

PARK TOWER NEWS

5415 NORTH SHERIDAN ROAD CHICAGO, IL 60640

SECURITY ADDITIONS

The tragedy of September 11th has touched all of us. Many of our residents have expressed concerns regarding safety. At the October Board meeting, security was a key topic.

We have enclosed a safety, fire evacuation and security procedures manual with this newsletter. Although much of what is going on in the world is out of our control, there are things that you can do to be more prepared in case of an emergency. Please review the manual to get to know the steps you can take to be more prepared in an emergency and to learn how to exit the building. The Management Office has specific diagrams available on how to exit the building from your unit.

In addition, the Board has taken specific steps to help secure our safety:

- The card readers on the two back 1st floor elevator lobby doors have been disconnected. This is to restrict access through these doors and force the majority of people to enter past the doorman where they can be more easily recognized. When exiting these doors, please do not allow people to enter through.
- Unattended vehicles cannot park in the front driveway.
- All new residents must purchase a blue security card when they move in. Owners are not to pass their card onto renters.
- Additional cameras are being added in the mall area.
- We are interviewing multiple security companies to determine which one can provide the most effective building security.

These are difficult times. Please try to be patient as some of the security measures may cause some inconvenience. If you do not agree with steps that are being taken, feel free to voice your opinion at the next Board meeting.

NEW CITY ORDINANCE

In the aftermath of September 11th, a new city ordinance was passed regarding high rise buildings. The ordinance classifies high rise buildings into four height categories: Category 1 — above 780 feet; Category 2 — above 540 to 780 feet; Category 3 — above 275 to 540 feet; and Category 4 — buildings that are 80 to 275 feet tall. Park Tower falls into Category 3.

Category 3 buildings must comply with the following rules:

- The Management office is responsible for creating and maintaining a written Emergency Evacuation Plan. This plan is not required to be filed with the city, but is complete and available in the Management Office.
- Escape Routes are not required to be posted on each floor. However, specific diagrams of how to exit the building from YOUR unit are available in the Management Office.
- Fire Wardens for each floor are not required by the city. However, we are asking for volunteers to be available as on-site coordinators in the case of an emergency evacuation.
- Fire drills are NOT required.

FOOD DELIVERIES

In the aftermath of the heightened security alert for high-rise buildings, the Board decided to prohibit unattended vehicles the front drive. One of the ramifications of prohibiting unattended vehicles in the front drive is that residents must come downstairs to pick up food deliveries. In the case of local restaurants that do not deliver by vehicle, such as Tedinos or Wing Ho, you do not have to come downstairs to pick up your food. We hope that this is a temporary measure and we appreciate your cooperation.

WHAT'S UP WITH THE ELEVATORS?

A lot of our residents have experienced this scenario: You are already running late to work, you rush out of your unit, dash to the elevator to gain speed and then you wait and wait and WAIT... only to find that an elevator is out of order.

The Board of Directors has made the elevator problems a top priority. The issues are twofold - maintenance and needed upgrades. To ensure that the Association makes the right decision in solving the problems, we have hired an elevator consultant, Joe Donnelly and Associates, to make recommendations.

First, we are not satisfied with the level of service from our current elevator maintenance contractor, Schindler Elevator Company. As of December 1st, we are discontinuing our contract with them. A Letter of Intent has been delivered to Kone Elevator Company. The Board chose this company based on Joe Donnelly's recommendation. He recommends Kone for a number of reasons:

- Excellent service record.
- State of the Art equipment.
- Other buildings using Kone are in close proximity, so service will be faster.

Second, the elevators are 30 years old, and it is necessary to upgrade them.

Elevator upgrades will begin approximately July 2002 and will continue for approximately 26 months. One at a time, each passenger and service elevator will be out of service while the work on that car is being completed. The cost of this project will be approximately \$1,200,000.

THERMOSTATS

Thermostats automate the temperature in your apartment and make your home's environment more pleasant for you. They also reduce your electrical costs and the energy costs for the Association. (Our yearly energy costs are more than \$750,000 and account for nearly 30% of our operating expenses.)

