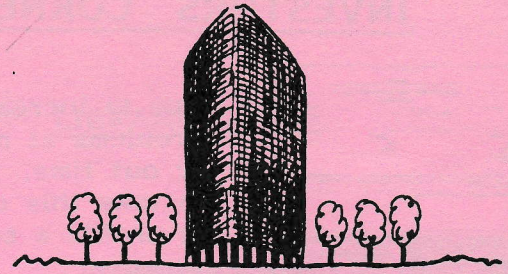


PARK "TOWER TALK"



VOL. 3, NO. 1

FEBRUARY 1990

VOLUNTEER PARTY


WE APPRECIATE YOU !!! AND WE WANT TO SHOW IT.

On Saturday, February 10th, we are honoring our committee members at a party held in the Party Room at 7:30p.m.

There will be good food, awards, prizes and lots of fun.

All residents are welcome and encouraged to join in and say "Thank You" to all our volunteers who devote their time to make Park Tower a great place to live.

More details available in the management office. Please phone or stop by.

Below are our committees. We  our committee members.

RULES & REGULATIONS

John Spatuzza
Leslie Dochterman
Ruby Lippert
Steve Schwartz
Joy Spatuzza
Herbert Zimmerman

DECORATING

David Shaw
Ruby Lippert
Leslie Geller
Allan Bednarski
Alina Sloan
Vito Viglione
Augustine Marron
Freida Tobisch

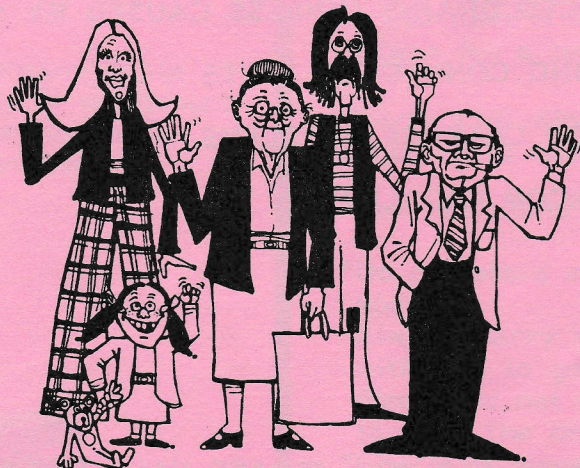
Lorraine Meyers
Irv Heller
Faye Eisenberg
Ruth Comroe
Cy Peiser
David Briere
Beth Spencer
Gert & Fred Britten

GARAGE

David Goldberg
Peter Cantwell
Irv Heller
Jules Nedelman

BUDGET & FINANCE

Paul Groeninger
Allan Bednarski
Ruth Comroe
David Matusak
Mohsen Shahpar
Gerald Decicco
David Shaw
Vito Viglione
Lorraine Meyers
Joe Sloan
Margaret Landford

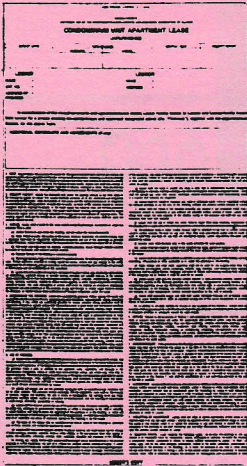


FLOOR CAPTAINS

Nancy Ledvina
Carlos Vargas
Allan Bednarski
Vito Viglione
Herbert Hellauer
Terry Brooks
Laura Carl
Beth Spencer
George Resis
Joy Spatuzza
Ruby Lippert

JUPITER REALTY SERVICES, INC.

INVESTORS CORNER



Due to increasing problems at move in or out time, we wish to take this opportunity to enable a smooth turnover.

The office must be provided with lease information (approved lease forms can be obtained at no charge through building management).

In addition to a lease, the office must have the following:

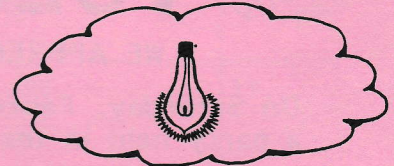
1. Completed Credit Application
2. Credit Report
3. Registration Fee - \$35.00
4. Pet Release Form

The office needs this paperwork at least 2 weeks prior to the move.

* REMINDER *

Please make sure that you keep your overhead kitchen light on while your food is being cooked.

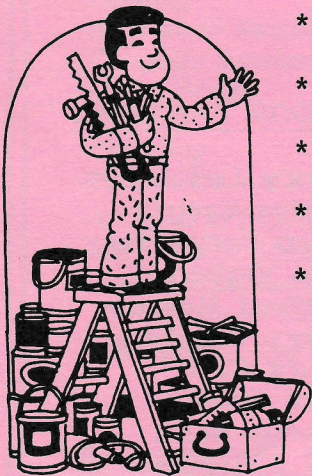
The light switch operates the exhaust dampers to help remove cooking odors from the building.



