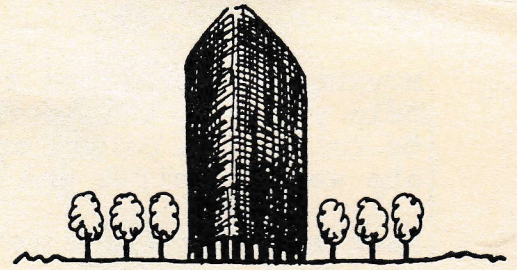


PARK "TOWER TALK"



VOLUME 3, NUMBER 2.

OCTOBER 1990

SECOND ANNUAL END OF SUMMER FUN FESTIVAL

The party room was decked out with Mexican pinatas, sombreros, serapes, cactus and colorful balloons. Residents were entertained by Mexican mariachis as they enjoyed the delicious cuisine prepared by Master Caterers. Two prizes were awarded for most authentic costumes- Beth, Charlotte and Garth Spencer received the portable telephone that was supplied to us by Ace Disposal. Bob and Bea Steiber received the gift certificate for The Eccentric offered by Lettuce Entertain You. Prizes from Wing Hoe Restaurant, Lakeview Florist, Always Tonya and Leroy Hardware were raffled off to lucky ticket holders. Entertainment was provided by "Balloons and More Fun". Singing,



dancing and pinata breaking filled the rest of the afternoon. We hope that all who attended had as much fun as we did.

DRIVEWAY REPAIR

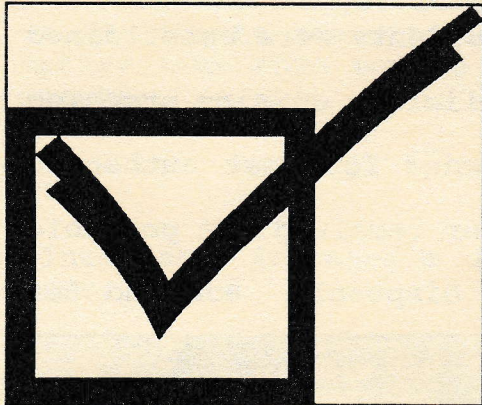
Replacement of the front circular drive is scheduled to begin on October 8th. Construction should take 2-3 weeks depending on the weather and extent of damage to the membrane. During this time, the driveway will be completely blocked off to traffic. We appreciate your patience during the construction.

MOVE-IN, MOVE-OUT

Moving from one home to another can be such a "drag". We want to help you keep the hassles to a minimum. It is therefore important to follow the rules for moving to and from Park Tower. These rules are very specific and must be followed by all residents.

Each and every move (even if the move is from one apartment in the building to another) must be scheduled through the management office. Even though an individual thinks they do not need to reserve the elevator because they have few possessions, it is, never the less, required that all moves be scheduled with the management office.

Failure to schedule a move through the management office will result in a fine of \$150 which will be assessed against the unit owner.



Keep in mind that moves are only scheduled Monday through Friday from 9:00 a.m. to 5:00 p.m. This is strictly enforced and persons attempting to violate this provision will be fined accordingly. **PLAN AHEAD!**

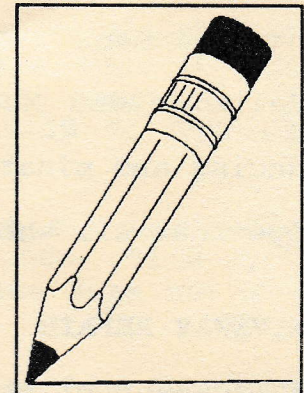
Owners who rent their units should know that before the elevator will be scheduled for their new tenant, all paper work and fees should be supplied to the management office. This should be done a minimum of 14 days before the move is to take place. Allow more time during heavy move season so that elevator time will be available. Failure to properly handle this matter might cause delays in moving which could result in loss of rents.

Plan ahead!! REMEMBER, SUBMIT ALL PAPERWORK AND FEES AT LEAST 14 DAYS BEFORE A MOVE IN AND SCHEDULE ELEVATOR TIME WELL IN ADVANCE.

If you are not fully aware of the regulations regarding moving, please call the management office for a copy of them. It is your responsibility to know the rules. If you use an agent to rent your unit, please make sure they are aware of the procedures.

