can hardly wait for the restaurant. We celebrate the expansion of this business as a sign of vitality and growth in our neighborhood.

*****SUMMER GUESTS:** Chicagoans are now in the season of entertaining out-of-town visitors. Do you know that you can pick up current tourism information (dates, festivals, parades, etc.,) at the tourist center in the Water Tower on the west side of Michigan Avenue---just across from the side of Border Books? Remember also that bus transportation is available to major museums. From the corner of Sheridan and Berwyn you can take the #146 bus directly to Field Museum, Shedd Aquarium, and Adler Planetarium. From State

Street you can take the #10 bus to the Museum of Science and Industry, but construction work on State Street may cause re-routing when you want to go so before leaving home call the CTA at 836-7000 for the latest information. While you are on the Magnificent Mile with your guests you may like to know that the following restaurants offer lunch specials for a fixed price (all of these restaurants are much more expensive at dinner while the lunch special, often an all-you-can-eat deal, is a bargain). Try lunch at the Signature Room on the 95th floor of the John Hancock Center, 875 N. Michigan, phone 787-9596; Szechwan House (Chinese), 625 N. Michigan, phone 642-3900; Lawry's The Prime Rib, 100 E. Ontario, phone 787-5000; Bukhara (Indian), 2 E. Ontario, phone 943-0188; and the Pasteur Cafe (Vietnamese), 45 E. Chicago, phone 587-9992. In the Loop area there is a lunch buffet at Trader Vic's at The Palmer House, 17 E. Monroe, phone 726-7500, and lunch specials (no buffet) are offered at the busy old Berghoff (German), 17 W. Adams, phone 427-3170. Call for hours and price information. And don't forget that a free noontime concert comes with the lunch you pick up at Sbarro's (Italian) or the Wall Street Deli and enjoy at mall tables at the Music Mart, DePaul Center, State Street from Jackson to VanBuren.

*****ARGYLE STREET:** Alderman Mary Anne Smith and Uptown civic groups are working to relieve traffic congestion and improve parking in the Argyle Street shopping district on weekends. Diagonal parking has been installed on Kenmore and Winthrop just north and south of Argyle, and further study is underway to remedy what has been a very bad situation on Saturday and Sunday. At Park Tower we are fortunate to live within walking distance of the best Asian grocery shopping street in Chicago and can just take our shopping cart when we go in quest of our fresh produce, live crabs,

jasmine tea, garlic chili sauce, and freshly-baked pork barbecue buns.

*****CONDOMINIUM LAW:** The Lerner News-Star, May 29, reports a recent ruling by the Illinois Appellate Court against the Board of Directors of the Condominium Association of the John Hancock building. The Board had unilaterally declared a no-dogs rule which had been challenged at law by a group of owners, and the Court has found in favor of the owners because the rule was not set forth in the condominium's by-laws and because the Board did not secure permission of the owners before declaring a new rule. The Court added that the Board was not empowered to require owners to acknowledge in writing their acceptance of the new rule. The News-Star interprets this ruling as having broader significance in establishing that, in the law, the power in a condominium lies not with the Board, but with the owners.

*****FREE FOOT EXAMS** will be offered at the Scholl College of Podiatric Medicine, 1001 North Dearborn Street (corner of Oak & Dearborn) on the first Wednesday of each month as a community service. No appointment is necessary. For information call 280-2909.

*****A COMMUNITY SWIMMING POOL:** Residents of Park Tower are fortunate to have a beautiful swimming pool right here in our building, but, for various reasons, some persons might not want to join the Health Club for an entire year and may, for occasional or short-term use, like to know about an alternate indoor pool now under new management at the Sovereign Pool and Health Club, 6200 N. Kenmore, phone 274-3361. The pool at the Sovereign (recently remodeled) can be used with a daily admission or a monthly or yearly membership, is also available for pool parties, and is open 6 days a week from 9 to 9. A single admission costs \$5, while a monthly

membership costs \$50 (\$30 for seniors over 65). Monthly membership includes ad lib swimming and free towel service. The Sovereign Pool is 60 feet long and is kept at 85 degrees. There is also a steam room, and lockers are available.

*****WELCOME TO OUR NEW ADVERTISERS:** Andies Restaurant, 5253 N. Clark, phone 784-8616, and 1467 W. Montrose, phone 348-0654; delivery, phone 784-8616. Both Andies locations offer Middle Eastern and Greek specialties at popular prices, with the menu listing a wide selection of meat and vegetarian entrees, many featuring couscous. 20% discount cards are available to Park Tower residents; inquire at the Management Office. Also, we welcome Harold's Chicken Shack # 67, 4701 N. Sheridan, phone 787-9299. Harold's offers chicken dinners for as little as \$2.99 and tells us that catfish dinners are coming soon.

*****DATES TO REMEMBER:** June 15, Care for Real Walk to Fight Hunger (to benefit a food and clothing pantry located at 5459 N. Broadway). If you would like to participate in the Walk or to sponsor a walker, please call 769-6182 or 334-5609. June 15, Andersonville Midsommarfest Street Festival, Clark Street between Foster and Bryn Mawr; phone 728-2995 for information. June 15 and 16, Printer's Row Book Fair, Dearborn Street from Congress Parkway to Polk Street,, 10-6 both days. Phone 987-1980 for information. June 15, Puerto Rican Day Parade, Dearborn Street from Wacker Drive to Van Buren Street, 12 noon start. Phone 292-1414 for information. June 22, Taste of St. Ita's (Church), 5500 N. Broadway. Phone 561-5343 for information. Every Tuesday in June, free movies at Edgewater Library, 1210 W. Elmdale. Phone 744-0718 for information. July 4, fireworks at the Saddle & Cycle Club, just at dark, visible from your apartment if you face the lake, otherwise wangle an invitation

from a neighbor or go out on the South Deck as these fireworks burst directly behind Park Tower and are spectacular. July 6, Sand & Slam Beach Volleyball Tournament, North Avenue Beach. Phone 266-8580 for information. July 27, Venetian Night, illuminated boat parade from Monroe Harbor to Shedd Aquarium. Phone 744-3340 for information.