The Management Office has a list of several contractors that will install thermostats at reduced rates for Park Tower owners. As an extra incentive, the Association is offering six Health Club guest passes to owners that install thermostats this winter. Call the Management Office if you are interested.

A SLICE OF AMERICA COOKBOOK

To celebrate the diversity of our residents and variety of cultures, some of the residents are creating the Park Tower cookbook A Slice of America. If you are interested in getting involved, call Ilana at (312) 441-1769 (days); (773) 728-8100 (evenings).

WESTERN DANCE PARTY A KICK



Park Tower's first Western Dance Party, held on September 1st, received such rave reviews that there is talk of making it an annual event. Kathy, the D.J. and instructor, taught the latest in western dance steps to an ambitious crowd. We are not ready to win awards yet, but just wait until next year!

The Park Tower market catered most of the event and the food was incredible. Some of the highlights were "Dana's spicy cheesecake" and homemade bread pudding. If you are having a holiday party, you may want to consider catering from the Park Tower Market.

Speaking of holiday parties, our annual Park Tower holiday party will be on Tuesday December 18th from 6-10 p.m. in our party room. R.S.V.P.'s will be placed in your mailboxes soon. We will be serving a variety of hot and cold hord'ouers so bring your appetite.

The regular Board meeting has been changed to Monday December 11th at 7:30 p.m.

WE DON'T MEAN TO NAG, BUT...

Just a few neighborly reminders..

- We just bought two new beautiful luggage carts. These are to be used for luggage, clothes and small items. If you have to move large soiled or heavy equipment use a dolly or your own cart. If you must move items that you think might be questionable, USE THE OLD CART!!
- No bikes, roller blades or skateboards are allowed in the lobby.
- The VTM machine in the laundry room continues to jam because people are putting \$1 or \$5 bills in the machine. We have also discovered stapled or torn bills. If you do not do your own laundry, inform your cleaning personnel that they must use \$10 or \$20 bills only.

SECURITY SURVEY

Unit Number _____

Surveys without a unit number will not be tallied.

Please circle your responses to the statements.

A. The disconnected card readers at the back lobby doors present a great inconvenience for me.

1	2	3	4	5
strongly agree	agree	no opinion	disagree	strongly disagree

B. The disconnected card readers at the back lobby doors improve security.

1	2	3	4	5
strongly agree	agree	no opinion	disagree	strongly disagree

C. The prohibition of unattended vehicles in the front drive is a great inconvenience for me.

1	2	3	4	5
strongly agree	agree	no opinion	disagree	strongly disagree

D. The prohibition of unattended vehicles in the front drive is necessary to improve security.

1	2	3	4	5
strongly agree	agree	no opinion	disagree	strongly disagree

E. Prohibiting closed panel vans and other vehicles with non-visible interiors from the garage is a great inconvenience for me.

1	2	3	4	5
strongly agree	agree	no opinion	disagree	strongly disagree

F. Prohibiting closed panel vans and other vehicles with non-visible interiors from the garage is necessary to improve security.

1	2	3	4	5
strongly agree	agree	no opinion	disagree	strongly disagree

G. I feel secure in this building.

1	2	3	4	5
strongly agree	agree	no opinion	disagree	strongly disagree

H. I feel more secure in this building as a result of the above changes.

1	2	3	4	5
strongly agree	agree	no opinion	disagree	strongly disagree

I suggest the following security improvements for Park Tower:

HEALTH CLUB MANAGER HIRED



*Dijana says of her vision of the Health club
" I want to make it a paradise, a place where resi-
dents can go to relax in a clean, organized envi-
ronment"*

Congratulations to Dijana Stojiljkovic on her promotion as Park Tower Health Club Manager. Dijana has worked as a pool attendant since March 2001. A self-starter and hard worker, she is very excited about her new position. She has already implemented a new cleaning schedule and has improved communication with the Management Office and members of the club.