PLEASE BE AWARE OF THE FOLLOWING CHANGE IN THE MOVE-IN, OUT RULES:

To schedule the elevator, the \$50 CASH fee must be paid. The elevator will not be reserved until the management office has this fee to cover the services of the security officer.

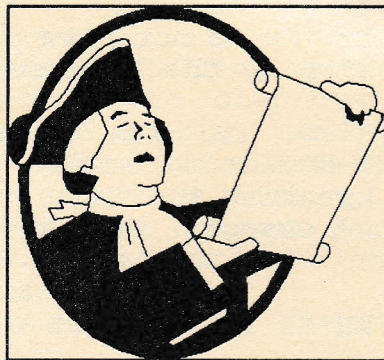


This new regulation goes into effect on November 1, 1990.

This rule was established because individuals failed to notify the management office to cancel their moves.

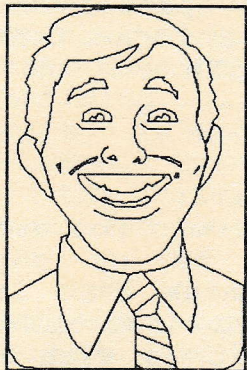
ATTENTION OWNERS WHO RENT THEIR CONDO UNIT

People who invest in real estate are always interested in the value of their investment. It is to the advantage of an owner to do what he or she can to sustain or improve the value of the real estate.



In the case of condominiums, it is important to create a positive image of the building. A negative image has an impact on every unit in a building. We hope, for the betterment of the building, that owners who lease their unit(s) at Park Tower, will make every effort to rent to responsible people who will contribute to the positive image of the building.

KNOW WHO IS RESIDING IN YOUR APARTMENT. Don't depend on someone else to select a person that will live in your investment. If you contract with an agent to rent your condo, make sure you've read and understand the credit report **before** the lease is signed. The credit report tells a great deal about a person. If you do not understand the results of a credit report, speak to the credit bureau used.



A wise owner will go the extra mile and personally call previous landlords to find out the history of the tenant. The owner will also personally interview the prospective renter and let that person know what is expected in condominium living.

EACH ADULT PERSON LIVING IN THE UNIT MUST BE ON THE LEASE!!!! LEASES MUST NOT BE LESS THAN ONE (1) YEAR.

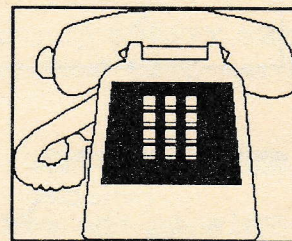
Remember, under the rules of the association, there are some instances when the unit owner is responsible for the actions of his or her renter.

Example: If you have rented your apartment to an individual who loves to play the stereo at a level that makes the neighbors miserable..... there will usually be a price to pay.

Renting to quality, responsible people can only improve the image and value of a condominium building. Park Tower is a great building and it deserves the BEST!

WHERE THERE IS SMOKE.....

If you accidentally burn the food you are preparing, please let the doorman or office know that you had the mishap. This will save our staff from running from apartment to apartment trying to determine if there is a fire. If the fire happens to be of a serious nature,



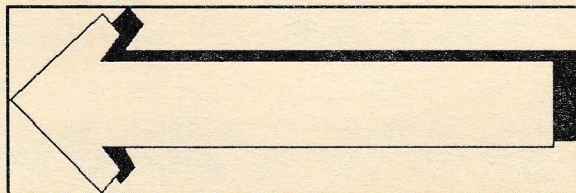
1. Call the fire department at **911**, then call the building at 769-3250.

If you do not have a copy of "What To Do In Case Of A Fire", please stop by the management office for one.

Also, it is a Chicago Law that all apartments be equipped with functioning smoke detectors. If you do not have one, you are breaking the law. Our staff will install your smoke detector free of charge. Just call the management office.

