

PARK TOWER NEWS

5415 NORTH SHERIDAN ROAD CHICAGO, IL 60640

April, 2002

PRESIDENT'S MESSAGE

by Larry Garfen

In my first year as President, I am very pleased with the wonderful team we have put together. Notably, the other Board members have been exemplary and have worked with dispatch, creativity, diligence, and communion. Also, the management team has been terrific, supportive, and open to aggrandizement and all our suggestions and requests. Kudos. We have had many successes this past year and have enacted several cost saving procedures and eliminated extraneous areas.

We are working assiduously on the elevator "mod" and as a Board have been scrupulously fastidious, decidedly focused, and singularly dedicated to a positive result.

Our Board meetings have been honed to a precise, unique, sophisticated event; last meeting was only *58 minutes*. We have accomplished this by having *working/planning sessions* prior to all the Board meetings. Certainly, the business orientation and experience the Board now has can be cited as a positive influence.

To wit, I would ask that many of our qualified and creative owners open themselves up to participation at the present and in the future.

I personally believe that we would benefit greatly if some of our business people would step up to the plate and add their acumen and leadership. Do not sit back and allow a negative portion of our population to spearhead and act as a mandated voice for the majority! *Please be dynamic! Bring your energy and ideas forward! Be part of the solution!*

I believe that this coming year will be our best ever! I look forward to this upcoming year with a smile and whole-hearted belief that the best is yet to come.

A healthy, prosperous, joyous and safe year and future to all my friends.

Sincerely,

Larry Garfen,

President, PTCA

A YEAR IN REVIEW...

Our Fiscal year ends in February every year. Many things have been accomplished in the 2001/2002 budget period at Park Tower. At the February Board meeting, Larry Garfen took the time to review some of the projects and accomplishments that were completed.

- We hired a new elevator firm.
- We hired a new Security firm.
- We created an investment committee to ensure that we get the best possible rate of return.
- We opened a new Market.
- We conducted a fundraiser garage sale to help the victims of the 9/11 disaster.
- We hired a new Health Club manager.
- We increased security measures around the building in the aftermath of the 9/11 tragedy.
- We started a car wash.
- We installed a new chiller system.
- We installed a new Building Management system.
- We resurfaced the loading dock.
- Installed new lobby mullions and lobby doors.
- We replaced the telephone lines on the high-rise side of the building.

Each one of these projects required diligent planning and research to ensure that the best decisions were made. We would like to thank our current Board of Directors: Larry Garfen (President), Edlyne Sillman (1st Vice President), Becky Rossof (Treasurer) and Betty Terry Lundy (Secretary) for their time and hard work. We would also like to thank former Board members Marge Muzyczka, Scott Schmidtke and George Pauley for their efforts as well.

WHAT'S UP WITH THE ELEVATORS?

By Lisa Volpe

Many residents have been asking about the elevators and the inconsistency of service. The elevators are as old as the building (30 years) and are past their "life expectancy". The Board has engaged a "Letter of Intent" with Kone Elevator Corporation to complete a Modernization program over the course of 26 months, starting in July/August of this year.

The term "modernization" in elevator lingo, means the replacement of the mechanicals and door operators to a state of the art system. One at a time, and for about 4 to 6 months, each passenger and service elevator will be pulled out of service while the work on that car is being completed.

Another portion of the elevator modernization involves bringing our elevator into compliance with Chicago City Code by installing a "Fire/Life Safety System". This (in simple terms) means that we will have to install hard-wired smoke detectors that connect to a central system to automatically call the elevators down to the lobby level in the event of a fire. (Currently, the doorman/security officer have to manually call the elevators to the lobby level with the fireman's key).

The total cost of both projects is anticipated to be 1.7 million dollars.

NEWS FROM *D OWN UNDER*

Chicago weather has a way of making even the most elegant cars look like they have been through a salt and soot battlefield.

Good news! Park Tower garage now has the ultimate in convenience – our very own car wash. J.W., our car washer, will transform your car for only \$12.00. If you opt for a 1 month pre-purchase, the cost is \$38.00 for 4 washes. This includes an outside wash and dry, vacuuming, and deodorizing the inside. The hours for the car wash are: Tuesday, Wednesday, and Friday from 2-10 p.m.

Tickets may be purchased from the garage with cash or check or at the Management office (check only). You may schedule with Steve Sasseti in the Garage or just stop by and see J.W.

As of March 1, 2002, the guest parking coupons which can be purchased through the Management office have increased in price. The coupons that were previously \$20 for 5 coupons (good for 6 hours each) have increased to \$28.00 for 5 coupons. In addition, monthly parking rates have increased \$5.00 and transient rates have increased.

