

Park "Tower Talk"

May 1992

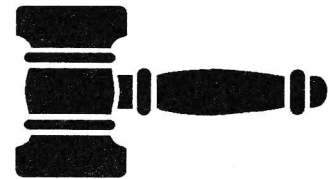
Vol 5, No 1

Spring is in the Air

BOARD MEETINGS...HI LIGHTS

GARAGE MANAGEMENT- The Board approved contracting with Standard Parking for garage management. Standard took over May 1, 1992. All payments are now to be made payable to Standard Parking and left in the garage office on 1P.

GARBAGE CHUTE- Repairs were approved for a total cost of \$18,000. The work was already done by Novak and Company with little disruption to residents. Because the project went faster than planned, the price was reduced by \$1,165.



REFUSE REMOVAL- The contract with Ace Disposal was approved for a price of \$1900 per month. This is less than last year's fees. Costs for refuse removal are reimbursed by the city. However, the city is over a year behind in refunding the monies. Ace has been our contractor for many years and have provided excellent service.

DYNABALANCE CONTRACT- was renewed. This contract covers energy management and mechanical consulting services. Total cost of the contract for the upcoming year is \$6,600.

ROOF REPLACEMENT- A contract with Wolfe Roofing was approved to replace three roofs on the 55th, 56th floor and the elevator penthouse for a total cost of \$149,400. The performance bond will cost an additional \$3,500.

In conjunction with the roof repairs, tuckpointing of the penthouse walls was approved for a total cost of \$13,000.

INSURANCE- Park Tower's insurance broker is now Condominium Insurance Specialists of America (CISA) instead of the Rockwood Company. CISA's price for a policy with

Home Insurance was much lower than Zurich's so the Board voted to switch companies. CISA also offers individual homeowner policies through Home Insurance. To order a certificate of insurance for your mortgage company call 708-870-7000 and ask for certificates of insurance.

METHOD OF APPLYING PAYMENTS- Beginning June 1st, all payments will be applied to the oldest balance. The Board of Directors approved the new procedure at the last meeting. This will simplify bookkeeping by eliminating the additional time it takes Joyce to apply the payments to a particular entry.

ACCELERATING ASSESSMENT PAYMENTS- Beginning June 1st, owners who have allowed a balance to remain on their accounts for sixty days or more will be subject to having assessments through the end of the year due and payable immediately. There have been a number of owners who have neglected or refused to pay late fees and other miscellaneous charges on their account as well as owners not paying their assessments. These owners are subject to this procedure. So PLEASE....pay your accounts in full!!



ROOF "RUNDOWN"

First of all, we want to thank all of our residents for their patience during the roof work. We especially thank our residents on the 55th floor who have had to deal with the most inconvenience. The roof replacement has run relatively smooth given the size of the project. By the time you read this, the work should be totally complete.

The old roof lasted 20 years. This was possible because of regular maintenance to the roof. Even though 20 years old, there were no leaks in the system. Leakage was experienced in one unit, but according to Roof Consultant, Tom Grubenau of Illinois Roofing Consultants, it could be attributed to a piece of equipment on the roof where rain had entered through.

EMPLOYEE SPOTLIGHT- Val Trifu

As most of you know, Val Trifu is our head engineer and has been since July 1982. We're very lucky to have Val with us. He's the type of person who thinks about doing a job the best and most economical way. He tries to save money for the Association in whatever projects or everyday tasks that are performed in the building. That is a trait that is not always found in a building engineer. Val doesn't have that "it's not my job attitude". That is a philosophy he also inspires in his workers.



We want to thank Val for all his hard work and dedication to Park Tower.

NEW EMPLOYEES

Welcome to our new employees:

Susan Matuska- Susan is our new assistant manager. She comes to us from Presidential Towers where she was an assistant manager. When you have a chance, stop in the office and say "HI"!

David Novosad- Service Coordinator- David recently graduated from the University of Illinois where he studied liberal arts.

Tricia Rigney- Pool Attendant
Margaret Buxton- Pool Attendant
Roy Goffner- Substitute Doorman

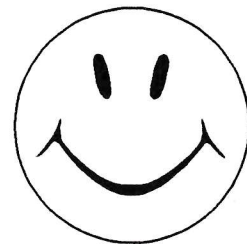
We're glad you're here!

