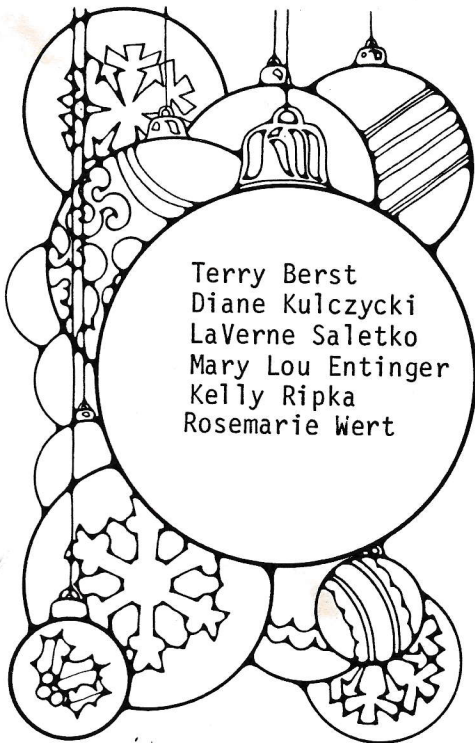
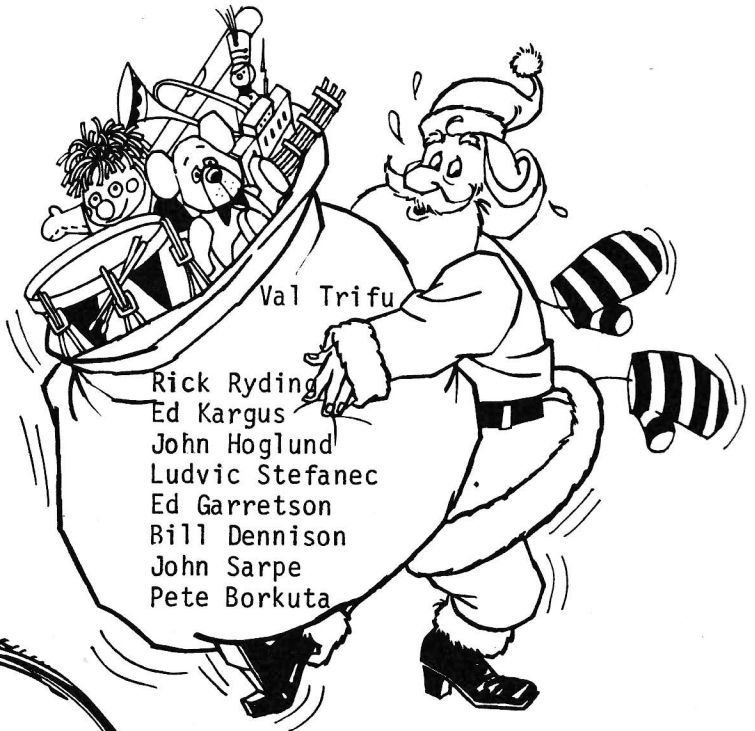


# Happy Holidays

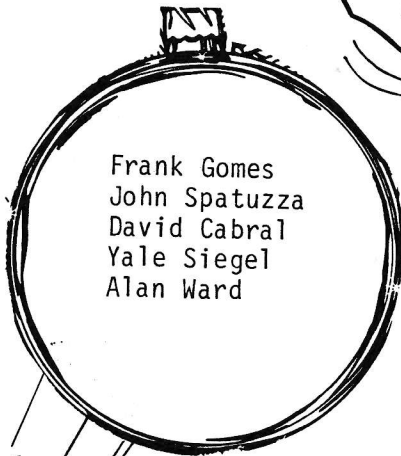


Terry Berst  
 Diane Kulczycki  
 LaVerne Saletko  
 Mary Lou Entinger  
 Kelly Ripka  
 Rosemarie Wert



