

Park "Tower Talk"

September 1991

Volume 4 Number 3

AN EVENING IN THE TROPICS

You are invited to a very special evening on September 14, 1991 starting at 6:30 p.m. in the Park Tower party room.



Once again, it is time for our Annual Park Tower Party. This year's theme is "An Evening in the Caribbean". Come and join us in the tropical paradise of PALM TREES, STEEL BAND MUSIC, AND DELICIOUS FOOD with an island flair.

There will be a limbo contest, great door prizes and a special prize for the person or couple dressed up in the most "tropical" attire.

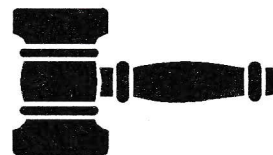
You won't want to miss sharing this very special night with your neighbors! The cost is only \$5.00 per person. Tickets go on sale in the management office on September 3rd. Please pay in advance so that we can plan for plenty of good food and drink.

BOARD MEETING HIGH LIGHTS

Below are issues from the June and August Board of Directors Meeting:

A contract with Solomon Cordwell Buenz and Associates to create new designs for the lobby, second floor deck, elevators, party room and second floor corridor was approved at a cost of \$9,000.

SCB has already created beautiful designs for the deck. Feel free to stop in the management office to see the new proposed design. The design includes extensive landscaping, a barbecue area, two areas for tables and chairs, a putting green and benches with built in game boards. The Board is now waiting for the specifications for the designs so that costs for the proposed project can be determined.



A contract with Heitmann and Associates for curtain wall alterations- this is a firm from St. Louis that specializes in curtain wall repairs.

Their engineers have conducted water tests to determine the source(s) of rain infiltration from the curtain wall. They will be doing more tests, but they have submitted a preliminary report to the Board that includes a major alteration to the vertical mullions of the wall. After all tests are completed and Heitmann and Associates have presented their specifications for these repairs, reputable contracting firms will be engaged to submit proposals.

Trial repairs will be tested for their effectiveness before any major work is planned. As you may know, the final repairs of the wall will be very costly. The Board wants to make sure, before any money is spent needlessly, that the method of repair be proven and effectual. From a practical standpoint, even if extensive repairs are completed, it is very possible that when there is a heavy driving rain, the building will still experience some degree of water infiltration. There may be no way that water can be completely kept out of the building.

Maxtel bulk fees approved- the Board approved the new fees proposed by Maxtel Cablevision- (see Maxtel article on page 4 for more details)

Carpet cleaning- Board approved carpet cleaning of all corridors by ServiceMaster for a total cost of \$4,471. This work is now complete.

Tuckpointing of the mall exterior and second floor deck parapet wall was approved to be completed by C. Miller Building Maintenance for a total cost of \$19,975. This work is now complete.

Certificate of deposit investments- Five certificates of deposit expired and were reinvested.

\$93,808 for 12 months at 6.6% interest

\$94,000 for 12 months at 6.4% interest

\$96,000 for 6 months at 6.65% interest

\$100,000 for 6 months at 6.3% interest

\$100,000 for 6 months at 6.25% interest

Contract renewals-

The Board approved the air conditioner maintenance contract with York International that contained an increase of less than 2%. The total cost for the year will be \$21,190.

The Board approved a two year contract renewal with Schindler Elevator for a total of \$6,712 per month. This cost is a 10% reduction over the current fee and was agreed to because of their many contracts nationwide with PM Realty. Other bids were obtained from Mid-States Elevator and Standard Elevator.

Second floor deck repairs- a contract was approved for Hascek-Melville to repair and repaint the Dex-O-Tex surface on the exterior deck for a total cost of \$39,190.

Mortgages for units #311 & #511- after a study was made of these mortgages by the Budget and Finance Committee it was determined that there would be an approximate net savings of \$50,000 if they were paid off. The payoff would be approximately \$68,000 total for both units. The Board of Directors approved the expenditure.

MAIL DELIVERY BLUES



We know that many of you have experienced recent problems with mail delivery. When our regular mail carrier is on vacation, we inevitably have these problems. Management always tries to accommodate the fill in carriers by giving them up to date information of the residents but sadly, the carriers have chosen to return your mail even if it is only missing the apartment number.

Management has discussed this with the Uptown Post Office Supervisor with no encouraging results. He has informed us that it is procedure for a piece of mail without the apartment number be considered an incomplete address for which they simply return the piece to the sender. For your convenience, **PLEASE MAKE SURE ALL OF YOUR INCOMING MAIL HAS A COMPLETE ADDRESS, INCLUDING YOUR APARTMENT NUMBER!**

If you continue to have problems with your mail delivery, voice your complaints to the Uptown Post Office.

COMMITTEE UPDATE

Board members will now be liaisons to every committee in hopes that this will encourage participation. Committee/Board liaisons now active are as follows:

Budget and Finance- Joe Sloan
Garage Committee- Marjorie Muzyczka
Health Club- Carlos Vargas
Rules and Regulations- Roberta Silver

We desperately need volunteers for the garage and health club committees. If you are interested in participating in a committee please contact the management office.