SPECIAL AWARD

Our congratulations to Park Tower unit owner Mrs. Helen Perlman who was honored recently in Palm Springs, Ca. by pro-tem mayor Tuck Broich. The mayor presented Mrs. Perlman with the "Living for the 90's Role Model" award. If you know her you know she is well deserving of such an honor.

IMPORTANT NEWS FOR SENIORS

The city now reimburses senior citizens for a portion of the sewer charges they have paid. To get a refund, seniors need to fill out an application and:



1. Be 65 years of age or older
2. The sole owner, or owner in joint tenancy, or tenancy in common of the property
3. Occupy the property as your principal place of residence
4. Own a townhouse, condominium unit or cooperative apartment that shares a common water service

TWO DOCUMENTS MUST ACCOMPANY THE APPLICATION:

1. Most recent paid water bill
2. Homestead exemption certificate or most recent paid tax bill

A COPY OF THE APPLICATION AND MOST RECENT PAID WATER BILL IS AVAILABLE IN THE MANAGEMENT OFFICE

POOL REPAIRS

In November of 1990, repairs were made to the pool. Rust had begun to appear through the surface a number of months after those repairs. The Association is currently in litigation against the contractor completing the work. Several engineering firms have visually inspected the pool and although they feel that this is not unusual and that immediate repairs are not necessary, the Board of Directors is anticipating that the work will be done this winter.

The pool is a concrete pool with a coating of a fiberglass material. We are told they no longer recommend fiberglass for this use, and we will be investigating alternative.

We do wish to remind swimmers that year round pool typically close once a year for maintenance. We have been able to extend that time period and to avoid annual shut downs. Memberships will be extended to compensate for any time the pool is out of service.

ANNUAL ELECTION

This year's election will be on June 30th with two members' terms expiring. Look for your first election package after the first of May. Included in the package will be a newly proposed amendment to increase the Board from five members to seven. Please send in your proxies!!

IN CASE YOU DIDN'T KNOW...

****Those little white squares on top of your heating/ac convector units that become discolored and deteriorate with age, are available for \$1 each in the management office.**

****Thermostats installed on your units will regulate the heat and air conditioning so that you don't have to turn the fans off and on. They will increase your comfort and over time will save you money.**

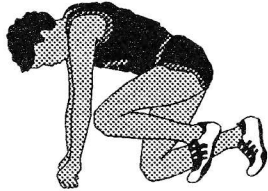
****Discounted guest parking coupons are available in the office. Five coupons per pack are \$12.50 and each coupon is good for six hours of parking. When you come to the office to purchase the coupons, please have the exact amount in cash, or write us a check.**

****Please wrap your trash securely and insert into the garbage chute. Don't leave newspapers on the floor of the service areas. If you wish to recycle, please carry the materials down to 1P. Containers are adjacent to the garage office.**

****PLEASE, do not use the chute between the hours of 9:00 p.m. and 7:00 a.m. daily.**

HEALTH CLUB

ANNOUNCING OUR NEW POOL SUPERVISOR.....We're happy to report that Liz Potesta is our new pool supervisor. If you have been a health club member, you probably know Liz. She has worked at Park Tower for six years and is very capable when it comes to swimming and fitness. We look forward to implementing the great ideas Liz has for the health club. If you have any suggestions or problems at the pool, stop and speak to Liz or leave a note if she's not there and she'll get back to you.



We've also made other changes that we feel have greatly improved the pool and health club. Kathy Kupka is supervising the cleanliness of the facility and she does a wonderful job. Kathy is an expert on clean! Also, a special thank you to the pool attendants who have been working extra hard to keep the pool area in tip-top shape.

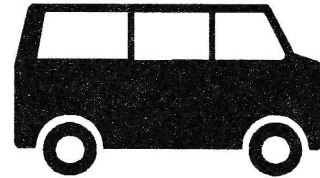
The Health Club Committee is working on plans to replace the whirlpool and we are getting prices for new showers for the locker rooms. Last year we added a treadmill and Stairmaster. The new equipment is getting very heavy use with members signing up in advance to reserve time.

We hope you'll take the time to complete and turn in the enclosed questionnaire.

PARKING ON SHERIDAN ROAD

You probably have noticed that 30 minute parking is now allowed in front of the Breakers. This was permitted despite the strong objections of the Boards of Park Tower, 5445 and 5455 N. Sheridan Road to the Alderman.

