



# *Park Tower News*

**5415 NORTH SHERIDAN ROAD CHICAGO, IL 60640**

## **LETTER FROM LISA ...**

It is very hard to believe that a year has nearly passed since I became Property Manager of Park Tower. I am so thankful for all the wonderful people I have met thus far. It is the very best part of any Property Manager's job. It is also helpful to have a supportive and involved Board.

The 2001/2002 Budget is complete. The Budget was approved at the February 20th Board Meeting. Preparations for the budget began in September of last year for the new fiscal year which begins March 1, 2001. The following is a summary of the Budget:

- A 3.5% increase in assessments
- No increase in monthly parking rates
- Extra monies were allotted to accommodate the increase in gas prices, which have skyrocketed this year. Our gas costs have remained steady this year as a result of a gas contract negotiated by the Management Company, and approved by the Board last summer
- Major repairs being completed during the current year include the installation of two new chillers
- Major capital improvements include the curtain wall in the lobby, lobby window replacement, new concrete loading dock and waterproof membrane, concrete work in the garage, and cooling tower repairs
- We have a balanced budget at this time and expect to have \$1,200,000 in reserves at the end of the year.

Spring cleaning has begun! Chuck Brown, Chief Engineer reports that the corridors are in the process of having "touch-up" painting completed. The corridor carpeting is in the process of being steamed cleaned by our in-house maintenance staff. We are attempting to complete one floor every day, Monday through Friday. Some staining has been difficult to remove, therefore, we ask that if you notice a new stain, please report it to the Management Office as soon as possible to make "spot cleaning" a bit easier.

See you at the Spring Fling Party!

## **TAXES, TAXES, TAXES**

Just an update on the Cook County Triennial Tax Reassessments. Our tax attorneys, Sheridan and Pearlman have reduced the tax for Park Tower homeowners by approximately 5%. Mike Sheridan does not find this to be sufficient. He will appear before the Board of Appeals in March, and we are waiting for their response. The recent tax bill you received for the first half of this year is at the old rate. Continue to pay your taxes, and if there is a reduction, it will show up in the next tax bill.

If you have questions regarding your tax assessments, feel free to call the Cook County Assessor's office at (312)443-7550. If you are a senior citizen, you may be eligible for the Senior Citizen Homestead Exemption or the Senior Citizen Assessment Freeze Exemption. You can call for information at the following:

### **Senior Citizen Homestead Exemption:**

**(312) 443-6151**

### **Senior Assessment Freeze**

**(312) 603-6600**

**In addition, one of residents, Mrs. Marian Shaw (Mrs. Daniel Shaw) has kindly volunteered to answer any additional questions regarding the Senior Citizen Tax Assessment program information. You can call her at (773) 275-9640.**

## **SPRING FLING WITH A LIL' SWING**

It's that time again! We don't care what the ground hog said. Goodbye snow, hello Spring! The Social Committee will be hosting a Spring Fling Party in the party room on Saturday, April 28th from 6:00 p.m. to 9:00 p.m. Light appetizers, soft drinks and wine will be served. Come and dance to the sounds of Big Band music. Come and welcome Spring with your neighbors!

## **PARK TOWER MARKET TO OPEN**

The Park Tower Market operators are working feverishly to get the market opened by mid to late April. We are all looking forward to our beautiful new market.

## FREE C.P.R. TRAINING

The Park Tower Condominium Association recently applied for a grant from the University of Chicago hospitals to participate in an 18 month study regarding defibrillators and C.P.R. courses. There is chance that we will receive a defibrillator for free at the end of the study. They are offering the CPR training FREE OF CHARGE to our residents to be taught in our 2nd floor party room. This is a very rare opportunity. If we do get the defibrillator, it will be necessary to have C.P.R. trained volunteers. All interested residents sign up at the front desk. We do not have any details yet on what nights or times the classes will be offered, but we will let you know as soon we do.

## NEWS FROM DOWN UNDER

As of 01/01/01 the transient rates for parking have been increased due to a new tax.

1 hour or less	\$7.25
1 to 3 hours	\$8.25
3 to 6 hours	\$9.25
6 to 8 hours	\$10.25
8 to 24 hours	\$11.25

Just a reminder that guest parking coupons are \$20 for 5 coupons and each coupon is good for 6 hours. So now, more than ever, it makes sense to purchase them. They can be purchased in the Management Office.

**Also, please remember that you must use your blue card when exiting the garage.** It is a security issue. If you do not have a card, you can purchase one for \$20 in the Management office. If you have a card and it is not coded for the garage, just bring your parking contract into the Management Office and we can code it. Keep in mind that each unit is only allowed two cards per unit. If you are a resident parker who continues to beep at the top of the ramp so that the runners will let you out, understand that you are asking them to do something that they are not supposed to do.

Get involved! The garage committee is looking for volunteers to join the committee.

## LAUNDRY ROOM UPGRADE

Who ever said laundry couldn't be fun? Our laundry room is going to have a major upgrade. We currently contracted with Universal Laundries, to service our laundry room twice a week. Many of you have complained about the inefficiency of the current washers and dryers. Universal Laundries will be replacing all the existing washers and dryers with units that are more efficient. Two of the top load washers will be replaced with front load machines with ADA conformance. In addition, they will be adding a "big boy" washer. The Laundry room will also be repainted, and any damaged folding tables will be repaired or replaced. There will be an increase to \$0.75 a load for both the washers and dryers. The increase is competitive with most laundry facilities and necessary so that we can maintain a feasible laundry income to help keep assessment increases to a minimum.