ENTRANCE FOR THE HANDICAPPED

The manual exit door in the front lobby near the hi-rise mailboxes has been equipped with an automatic door release to accommodate persons in wheelchairs or persons with luggage.

During the winter, you will gain access to the door by coming around from the front entrance, not the mall entrance.

MORE INFORMATION REGARDING MAXTEL



Dear Homeowner:

As you know, your new assessment coupons include a charge of \$3.45 per month. This represents a charge for the master antenna and satellite hook-up. We have received many calls regarding this charge and will attempt to clarify any misunderstanding.

Seven years ago the Boards of the three Edgewater properties, 5455, 5445 and Park Tower jointly signed a seven year contract with a company now known as Maxtel. That contract gave the residents of all three buildings free hook-ups and free antenna service and maintenance for that seven years. In return, Maxtel was given the right to sell movie channels to our residents.

The contract gave Maxtel the right to renew the agreement for an additional five years, with Maxtel now having an option to charge for antenna service.

The present Boards of Directors of the three building met with the owner of Maxtel to negotiate the second term and agreed to the \$3.45 per month per unit charge in return for expanded programming.

Also, Maxtel promised installation of additional equipment to ensure greatly improved TV reception.

Other alternatives were also investigated and it was found that while underground cable was available, the cost would be approximately \$9.00 per unit per month and once we switched from satellite to cable, we would eliminate any future options to reverse back to satellite. References on cable were not good. In checking with alternate satellite firms, they all quoted prices well in excess of the \$3.45 per month.

We did a study of other high rises and found all but a few exceptions were paying from \$7.50 to \$12.00 per unit per month for the same service we are receiving or less.

Most associations are paying the fee out of association funds. However, the Park Tower Board felt this would be inequitable since the larger apartments would be paying the larger share of the cost for the same service given to the studio apartment owners. The Board unanimously agreed the fairest way to handle this cost is the per unit charge.

The negotiations with Maxtel for this contract were over a nine month period between the company, the Boards, Management and the attorney who handled the negotiations for the Park Tower Board when the original contract was written in 1984.

Should you have any problems with your reception or you would like to order additional programming, please call Maxtel at 1-800-632-2666.

IN THE SPIRIT OF PROMOTING OUR MALL BUSINESSES, WE ARE ESTABLISHING A NEW COLUMN IN WHICH WE PROFILE ONE OF THE OCCUPANTS IN EACH NEWSLETTER BEGINNING WITH 101 AND WORKING OUR WAY THROUGH, IN ORDER.

Our first feature is The Psychology Center, Inc.:

DID YOU KNOW.....

One of the fastest growing offices in the Park Tower Mall is The Psychology Center, Inc., located in Suite 101 (right next to Northbeach Travel Agency). Headed by long-time Park Tower resident and licensed clinical psychologist, Dr. James Davenport, Psy. D., The Psychology Center, Inc., offers private, professional services to individuals, families, and couples with office hours by appointment.

The clinical staff includes Dr. Bonnie Kallen, Psy. D., Kathleen Falherty, L.C.S.W., and Mary Sullivan, C.S.A.C., as well as Dr. Davenport.

"We provide confidential services in a quiet, comfortable setting which is quite convenient for Edgewater Plaza residents," says Dr. Davenport "and we also offer evening and Saturday appointments for added convenience".

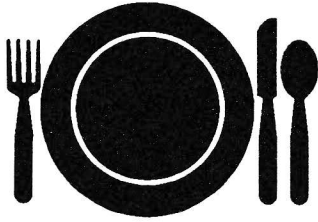
What kind of services do people usually seek from the Psychology Center, Inc.? "Often very normal, everyday problems," explains Dr. Davenport, "such as work or personal stress, depression or loneliness, marital communication problems, and difficulties with anxiety or excessive worry." Most health insurance plans cover these services. You can call the office for a free brochure at (312) 238-2828.

WEIGHT WATCHERS ANYONE?

We are looking for persons who would be seriously interested in starting a Weight Watchers group that would be held in the 5445 building in the 3rd floor party room, once a week. This would be a 10 week session initially, at a cost of \$130. If the classes continue, your next 10 week session would be reduced to \$120.

The Weight Watchers Program is more than just a diet...it's a four way approach to weight control. The plan includes a Food Plan, a Self-Management Plan, an Exercise Plan, and a Group Support/System. By combining these four approaches, participants will progress toward the ultimate goal...permanent weight loss.

We will need at least 20 participants to begin the program. If you are interested, please call Wendy in the 5445 management office at 769-0500.



RESTAURANT OF THE MONTH by YALE SIEGEL

For those who have never tried a Japanese dinner, here is a golden opportunity to eat real authentic Japanese quality food at affordable prices. For the Japanese food gourmand, the place to go is Suehiro, 3374 N. Clark Street, phone: 528-2572.