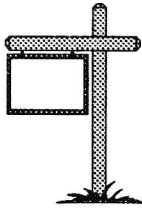
The concerns of the Board are now realized with hazards created by these parkers. Delivery trucks stopping at the market in the Breakers frequently double park forcing drivers to pull into the opposite lane to get around them. This is very dangerous and inconvenient to anyone driving north on Sheridan Road. We encourage you to send a letter of protest to Alderman Mary Ann Smith at 5457 N. Broadway, Chicago 60640.



DECORATING

The Board gave the thumbs up to pursuing the decorating project. The project includes rehabbing the elevators and new furniture and carpet for the lobby. We have beautiful designs created by the architect of the building, Solomon, Cordwell, Buenz and Associates, that we are now getting final prices for. If you would like to see the designs, stop by the management office.

ATTENTION OWNERS SELLING THEIR UNITS



You can reduce the base price of your unit for tax purposes by taking credit for contributions made to the reserve fund and capital expenditures. Hochfelder, Birkenstein and Lipinski, accounting firm for the Association, are currently compiling the information that you will need. If you are planning to sell your unit, contact the management office for this information.

HOTTER WATER... COMING SOON

The residents living on floors 3-29 will appreciate the following. The Board approved the installation of three new water heaters that will service the low-rise apartments. Total cost of the project is \$36,459. The proposal that will be completed by Hayes Boiler consists of replacing four worn out AO Smith heaters with three Raypak boilers. This was done for the high rise water system in 1988 with very favorable results.



CURTAIN WALL REPAIRS

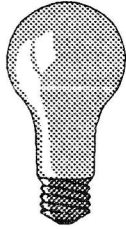
We're still observing the results of the trial repairs that were completed in December. In the meantime, please call the management office any time you observe rain infiltrating your windows.

Because repairs will be very expensive, additional test areas are planned. Before any great expenditures, the Board wants to be absolutely sure that a solution has been found.

SECOND FLOOR DECK

Last fall the second floor deck was repaired and repainted. While the contractors were painting the north end of the deck, an unexpected storm came upon them damaging the

work they had completed. Because weather did not allow them to correct the problems caused by the rain, they plan to repair and repaint the north deck as soon as we have five days of dry, fifty degree plus weather.



FLICKERING LIGHTS

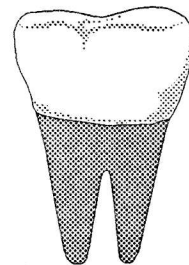
If you have noticed that lights in your apartment flicker off and on, please do not ignore the problem. It may be a sign that there is a potentially serious electrical problem that needs your prompt attention. After years of use, electric circuit breakers can fail causing lights to flash and has even been known to cause a fire. If you are experiencing any problem similar to this, notify an electrician or contact the management office for service.

WINDOW SHADE REGULATIONS

In case you were not aware, it is required that all exterior shades be the proper gray color. These shades are available with gray exterior and white interior from Regent Shade at 917 W. Irving Park Road, phone# 871-6400. They are very familiar with the sizes and proper color for Park Tower since they have been working in the building for many years. Odd color shades detract from the beauty of the building. If you have not yet done so please do your part by installing window shades with the gray exterior surface.

MALL SPOTLIGHT.....Dr. Mihai Braniste Suite 103

Dr. Mihai Braniste operates a full service dental practice in Suite 103. Dr. Braniste took over the dental practice formerly operated by Dr. Krain, and has modernized the office.



A graduate of The Loyola School of Dentistry, Dr. Braniste offers general preventive and routine dentistry, as well as root canals, dentures, porcelain crowns and bridges. He has facilities to perform the latest techniques in cosmetic dentistry.

Weekdays, Evenings and Weekend hours are available. Emergency appointments are accepted.

**CALL FOR YOUR FREE INITIAL CONSULTATION
312-769-4595**

UPS & DOWNS

You are in an elevator that is not going anywhere and you wonder, now what? First and foremost, remain calm. All of the elevators are equipped with cameras and the building elevators are equipped with intercoms and/or phones. When the phone is picked up, or you speak into the intercom (Aiphone), it automatically connects you with the Doorman's station. Tell the front desk what elevator you are in (the number appears above the floor buttons) and if possible, what floor you may be near. Immediate steps will be taken to have you on your way as soon as possible.

The mall elevators are equipped with cameras only. If you are in one of these elevators, turn around and speak in the direction of the camera.