WE'RE LOOKING FOR SOME BODIES

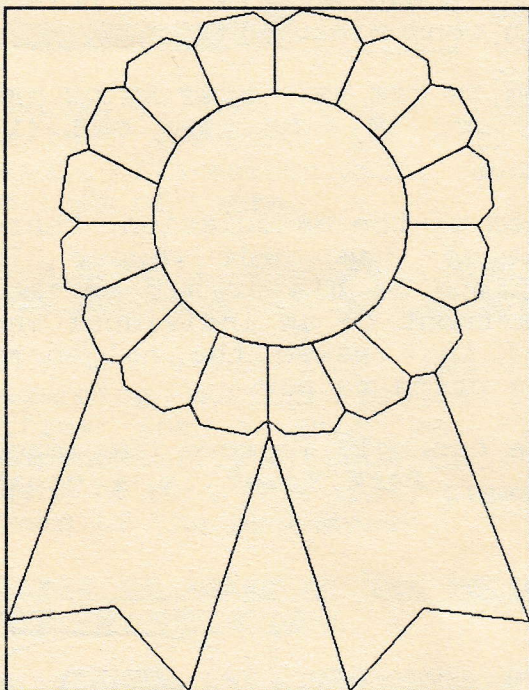
We are trying to re-establish the garage committee. Mr. Irv Heller is now the garage committee chairman since David Goldberg resigned. If you are interested in participating, please contact the management office for details.



P.S. Thanks for your help David Goldberg, we will miss you.

SUPPORT BUSINESSES IN THE EDGEWATER MALL.

Park Tower mall businesses give its patrons very special and personal service. Let's show them we appreciate them and want them to be here forever. SPEND YOUR GREEN ONES AT EDGEWATER MALL!!!



SPECIAL RECOGNITION-

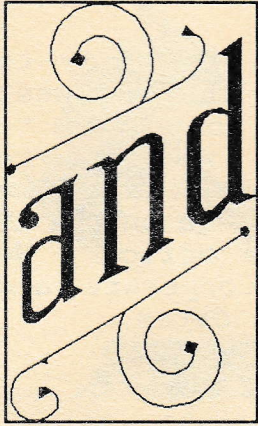
So often a good worker does not get the recognition that he or she deserves. We don't think that is right and we plan to do something about it. Therefore it is with a great deal of satisfaction that we thank and recognize the outstanding effort that **Ed Kargas** has put towards his work since he came to Park Tower in 1973. Ed is ever reliable and resourceful. If you have an unusual problem, he will usually have the solution.

We want him to "officially" know that we count on and appreciate him tremendously. We sure hope he doesn't plan on retiring until he is 90 years old!

NEW EMPLOYEES

This is the official "Park Tower Talk" welcome to our new employee column. This edition we are very happy to announce the arrival of Ms. Lily Godow who is now on the staff as Assistant Manager. Lily comes to Park Tower with extensive customer service experience.

If you have not had the pleasure, please stop in and say... HI!



We are also pleased to inform you that Tracy Smith has taken the position of the health club/pool supervisor. We expect some new and special things to happen with the pool and health club now that Tracy is here. Many of you know Tracy already. She has conducted the evening aerobics classes for our residents for several years. Tracy will be on hand to help you with your fitness program.

NEIGHBORHOOD WATCH

We would like to organize a PTCA watch group that tours the building and keeps an eye out for persons who might be looking to cause a problem. Recently, we have had some graffiti on the walls and we want to deter any future such incidents. It's a great way to keep your bod and Park Tower in tip-top shape. Sign up at the management office.

BE SECURITY MINDED

Your Board and management have made every effort to secure your building and to keep intruders out. Security systems and locked doors are only as effective as the people using them. You might think that you're being well mannered and neighborly when you hold that security door open for someone who wants to come into the building.... BUT, unless you positively know for sure that the person is entitled to enter, tell him or her to see the doorman for access. Even if you think that you recognize the person as living in the building, that person might have just moved out and is not entitled to access.

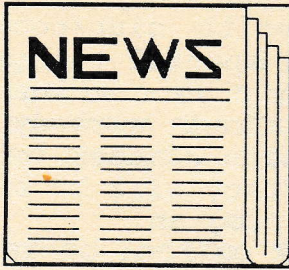
This is to remind all of our residents that the white and blue access card, used to enter certain doors in the building, is for the use of REGISTERED RESIDENTS ONLY!!!! These cards are not for relatives, friends, house sitters, or cleaning people etc. If you have given an access card to a person who should not have one, please retrieve it immediately. If it is determined that an unauthorized person is using one of your access cards, all of your cards will be deprogramed pending further inquiry.