PARK TOWER MARDI GRAS PARTY



The Social Committee has done it again! Who needs New Orleans when you have the Park Tower Mardi Gras Party. The party, held on "Fat Tuesday" was really a great time for all. Residents were offered beads as they walked in and then helped themselves to a variety of Cajun fare. Shrimp etouffe, chicken and sausage or vegetarian jambalaya, vegetarian red beans and rice, and cranberry chicken were offered. There was a choice of planters punch or Mardi Gras punch to drink. Most of the food was catered by our one and only Park Tower Market, and it was absolutely delicious. Many of the residents were also raving about the Cranberry Chicken made by our Chairman of the Social Committee, Scott Schmidtko. The following is the recipe that is both yummy and healthy:

2 Boneless chicken breasts
 1 8 oz. Bottle of Kraft Fat-Free Russian Dressing
 1 can whole cranberries
 1/2 envelope Lipton's onion soup mix
 Mix all ingredients together, pour over chicken, bake at 350 degrees for 20 minutes.
 Serve over rice and enjoy!

The Mardi Gras party was also the first party in which there was a charge for guests. Residents were asked to sign up for themselves and one guest at the front desk. All residents were free of charge, with a \$5.00 charge for guests to help defray the cost of the guest dinners.

The next party is our annual 4th of July party. It will be held on our award winning sundeck.

Traditional all-American food will be cooking on the grill, there will be dancing in the moonlight and fireworks will be displayed at the end of the evening. **PLAN AHEAD!** If you are going to bring a guest, remember there is a fee of \$5.00 PER GUEST.

20 YEAR ANNIVERSARY FOR PARK TOWER CLEANERS



Part of the family...Sue Kim has worked at Park Tower since 1982.

One of Park Tower's many luxuries is having a dry-cleaners and receiving room in the same building where we live. It certainly makes errands a lot easier when everything is so accessible. Running to the market, the cleaners, and picking up your packages can all be done in no time at all and without even getting in your car.

Sue and Jim Kim, the operators of the Park Tower Cleaners, are hardworking, accommodating people who will bend over backward to help out their customers.

Most of the residents have packages delivered occasionally, and it is a free service that they are glad to offer.

Just a few friendly reminders regarding deliveries to the receiving room:

- Sue and Jim are not weight lifters--DO NOT have furniture or electronics delivered.
- Pick up your packages within 3 days.
- Do not use the Park Tower receiving room to have multiple packages delivered for your business use. This free service is for personal use only. (with the exception of letter packets)
- Do not send c/o (care of) packages to the receiving room for people that do not live here. The receiving room is for Park Tower residents only.

We are so happy to have the Kim's as part of the Park Tower patchwork. When I asked Sue what she likes most about running the Park Tower Cleaners, she responded in a telling way " The people, always the people".

CONSTRUCTION REQUESTS MADE EASIER

Many of our residents are upgrading their units. First and foremost, you must contact the Management if you are doing any construction at all. This helps us greatly in trying to diagnose where noise is coming from when a frustrated resident calls with a noise complaint. It also is for the safety of all residents that our Engineer approves the construction work.

Construction must be done from 9- 4:30 p.m.and M-F.

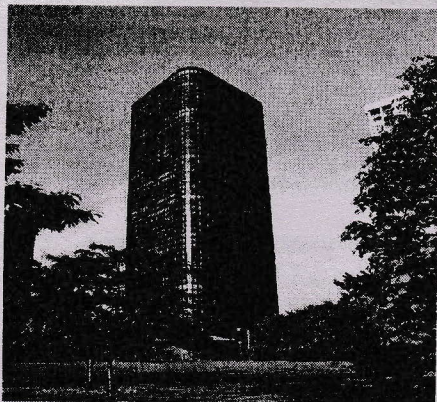
If you are installing new kitchen cabinetry, new carpet or replacing an appliance, call the Management office to inform us. In addition, let your contractor know that they must take all old appliances, carpeting and old cabinets. They are not allowed to leave them in the back by the dumpster. If you must dump your garbage, contact the Management office to have security unlock the dumpster and there will be a charge for the service.

If you are doing any major construction such as new flooring, wall removal, electrical or plumbing changes, you will need to come to the office to a get a construction approval package. This package will include a remodeling contract, request for floor plans and spec requirements. Keep in mind that there is still a moratorium on wood floors because of the excessive number of noise complaints.

The Board has made it easier than ever for the residents to do construction. As of the January Board meeting, you no longer have to wait until the Board meetings to get your construction request approved. Simply write the Board of Directors a letter stating what you would like done, the floor plans or spec sheets, and the signed remodeling contract. As soon as the Engineer approves the project, the Management office will contact you and you can begin construction on your unit. The Board will ratify the decision at the Board meeting.

NO LEANING, DO THE CLEANING!

Spring is here. The tulips are sprouting, the birds are singing, and best of all is the spring cleaning! April is storage room clean-out month. You have the first two weeks of the month to ensure that all of your items are in your secured storage areas. Beginning April 15th, we will be removing all items that are outside the storage spaces. Remember, it is against the Chicago Fire code to have anything outside of your storage units. Happy cleaning!



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NEXT BOARD OF DIRECTOR'S MEETING

The next Board of Director's meeting will be held on Thursday, April 11, 2002, 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

Newsletter written by Shelly Malloy, except where otherwise noted.

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