Val Trifu

Rick Ryding  
 Ed Kargus  
 John Hogle  
 Ludvic Stefanec  
 Ed Garretson  
 Bill Dennison  
 John Sarpe  
 Pete Borkuta



Frank Gomes  
 John Spatuzza  
 David Cabral  
 Yale Siegel  
 Alan Ward

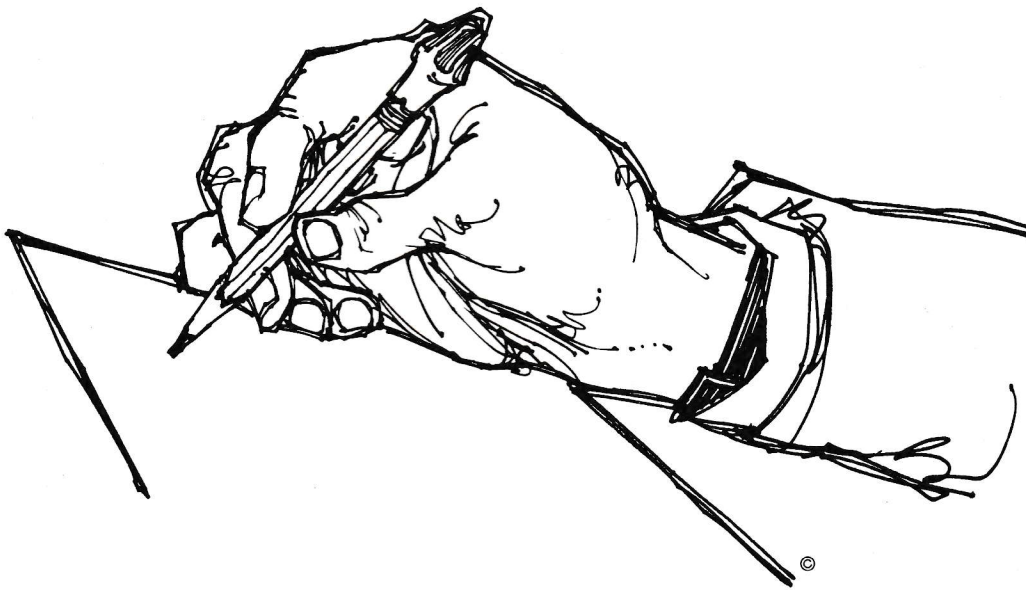


Chris Johnston  
 Vince Dillon  
 Zac Lazar  
 Kevin Sullivan  
 Dimitru Curescu



Ernest Lowrey  
 Foster Thomas  
 Horace Woolridge  
 Lester Longe, Jr.  
 Sam Calderone  
 James Powell

DECEMBER, 1983



RECAP OF THE BOARD OF DIRECTORS MEETING OF THE  
PARK TOWER CONDOMINIUM ASSOCIATION OF OCTOBER 18, 1983

The Board of Directors voted for the following:

1. To contract with High Rise Restoration Company to complete the installation of weather strip bars and caulking to curtail leakage.
2. To contract with Dessent Roofing Co., Inc. to repair all levels of the roof for the sum of \$33,250.
3. Effective immediately, the management office will no longer accept unit owner keys from outgoing renters without written notification from the owner.
4. The Social & Recreation Committee's request to award a 6-month, all-inclusive Pool & Health Club membership as a prize at the Halloween party.
5. The Social & Recreation Committee's request for a \$500 disbursement to purchase a variety of party items needed for their social functions.
6. Permission was given to the Moms and Tots of the three buildings in the complex to use our party room for two hours during the day once every three weeks free of charge.
7. To open the pool at 7:00 a.m. on Tues., Thurs. and Friday.
8. To ratify signing the satellite agreement dated 10/17/83. Per the terms of the contract, the system is to be functioning within 150 days of the contract date, or April 1, 1984.
9. The circulation of a questionnaire to all residents to obtain feedback on a number of items.