By May, we will be installing The SMART CARD debit system in lieu of the current coin system. Most of the high-rise buildings in Chicago have already switched to a more convenient system that works similar to a bank debit card or a transit card. There will be a machine in the laundry room in which you can credit your card. Each unit will be receiving **ONE CARD PER UNIT** free of charge. Additional cards may be purchased for \$5 dollars at the Management Office. This system will alleviate the hassle of having to purchase and then carry change around. There will an informational meeting held for all residents to familiarize the residents with the new smart card system. We will let you know when this meeting is scheduled.

## ONE MORE REASON TO GET FIT..

Brand new state of the art health club equipment has come in! We have the following new machines :

- A Landice LTD Sport Trainer treadmill
- A LifeFitness 9500 Front Drive Elliptical
- A rowing machine

## OWNER'S COUNCIL MEETING

On Sunday, March 4th, Park Tower held the first owners council meeting. This was an informal meeting of resident owners sharing suggestions, ideas and concerns regarding Park Tower. There was a great turnout.

The next meeting is planned for Sunday, April 1st from 2:00 p.m.-4:00 p.m. in the party room. All condo owners are encouraged to attend. If you have any questions, please call Nora Tocus at (773) 275-0179.

## FLOOR CAPTAINS PROGRAM

Although we are a luxury high rise building in a big city, we are also very much like a village, and we would like to believe that we care about each other. Many of the residents have expressed a desire to build this sense of neighborliness.

The Floor Captain program is a committee that has been formed so there will be a representative monitoring each floor.

The first meeting was held in January, and the attendance was excellent. The chairperson is Georgie Nowak, and the Board Liaison is Edlynne Sillman.

The Floor Captains' responsibilities will include: checking for cleanliness of walls, carpets, and service areas. They will also be checking smoke alarms, lights, baseboards, emergency lights and fire extinguishers. In addition, they will be available to help those who are physically challenged or those in special need.

The Floor Captains will be visiting each unit on their assigned floors in the next month. There will be a notice on the bulletin boards and our T.V. community channel to the date. If you don't want to be disturbed, just put a note on your door for your Floor Captain.

We still need Floor Captains for the following floors:  
18, 19, 20, 24, 25, 26, 27, 28, 29, 33

Please call the Management Office if you are interested in joining the Floor Captains Committee. Please join us in helping to keep Park Tower a friendly neighborhood in which to live.

### The 2001 Floor Captains

Ruby Lippert	Floors 3,4,8,9,10
Bill Knecht	Floors 5,6,7
Joy Muench	Floors 11,12,14
Ed Tocus	Floors 15,16,17
Edlynne Sillman	Floors 21,22,23
Adnan Jabbar	Floors 30,31,32
Rita Walters	Floors 34,35,36
Georgie Nowak	Floors 37,38
Rob Laskov	Floors 39,40,41
William Kay	Floors 42,43,44,45,46
George Pauley/ Scott Schmidtke	Floors 47,48,49,50,51
Joe Somsak	Floors 52,53,54,55

## NEIGHBORHOOD NICETIES

A huge part of building a community comes down to just being a nice neighbor. It is really simple but it is the foundation of any true community. Here are a few things to think about that will help make it easier to live together:

1. If you have floors that are not carpeted, please take into consideration that you must have 80% of the non-carpeted area covered with rugs. It is a good idea to remove your shoes when entering your apartment so that your neighbor does not hear you.
2. Mmmm....smells good. Well sometimes, but keep all your cooking and smoking odors to yourself...please. Do not leave your doors open when cooking. It may air out your unit but it might be offensive. Keep your kitchen vents open instead. Remember, it is against **fire code** to keep your door open.
3. If your toilet or faucets are dripping, please report this before it leads to a bigger issue such as a flood in the unit below.
4. Boom, Boom, Boom. When you place speakers directly on a non-carpeted area, that's what it sounds like to your neighbors below. Instead, place on furniture or place on heavy cork.

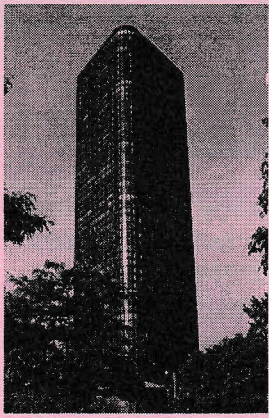
## RUN CLARENCE, RUN!



Many of you may have seen resident Clarence Williams running by you on his way to the Lakefront last fall. He was preparing for THE race of the year in Chicago, the LaSalle Bank Chicago Marathon. He finished the event in 5 hours, 31 minutes and 58 seconds, but, actually, he was just happy to get through it. When asked how he felt about his performance, he replied "Hey, I am just glad I finished - it was my first time."

Clarence is one of many of our residents who takes full advantage of Park Tower's backyard, the Lakefront and surrounding parks.

Now that spring is here...we should all enjoy our famous backyard!



*5415 NORTH SHERIDAN ROAD  
CHICAGO, IL 60640*

## **NEXT BOARD OF DIRECTORS MEETING**

The next Board of Directors meeting will be held on Tuesday, March 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
Resident Account Consultant	Jeneane Blacine

## **NUMBERS YOU SHOULD KNOW**

Doorman's Station	(773) 769-3250
Garage Office	(773) 271-8859
Receiving/Cleaners	(773) 784-3353
Management Office	(773) 769-3250
21st Century Cable	(888) 790-2121
Health Club	(773) 769-1513
Airport Shuttle	(773) 761-3333

**JOIN IN THE FUN!  
PINNOCLE MEETS  
THE FIRST THURS-  
DAY OF EVERY  
MONTH AT  
1:00P.M. IN THE  
PARTY ROOM!**