Dijana, 23 years old, is originally from Yugoslavia. When not working, she enjoys reading, listening to classical music and walking. If you haven't already met her, or if you have any ideas on improving the Health Club, please see her.

HEALTH CLUB IMPROVEMENTS

There have been a lot of improvements in our health club lately. We have recently drained, thoroughly cleaned, repaired the cracks, and painted the pool. We have also purchased stairs to make it easier for the disabled to get in and out of the pool.

The following are a few reminders to make the health club more pleasant for everyone

- There is to be no food or drink brought into the health club/pool area.
- Bathing caps must be used by individuals with medium length or long hair. (Park Tower will provide caps to borrow starting in December.)
- Please do take children into the weight room. It is very dangerous and distracting to the other members of the club.

MANAGEMENT OFFICE UPDATE

There are some changes in Management Office. The Management Office is now closed for lunch from 1-2 p.m. Phone calls are transferred to the doorman during this time. We apologize for any inconvenience.

We no longer accept cash. Also, we are no longer able to copy or send faxes for residents. Please do not ask us to make exceptions.

To those of you who are unfamiliar with the staff:

Lisa Volpe has been the Property Manager for 1-1/2 years. She has over 20 years Property Management experience. Lisa is also a Notary Public and will notarize free of charge for residents, by appointment only.

Shelly Malloy is the Assistant Property Manager and has been at Park Tower for almost 2 years. She has over 10 years management experience in various capacities.

Carrie McNulty was recently hired as our Customer Service Coordinator. Carrie is also an actress and has been employed in a variety of customer service positions. We are thrilled to have her on board.

When you need to contact the office:

Call us at (773)769-3250, Monday through Friday, 9-5 p.m. Leave a message after hours. Call the doorman's desk at (773) 769-3083 and ask to be transferred to:

Ext. 10 (Lisa)

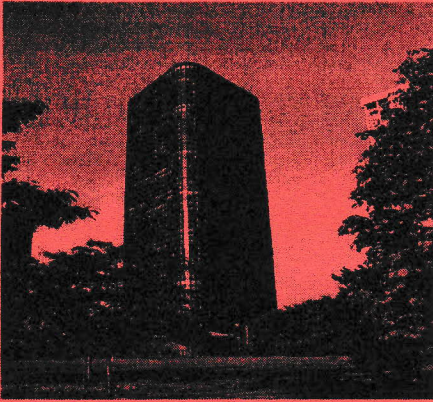
Ext. 13(Shelly)

Ext. 14 (Carrie)

Leave work order requests at Ext.13 or Ext. 14. E-mail us at parktowerofc@yahoo.com You can also put a note in the gray lockbox. It is on the front lobby wall across from the doorman's desk. We want to make it easy for you to contact us.

NEWS FROM *DOWN UNDER*

- A big thank you to all the garage users who have been consistently using their blue cards to exit the garage. The hikers appreciate your consideration.
- The garage will no longer accept panel vans or other vehicles with tinted windows and panels where the interior cannot be readily seen.
- The overhead exit doors are to be used by vehicles only. Pedestrians and bicyclists are not permitted to use these doors. If you see anyone doing this, please inform security and/or the front desk.



*5415 NORTH SHERIDAN
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NEXT BOARD OF DIRECTOR'S MEETING

The next Board of Director's meeting will be held on Tuesday, November 20, 2001, at 7:30 p.m. in the Park Tower Party Room located on the 2nd floor. Cookies and beverages will be served. Please join us!

MANAGEMENT OFFICE

Property Manager Lisa Volpe
Asst. Property Manager Shelly Malloy
Customer Service Coordinator Carrie McNulty

NUMBERS YOU SHOULD KNOW

Doorman's Station	(773) 769-3083
Garage Office	(773) 271-8859
Receiving/Cleaners	(773) 784-3353
Management Office	(773) 769-3250
RCN Cable	(888) 790-2121
Health Club	(773) 769-1513
Airport Shuttle	(773) 761-3333
Park Tower Market	(773) 275-9130