THE NEXT MEETING OF THE BOARD OF DIRECTORS HAS BEEN SCHEDULED FOR  
JANUARY 17, 1984 at 7:30 P.M. IN THE PARTY ROOM

SUNDAY, DECEMBER 11th PROMISES TO BE QUITE AN EVENTFUL DAY IN THE PARK TOWER PARTY ROOM

SOCIAL & RECREATION COMMITTEE'S HOLIDAY BRUNCH - 11:00 a.m. to 2:00 p.m.

MARGE MUZYCZKA and her Committee have been doing a fantastic job and we're sure their upcoming holiday brunch will be no exception. The menu features lox, bagels, eggs, coffee, champagne punch and much more. All this holiday cheer for a mere \$3.00 admission at the door. A must for your holiday Calendar!

LATER THAT DAY...

TOYS FOR TOTS PARTY, 3:00 p.m. to 6:00 p.m.

In keeping with our holiday traditions, the Boards of Directors of Park Tower and Lake Terrace have joined together to sponsor our Ninth Annual "TOYS FOR TOTS" party. We extend a personal invitation to each of you to join us on Sunday, December 11th, in the Park Tower Party Room from 3:00 p.m. to 6:00 p.m.

The U.S. Marines will be with us once again to co-sponsor the Toys for Tots annual drive. For those of you who are not familiar with Toys for Tots, the Marines collect toys for needy children of all ages and distribute them to various orphanages in the Chicago area. Each toy brought to the party should be labeled to designate whether it would be enjoyed by a boy or girl or special age group.

Mr. LES MITNIK of Lake Terrace has graciously volunteered to donate his time entertaining us at the keyboard. We're very grateful to him and a donation to Toys for Tots will be made in his name.

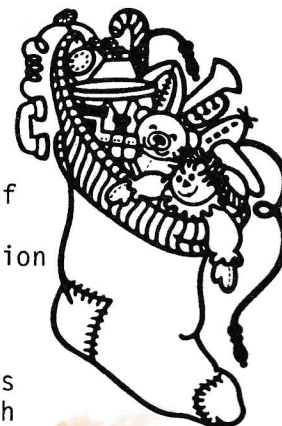
Please join us for the festivities.

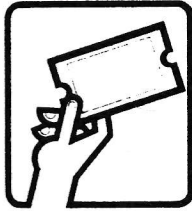
AND IF THAT WEREN'T ENOUGH...

PARK TOWER BIKE SALE

As a result of our bike room clean-out, we have approximately 15 bikes for disposal. We would like to make these bikes available to residents of Park Tower for \$20.00 each, the proceeds to be donated to charity. Please mark your calendars that we're going to have our bike sale in conjunction with the TOYS FOR TOTS party, from 3:00 p.m. to 6:00 p.m. Sunday, December 11th. A staff member will be available to escort you to the room to take your pick of the abandoned bikes and collect the \$20.00.

Think of it...this could be the perfect gift for someone on your list!





YES YOU CAN ... with a coupon!

Yes, you can offer guests the courtesy of using the pool, health club, racquetball courts and building garage. Here's how to go about it and save some money too!

The Management Office has 20% discount coupons for both the garage and for use in the building recreational facilities.

POOL/HEALTH CLUB/RACQUETBALL COUPON BOOKS

These may be purchased by current health club members only and may not be used to pay annual membership fees. Two different books are available:

One book of ten \$1 coupons for \$8 or One book of five \$3 coupons for \$12.

PARK TOWER GARAGE GUEST COUPONS (available at a discount for a limited time.

One book of five \$3 coupons (good for 6 hours of parking) for \$12

To help you decide how many books to purchase for the pool, health club and racquetball courts, the guest charges are listed below:

A=Adult fee	C=Child fee (under 12)	<u>WEEKDAYS</u>	<u>WEEKENDS</u>
SWIMMING POOL-----		\$4A / \$3C	\$5A / \$4C
HEALTH CLUB-----		\$4A / \$3C	\$5A / \$4C
RACQUETBALL (court charge-no guest fee)--		\$3 - 8am to 5pm	\$3 - 8am to 8pm
		\$6 - 5pm to 9pm	

SEASONS GREETINGS FROM THE COOK COUNTY ASSESSOR'S OFFICE!