NO CHARGE MAINTENANCE ITEMS

THE FOLLOWING WORK ITEMS ARE COVERED BY YOUR ASSESSMENT FEES AT NO EXTRA CHARGE:

- * FILTER CHANGES IN HEATING/ A/C UNITS (ONCE A YEAR)
- * DRIPPING FAUCETS
- * EXTERMINATING SERVICE (FRIDAYS)
- * SMOKE DETECTOR/ BATTERY INSTALLATION
- * CLOGGED DRAINS (UNLESS CAUSED BY NEGLIGENCE)
- * LEAKING CONVECTOR UNITS
- * WINDOW LEAKAGE PROBLEMS
- * INTERCOM PROBLEMS



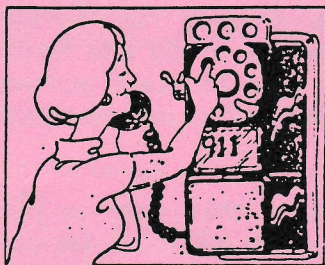
TO SCHEDULE SERVICE, PLEASE CALL THE MANAGEMENT OFFICE.

what to do in case of fire

Because your life may depend on it, you should know what to do if a fire occurs in the building. Mr. Connelly, from the Fire Department, will be here on Thursday, February 22nd in the Party Room at 7:30pm to educate us on fire prevention and what procedures to follow if a fire occurs in your apartment.

Please don't assume you know all the procedures in case of fire.

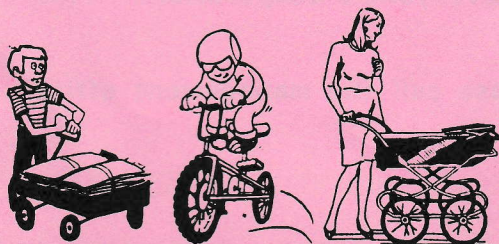
Attand this all important session! !



SERVICE ELEVATORS

All bicycles, shopping carts, luggage racks, etc., must be transported via the service elevator only. No wheeled items will be permitted in passenger elevators, other than wheelchairs and baby strollers.

Also, all workmen and tradespeople delivering materials and/ or equipment or rendering services to residents must use the service elevators.



LIBRARY BOOKS



Park Tower now has a library located in the laundry room.

If you would like to donate any paperbacks, please bring them to the management office.

Please, if you do borrow a book from the library, please remember to return it within 2 weeks so others will be able to enjoy them.

GARAGE

If you have not already done so, please stop at the garage office so that the attendant can affix your new garage sticker to the lower right hand corner of your windshield.

It's important for your car to display a garage sticker, temporary permit or an hourly ticket. Any car without one of these three will be subject to towing. That's every car in the garage! ! ! If you have a loaner car stop by the garage for a temporary permit.

Thirty (30) days written notice is required to cancel parking.

Also, we would like to remind you:

- *Do not store any items in your parking space.
- *Always carry your white access card with you to get out of the garage. Please do not depend on the attendants to open the door for you.
- *Check underneath your car periodically for possible fluid leaks.

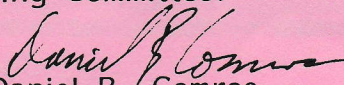
Fellow Park Tower Owners:

We are pleased to report that we are successfully completing our second year without increasing your assessments. Yet we have been making needed repairs, maintaining quality service and especially have been able to rebuild our inherited low cash reserves to over one million dollars. . . A required safety factor for emergencies in a building of our size.

Cutting wasteful expenditures has been the operating watchword of your Board members and your top notch office staff. Consequently, we now have for the first time in many years a firm basic operating cost stripped of waste, and yet incorporating the services that you want. Moreover, we have hard working committees in Budget, Decorating, Garage, Rules & Regulations and Floor Monitors.

For your information, glass curtain-wall buildings such as ours have one potentially costly maintenance task which is common to all such building designs. . . window leakage. No common solution of the problem has been found for this type of construction. Each building design has its own peculiarity. After our building went condo, two different methods of repairing window leaks were tried with poor results. Last year we tried a new approach to solve the problem and early results look very promising. Any solution, however, would be a major expense to do the entire building even if spread over five years. Consequently, it is now time to start putting away extra reserves so that the window repairs will not be a painful expense when a solution is test proven.

Your Board is therefore proposing an 8% assessment increase this year to painlessly prepare for some future working solution of the problem. We will also be putting in this year, new driveway paving, new attractive elevator wear resistant flooring with new ceiling design per your hard working Decorating Committee.


Daniel B. Comroe
President
Board of Directors

MORE ON RAIN LEAKS

As Mr. Comroe stated, the curtain wall leakage problem is very expensive to correct. Although we feel we have found the solution, we need more data on the specific problems of each unit. In other words, we need to know if a person's water leakage is from the window frame or from a curtain wall panel, etc. We plan to visit and interview all persons having leakage. We will also pinpoint on diagrams, the exact location of water entry points. Volunteers will be conducting these interviews.