***HISTORIC NOTE: A recent Tribune article tells about the lake water intake stations that many of us see from our windows. They were placed there in the 1890's when the epidemic spread of typhoid fever (caused by sewage-contaminated drinking water) made necessary the location of water intakes farther out from the center of population. Thanks to the new intake stations (four miles from shore), typhoid mortality dropped from 159.7 per hundred thousand in 1891 to 31.4 per hundred thousand in 1894. As the Tribune observes, "How much we take for granted nowadays. Though Chicago still sees some 20 cases of typhoid fever a year, nearly all of them originate overseas."

DUST ALLERGIES AND HIGH-RISE APARTMENT LIVING

Owner Beth Spencer wishes to share information provided to her by the physician treating her daughter, Charlotte, for an allergy to house dust. Mrs. Spencer says, "Charlotte's doctor said to get to get rid of our carpets. We explained that the rules of living at Park Tower preclude that so he gave us [the enclosed materials]. I am sure that in a community the size of Park Tower there are other residents in the same predicament...Perhaps the information...might be appropriate for inclusion in a future issue of the building's newsletter." The materials are extensive, and what follows is a summary:

While house dust has many components to which people may be allergic, the most important is the dust mite, a microscopic insect-like creature which is found in homes. It lives primarily in pillows, mattresses, carpets, curtains, stuffed toys, and upholstered furniture, and thrives in humid and warm conditions. Its diet consists of shed scales from human skin, and its waste product particles are the main substance in house dust to which allergic people react. In order to control dust, it is very important to treat the allergy patient's bedding, since many of the 24 hours are passed in the bedroom. Pillows, mattress, and box springs should be encased in zippered, allergen-impermeable covers. All other bedding should be washed in hot (130*) water every two weeks. Wool and down covers should be avoided. All carpeting should be removed from the room. If this is impossible, carpet should be treated with a special solution to inactivate allergens and/or a miticide to kill dust mites (see phone number below).

Hot air vents should be covered with filters. Window shades should be substituted for curtains which, if used at all, should be washed frequently. Wipeable furniture should be used in place of upholstered furniture. Remove or machine-wash stuffed toys. Keep clothing in a closet with the door shut. Use a vacuum cleaner with high allergen containment (a multi-layer dust bag and an exhaust filter). Dust-collecting items of decoration (wall hangings, throw pillows, pennants) are to be avoided. Use an electric air-cleaner.

High air-humidity is to be avoided as mites grow best at 75-80% humidity. The ideal range for discouraging allergens is 40-50%; air-conditioning may be useful in reducing room humidity. (Additional information is given regarding allergies to molds and to cats, and a variety of commercial

products is offered. For further information you may telephone Allergy Control Products at 1-800-422-DUST.) Many thanks to Beth Spencer for sharing this important information, and best wishes to Charlotte in her battle with the evil dust mites.

OUTDOOR SUMMER DINING IN AND NEAR EDGEWATER

SESI'S SEASIDE CAFE, 6219 Sheridan (rear), phone 764-0544. Lakeside garden terrace restaurant for snacks and casual meals.

THE FIRESIDE RESTAURANT AND LOUNGE, 5739 N. Ravenswood, phone 878-5942. Flowery outdoor terrace with full-meal service.

LUTZ CONTINENTAL CAFE, 2458 W. Montrose, phone 478-7785. Garden dining.

Tel: 275-8520

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Fish Dinners		Side Orders	
	LG	SM	
CATFISH			SLAW (1/2 PINT) 1.10
PERCH			(1 PINT) 2.05
			(EXTRA) 25¢
Wing Dinners		FRENCH FRIES	85¢
		JALAPENO	
		PEPPER	15¢
		SAUCE	
		(HOT & MILD)	15¢
		HONEY	15¢
Chicken Dinners		Misc. Dinners	
			SM LG
1/4	DARK 2.99	WHITE 3.19	GIZZARDS 2.99 3.99
1/2	3.95	4.39	LIVER 3.10 4.10
1/2	REGULAR 4.19		GIBLETS 4.59
2 1/4	SPECIAL 5.89		(LIVER & GIZZARDS)
	(w/3 wings free)		
Buckets			
CHICKEN	12.75		
WINGS	10.80		



312-784-9299

GOING ON VACATION? Don't forget to stop your newspaper delivery...Arrange for a neighbor to take care of your plants...Notify the post office to hold your mail...Clean out the refrigerator, leave the kitchen clean, and take out the trash before you leave to avoid gross surprises upon your return. You may wish to leave a key with your neighbor or let Management know you will be away, just in case of emergency. If traveling abroad, be sure your passport is up-to-date and buy foreign currency at Thomas Cook, 111 W. Washington; you can phone 236-0042 for foreign exchange rates. Take luggage on wheels and don't take more than you can handle yourself. And remember the most important rule in packing for a trip: take half as many clothes as you think you'll need, and twice as much money (remember Phineas Fogg in Around the World in 80 Days? He just skipped the clothes and packed a suitcase full of money). Have a good time.

The Park Tower Newsletter is written by Nora Jocus, formatted by Edward Jocus.