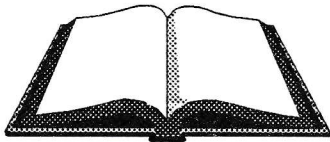
EXTERMINATE IT!!

Remember, every Friday is the day the exterminator comes to service the building. If you have a problem, please call the office to be put on the list for (no charge) spraying.



It is important that you prepare your apartment for the process. Ask the office for the list of instructions.

THE LAUNDRY ROOM LIBRARY

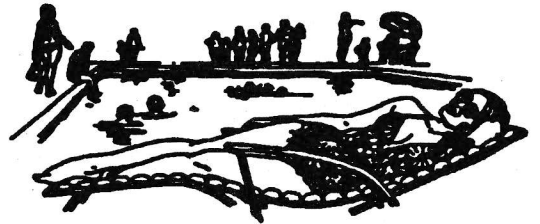
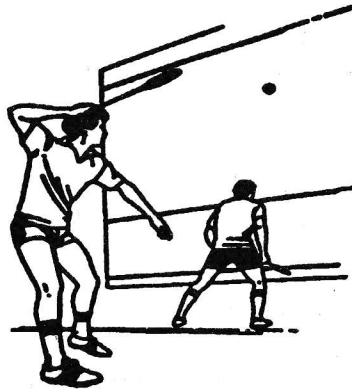
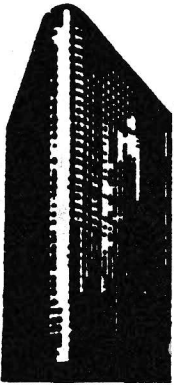


We are having a real tough time maintaining our laundry room library. Residents have been taking the books out but have not been returning them. We ask that if you borrow a book you please return it in a reasonable amount of time. Also if you have paperback books that you no longer want, please drop them off at the management office so that others may enjoy them.

FILTER CHANGING SEASON

The maintenance staff has scheduled changing filters in your convector units beginning in the month of June. This is a very large project so we hope that you will cooperate by allowing our staff access when first requested.

Filter changing is offered to residents free of charge on one occasion. If the resident does not allow our staff access during the specified time, they can have their filters done by appointment for a cost of \$15.00. Otherwise, no appointments please!!



*Park Tower
Health Club
Committee*

We want to hear from you. Please take a couple minutes to complete this Health Club questionnaire and either leave it in the lobby drop-box or turn it in to the management office by May 31st.

Are you presently a Park Tower Health Club member?

What could be done to increase your time at the club (or attract nonmembers to join)

- | | |
|--|---|
| <input type="checkbox"/> extended hours | <input type="checkbox"/> yoga classes |
| <input type="checkbox"/> additional equipment | <input type="checkbox"/> scuba classes |
| <input type="checkbox"/> racquetball rotation* | <input type="checkbox"/> massage therapy |
| <input type="checkbox"/> walleyball rotation* | <input type="checkbox"/> aqua-exercise |
| <input type="checkbox"/> racquetball lessons | <input type="checkbox"/> swimming lessons |
| <input type="checkbox"/> nautilus training or equipment demonstrations | |
| <input type="checkbox"/> other _____ | |

* rotations allow you to play a different participant(s) each week, month, etc. scheduled at your convenience.

The Pool/Health-Club recently extended the hours by opening at 6:00 a.m. instead of 7:00 a.m. during the week. This has been a great success as many people are enjoying their exercise before going to work. What further increase in hours would you recommend:

- | | |
|--|--|
| <input type="checkbox"/> No Change | |
| <input type="checkbox"/> earlier on weekdays | <input type="checkbox"/> later on weekdays |
| <input type="checkbox"/> earlier on weekends | <input type="checkbox"/> later on weekends |

other suggestions _____

If you suggested additional hours, would you really use the club during these hours?

If you would like to see some new equipment in the health club, what type would you like? Please number and prioritize with #1 being the most important.

- | | |
|---|---|
| <input type="checkbox"/> State-of-art LifeRower | <input type="checkbox"/> Different Nautilus machines |
| <input type="checkbox"/> State-of-art exercycle | <input type="checkbox"/> what kind? _____ |
| <input type="checkbox"/> additional StairMaster | <input type="checkbox"/> Nordic Track cross-country trainer |
| <input type="checkbox"/> additional treadmill | |
| <input type="checkbox"/> other _____ | |

Are you interested in participating in an organized racquetball rotation?
walleyball rotation?