Upon entering you will find the Japanesque decor peaceful and relaxing. The restaurant is owned by Yasuo and Yaeko Oura, a husband and wife team. Mrs. Oura will greet you and offer a booth, table or tatami room if you prefer. The latter is a private dining room with straw mat (tatami) where you sit on the floor on a pillow and dangle your feet in an opening through the floor. You must remove your shoes before entering the tatami room.

The food is prepared by Mr. Oura, an excellent chef. You can order either ala carte or a seven course meal. Dinners are the best value in town. On the teriyaki dinner menu is chicken, salmon, or beef starting at \$10.25. Included with dinner is an appetizer (made from cucumbers), shrimp and vegetable tempura, Miso soup, Japanese pickle, rice, dessert, and Japanese tea.

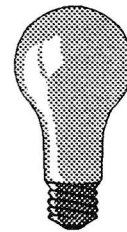
On the Sukiyaki Dinner menu is Sukiyaki, a mixture of various vegetables sauteed and topped with thin slices of savory beef in a very tasty broth all served in an individual iron casserole, or Beef and Noodle Sukiyaki, same as above, only with noodles included. Either one is \$11.25; or Chicken Mizutaki, (Japanese version of boiled chicken in the pot) which consists of a mild broth, Chinese cabbage, tofu, and chunks of chicken, served steaming hot in a covered casserole with dipping sauce on the side. This is my favorite.

One final thing, and a real find, is not on the menu. Ask Mrs. Oura if she has Umani, a combination of Japanese vegetables, including carrots, taro, bamboo shoots, Japanese potatoes and bits of chicken, stewed and served in a small amount of sauce. The price is \$5.00. You can share it as an appetizer. It took me a couple of years to discover this dish. My oriental friends always order this and one day I sampled it and have been hooked ever since.

I suggest reservations on Friday or Saturday. Free parking in Gold Crown Liquors, at the corner of Clark, Sheffield and Newport. Go in the store for ticket to be validated at the restaurant. Closed Mondays. Bon Appetit!! All major credit cards are accepted. Saki, Japanese beer, and mixed drinks are available.

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.



DOUBLE PANE WINDOWS

Watch the bulletin boards for an announcement regarding an introduction to the benefits of double pane windows. Double pane window installation aids in energy conservation, reduced condensation build-up and eliminating drafts.



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 on 917 W. Irving Park Road. They are very familiar with the sizes and proper color for Park Tower since they have been working in the building for many years.

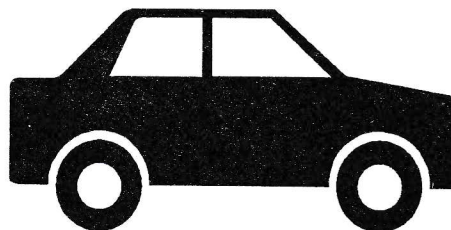
Odd color shades detract from the beauty of the building. If you have not yet done so, please do your part by installing window shades with the gray exterior surface.

FRIENDLY REMINDER

FRONT DOORS to the apartments CANNOT be PROPPED OPEN. Not only are open doors a fire hazard, they also effect the air flow/balancing of the corridors. Please cooperate!!

PUBLIC SAFETY OFFICERS

During the hectic hours of 5:00 p.m. to 7:00 p.m., the public safety officer will usually be posted at the front desk to assist the Doorman. Because of the heavy traffic, it is necessary to have the officer carefully watch the driveway to make sure our residents don't have to experience a "traffic jam". ALSO, MAY WE REMIND YOU THAT PARKING IN THE FRONT DRIVE IS LIMITED TO 15 MINUTES. Please OBSERVE THE LIMIT! Violators will be towed at their own expense!



WE'RE WORKING ON IT!

Last year, repairs were made to the swimming pool that have not held up to our satisfaction. There are a few small areas where the paint has discolored, indicating that steel bars in the pool are beginning to rust. Because the contractor has not responded to the problem, the Board of Directors is seeking legal assistance in the matter. Another matter that has been referred to the Association's attorney is the recent curtain wall repairs. You may have noticed that a number of exterior panels on the building have discolored. The attorney is pursuing the contractor to replace the panels with properly anodized aluminum sheets. We will keep you updated on the progress made by the Association's counsel.

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.

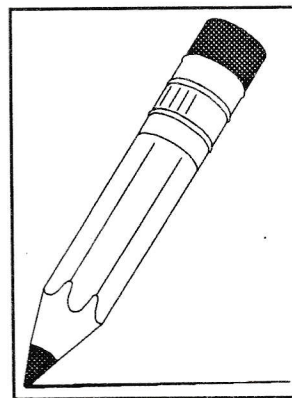
Failure to schedule a move through the management office will result in a fine of \$150 which will be assessed against the unit owner.

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.



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 Ramit Kreitner, Service Coordinator; Kathy Kupka, janitor for the healthclub, party room and laundry room; David Negrau, janitor; and pool attendants Todd Sturgell, Maria Vetrano, David Ruzkowski and Adam Such.

We would also like to introduce our night maintenance crew, Voytek Wisniewski, Craig Ousley, and Adam Audwcki.

UNTIL NEXT TIME, ENJOY THE FALL SEASON!!