Thanks to the Board's initiative and Association tax counsel, Sheridan & Pearlman, we successfully protested the individual units' assessed values (for 1983) for the 728 units at Park Tower. An approximate 19% reduction will be reflected on the second installment of the 1983 taxes.



LOBBY LOLLERS

We like to think of our lobby as a place to meet and greet friends and family rather than a lounge or library. We've received reports that residents are reading their Sunday papers, having meetings, eating lunch and even lounging without the benefit of shoes! Since the lobby is the first area our guests encounter, let's use it for the purpose it was intended.



#### MARY LOU ENTINGER - NEW PARK TOWER MANAGEMENT STAFFER

We're pleased to introduce Mary Lou Entinger, Park Tower Service Representative. Mary Lou comes to us from Washington, D.C. with an enthusiasm for condominium management that's catching! In her free time, Mary Lou enjoys bicycling; last summer she cycled across the country! She also enjoys swimming, running and racquetball. Please stop in and welcome her.

#### TRASHY TALK

ALL garbage must be wrapped tightly in plastic or paper and deposited IN the rubbish chutes during the posted hours. All boxes and other large objects are to be placed in the trash room for daily removal by staff. Please do not leave garbage in the trash room.

#### SOCIAL & RECREATION COMMITTEE NEWS

Party for all residents and their guests. Needless to say, a good time was had by all. Our kindly monk, Brother Paul, dispersed libations and gave absolution at the bar while our vivacious gypsy, Noreen, made sure our guests were well fed. Quite an array of ghouls, ghosts and goblins attended as well as some very entertaining characters. Prizes were awarded to:

The Court Jester - STEVE PLUCIENNIK - a 6-month membership to the Health Club

The Surgeon - MOHAMAD BAROUDI - Dinner for two at Jonathans

A Bunch of Thomsons Seedless Grapes - JAN ZIELKE - Natural Green Gift Certificate

Lady Dracula - PAT KALAPSA - Dinner for two at Jonathans

Eve - CHARLIE POTEAT - Gift Certificate from Jazzabells

The Alley Cat - LELAH ZAYAS - Gift Certificate from Wing Hoe

Raggedy Ann - LESLIE FRIEDEL - Gift Certificate from The Ground Round

Marcel Marceau - GEORGE MEYER - A gift from Edgewater Drugs

Ninja - AARON FORBES - Gift Certificate from Moody's Pub

Our Sexy Mouse - ELISSA RAGG - A gift from Edgewater Drugs

The Mexican Lady - ANGELINA ATTIG - A bottle of Wine contributed by Jack and Ruth Pasternak

The Social & Recreation Committee thanks all contributors for their wonderful gifts.

## NOISY NEIGHBORS

We hope you never find it necessary to make a complaint. If you do, here's how:

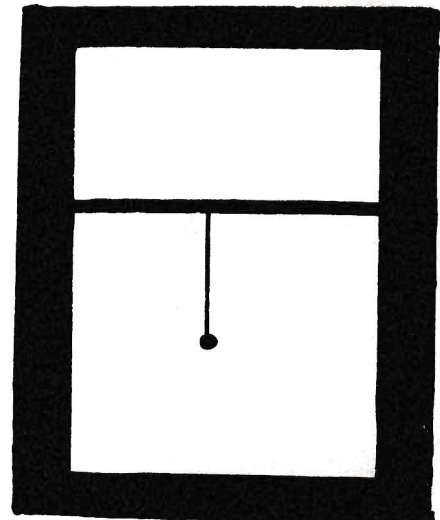
1. Call 769-3250 and indicate where you believe the noise to be coming from.
2. Security will proceed to that unit and request that the disturbance be stopped.
3. A follow-up letter will be written to the resident.
4. Should there be repeated incidence of disturbance from a unit, a hearing will be scheduled with the offender.
5. If the disturbance continues, legal remedies will be undertaken by the Association.