Because this is such a major expense, it will definitely have an impact on assessments. We don't want to do more work than is necessary and in order to compile the crucial data needed to plan the repairs properly, we must have everyone's cooperation. This is a problem that effects everyone, renters and owners.

If you are interested in assisting us in the surveys, please call the management office.

CENSUS '90



YOUR INTRODUCTION TO THE 1990 CENSUS

The 1990 Census will be the 21st in the nation's history and the largest and most complex ever undertaken. The Census Bureau expects to count 250 million people and 106 million housing units.

WHY A CENSUS?

It's part of the U.S. Constitution. Article I, Section 2 says:

"Representatives... shall be apportioned among the several States ... according to their respective Numbers ... The actual Enumeration shall be made within three years after the first meeting of the Congress of the United States, and within every subsequent Term of Ten years, in such manner as [Congress] shall by Law direct."

HOW IMPORTANT ARE YOU?

Success of the census depends on you, on everyone.

In 1990, questionnaires will be delivered to more than 106 million housing units and living quarters in the country. More than 300,000 census takers and support personnel will help conduct the census and add up the final results.

How well you cooperate- this means completing and returning your questionnaire- will determine how accurate the census will be.

WHAT'S AHEAD?

About a week before Census Day (April 1, 1990) most households will receive a questionnaire by mail. Others, depending on location, will have forms delivered by census takers. Roughly five out of six households will be asked to fill out a longer form.

WHAT WILL BE ASKED?

The questions are basic. The short form asks about race, Hispanic origin, age, marital status; whether you rent or own your residence, the number of rooms, etc. The longer form asks additional questions on ancestry, employment, education, income, type of housing, utilities, and so on.

WHAT HAPPENS TO YOUR ANSWERS?

Once the Census Bureau receives your questionnaire, a key part of the work begins. If the questionnaire is incomplete, a census employee must contact you to obtain the information. Then the answers on your questionnaire are combined with those from other questionnaires to produce statistical totals for various geographic areas. It is these combined numbers, not your personal answers, that are published and put to thousands of uses.

WHAT KIND OF USES?

The population count for your area is used to determine how many seats your state will have in the U.S. House of Representatives. States use the numbers to allocate seats in their legislatures.

Billions of dollars in federal funds are returned to states, local governments, and American Indian reservations and Alaska Native villages. State funds are returned to cities and countries. Amounts are based in part on population or housing data. Beyond that, planners use census facts to determine where to locate such facilities as hospitals, schools, day care and senior citizen centers. Various social programs receive funds based on census information. Businesses use the data for decisions involving expansion and jobs.

THE CENSUS IS CONFIDENTIAL!


So, why not stand up and count yourself in the census? Neither a census taker nor any other employee of the Census Bureau can reveal information about you or your household. Census personnel take an oath to uphold this confidence. Failure to do so can mean five years in prison and \$5,000 fines. And what about other federal agencies, can they get your census information? The answer is **NO!**

Title 13 of the U.S. Code prevents any agency-Immigration, the FBI, the IRS, the courts, the military, welfare agencies- from getting any specific information about you. In fact, personal information from the 1990 Census will be locked up until the year 2062.

WHAT WILL THE 1990 CENSUS TELL US?

- * How the nation is changing
- * The condition of housing
- * Education, employment, and income information about your area.
- * The census takes the social and economic pulse of the nation.

COMMUNITY CALENDAR AT A GLANCE FEBRUARY

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
				1.	2.	3.
4.	5.	6.	7.	8.	9.	10. VOLUNTEER PARTY
11.	12.	13.	14. 	15.	16.	17.
18.	19.	20. EXECUTIVE BOARD MTG.	21.	22. FIRE PREVENTION PROGRAM	23.	24.
25.	26.	27. OPEN BOARD MTG.	28.			

ADVERTISEMENT

ANNOUNCEMENT!!

August M. Interiors has recently opened an office at 5419 N. Sheridan - in the Park Tower mall and is now ready to serve you.

We specialize in:

- Painting
- Apartment Redesigning
- Complete Interior Design Services
- Closet Design
- Lighting
- Carpeting
- Bathrooms and Kitchens
- All types of flooring
- Merchandise Mart Privileges

Stop by and say hello!
Watch for our

* GRAND OPENING March 3rd!

(312)728-1133
(312)728-0965

August M. Interiors, Inc.

general contractors
5419 N. Sheridan Rd.
Chicago, IL 60640
suite 109

Remember at August M. Interiors we do:

- Painting
- Wallpaper
- Marble, ceramic, vinyl, and other types of tile
- Kitchen and Bathroom remodeling and redesigning
- Wood floors installed, sanded, stained, and refinished
- Carpeting
- Lighting
- Kitchen cabinets resurfaced
- Closets reshelved
- Building maintenance services
- Fire/Water damage repair specialists
- Interior Design
- Space Planning

Plan now for a new spring look
FREE IN HOME ESTIMATES
FREE CONSULTATION