Be aware that it has become necessary to recall some of the access cards. This is being done due to an effort to tighten controls and to the system's memory capabilities. In the near future, additional information will be sent to you regarding this matter.

If you have misplaced or lost your security access card, **NOTIFY THE MANAGEMENT OFFICE IMMEDIATELY.** Our staff will deprogram that card so that no one else can use it.

Please remember that you need to carry this card with you at all times for access into the building (and out of the garage). Please do not go to the rear service area and buzz the doorman for entry. He sometimes cannot recognize individuals in the camera. Also, every time you take his attention, other areas are less secure. So, please don't be offended when he asks you to come to the front desk to enter.

RECYCLING PROGRAM



We are happy to announce that we are ready to begin our recycling program. Within the next week or so, Ace Disposal will be placing containers to collect aluminum and newsprint. We hope to include other materials at a later time. The receptacles will be placed in the garage on the 1P level just adjacent to the garage office. We hope that all of our residents cooperate and participate. Watch for orientation dates.

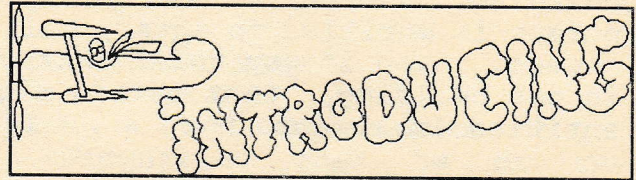
LET'S TALK SOME TRASH

Please, properly and securely bag your garbage and push it all the way down into the chute so that it is not stuck in the opening. Do not leave any items (except cardboard boxes) laying on the service area floor. To dispose of large items that do not fit into the chute, call the management office for the arrangements. Make sure you do not place any items in the chute that will not easily slide down. This could damage the chute.

When you cooperate, you help keep Park Tower clean, fresh and "pest-free"!

A STAR IS BORN

You might not have realized that we have a movie actor in our midst. Mr. George Resis has appeared in a number of movies and TV programs that have been filmed in Chicago. To name a few: Brewster Place, Music Box, Opportunity Knocks, Home Alone and Father Jim.



His latest quest was appearing on channel 2, in "Goodnight Sweet Wife- A Murder in Boston". Mr. Resis played a Cardinal in several scenes of the movie. He is also in the new Dodge Commercials.

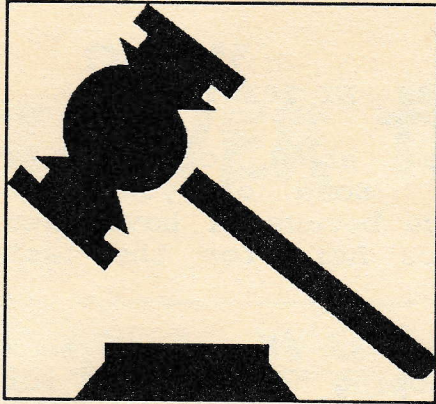
TELEPHONE, TELEGRAPH, "TELEUS"

We are interested in hearing about your special experiences such as Mr. Resis's. Let us know about a special occasion, birthday, or anniversary. We'd like to share it with all our residents.

WINDOW SHADES

We are now beginning a very active effort to locate those units who have colored shades or window treatments that are in violation of the Park Tower Condo Association Rules and Regulations.

It is very disturbing to be driving/walking down Sheridan Road or Lake Shore Drive and see the odd colored shades. It adversely affects the appearance of the building. The only color permissible is the proper gray color.



If you are in doubt about the color, come to the management office and we'll show you the shade of gray that is required.

THE GARAGE NAG

TURN ON YOUR LIGHTS!!

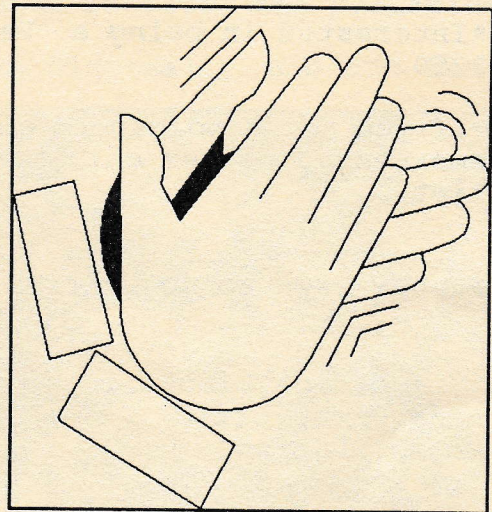
Observe speed limit and traffic signs. All vehicles in the garage must display the proper decal, temporary pass or daily parking ticket. Thirty day notice is required to cancel parking. Keep car in proper condition.

Advise garage management of any change in vehicles.
Parkers delinquent 45 days lose parking privileges.
Parkers delinquent 3 times within a 12 month period lose parking privileges.
Do not use parking space for storage.
Registered vehicle only, in reserved spaces.

WELCOME TO PARK TOWER...

Congratulations to Mr. & Mrs. Mark Resnik on the recent birth of their twin babies, Felice, 6lbs. 4 oz. and Steven 6lbs. 9 oz. on July 25th at Evanston Hospital. Mother and babies are doing fine.

When the Resniks found out they were having twins, they decided it was time to expand. They are planning to combine their two bedroom apartment with their studio next door. Best of luck to Barbara and Mark Resnik and their little ones.



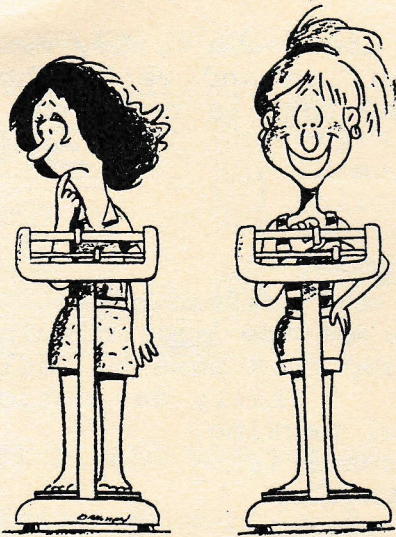
WE NEED YOUR HELP

If you feel that the new curb installed in front of Park Tower by the city is unacceptable (lower than the original curb) please contact the Alderman's office at 5457 North Broadway or phone 784-5277.

Also, your Board and management has been requesting, for some time, that the driveway between 5445 and Park Tower be repaired. You have probably noticed that water accumulates there and become ice in the winter causing an extreme hazard. If the alderman gets more input about these two matters, perhaps they will make an attempt to correct them. Election time is coming!

A PTQ (PARK TOWER QUICKIE)

*Keep your convector pan clean to prevent clogs that cause condensate overflows. Call us for more details.



HEALTH AND FITNESS BY TRACY SMITH

I am very excited about joining Park Tower's staff. Some of you will recognize my face because I have been teaching aerobics here for the last four years.

With my knowledge of fitness, I look forward to developing new programs for the pool and health club to increase overall health awareness and put more fun into the quest for fitness.

I welcome any suggestions from you, as members, of the programs you would like to see offered. If you are not a member, there is no better time than now to join along with us on the road to better health.

PTQ

*Interested in being a Park "Tower Talk" staff writer? Call 769-3250.

*If you are handicapped and would need special attention during an emergency, please call management to be placed on our handicapped list.

AUGUST 26TH BOARD MEETING HI-LIGHTS

Office Remodeling- the Board voted to paint and remodel the management office. New carpeting was approved at the last open board meeting.

The Board ratified their vote to change security guard firms from Globe Security to Aargus Security. Globe Security had financial problems and was auctioned off to another company. Aargus Security is used at buildings 5445 and 5455 N. Sheridan Road.

Driveway Replacement- Monson Nicholas was chosen to replace the front drive at a total cost not to exceed \$52,000. This price will be lower if the entire waterproofing membrane does not have to be replaced. Work to begin very soon.

It was agreed that two new bulletin boards would be purchased so that residents could be updated about important building matters while waiting by the elevators on 1P and 2P.