## SHADY DEALINGS

To maintain continuity in exterior building appearance, the Park Tower Declaration is specific about the type of shades permitted in units. (Page 7 of the Property Act.) This issue is also addressed on Page 3 of the House Rules..."all windows shall be equipped with window shades having a grey exterior color...". Nothing detracts more from the overall appearance of the property than multi-colored shades. Please, if you must have decorative interior shades, see that the exterior is standard building grey. Unit owners with non-standard shades will be notified of the violation and a hearing scheduled.

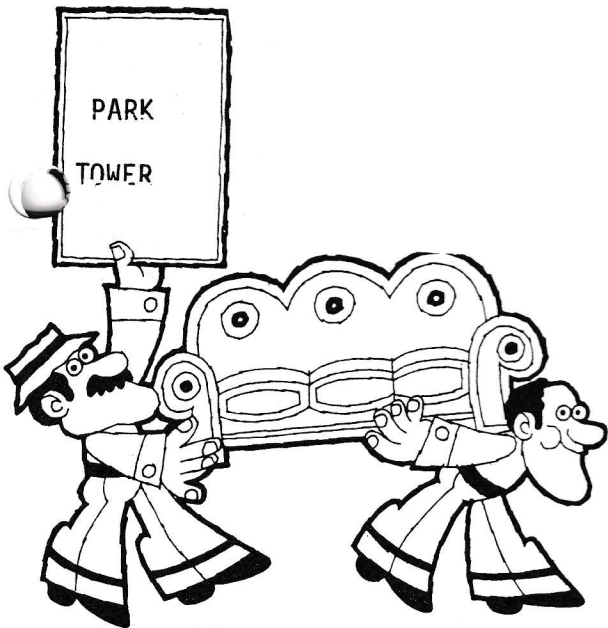
## LOCK OPERABLE WINDOWS

As you may know, we are currently working with HIGH RISE RESTORATION to alleviate water leakage problems at Park Tower. The folks from High Rise tell us that they have found quite a few windows unlocked allowing moisture to penetrate during rainstorms. Do not merely pull the window closed - it must be locked to form the proper bond. Please be sure to make it a habit to LOCK not just close all your windows.



## PARTY ROOM

Have you booked the party room for an up-coming event? If so, be sure to stop in the Management Office to pick up a copy of the rules governing its use.



## RULES FOR MOVING IN OR OUT OF THE BUILDING

The Owner of a Unit being moved into or out of (whether by the Owner or his lessee) shall be personally liable for any damage caused to the Common Elements or any other Unit during the move and shall reimburse the Association for the cost to repair such damage. Following the move, the managing agent for the Association shall notify the Owner and, if applicable, the lessee, in writing of the cost of repair of any damage and the Owner shall reimburse the Association in such amount within seven (7) days from the date of notice. If the Owner fails to reimburse the Association in timely fashion, the amount owed shall be added to the Owner's next monthly assessment.

No Owner or lessee of a Unit may move into or out of the building without first delivering to the managing agent of the Association the sum of One Hundred Dollars (\$100) as a security deposit to guaranty that no damage will be caused to the Common Elements or any other Unit during the move. If the managing agent determines that no damage was caused during the move, the One Hundred Dollars (\$100) shall be refunded to the depositor. If damage has been caused, the One Hundred Dollars (\$100) shall be applied against the cost of repair and the Unit Owner shall be liable for any additional costs.

No Owner or lessee of a unit may move into or out of the building without first delivering to the managing agent of the Association the sum of Fifty (\$50.00) Dollars as a fee to hire an extra security officer to guard against unauthorized persons from entering the building proper while the doors are open for the purpose of the move.

All moves into or out of the building shall be scheduled with the managing agent at least thirty (30) days in advance. Except in cases which, in the opinion of the managing agent, would result in undue hardship to the Unit Owner or lessee, all moves into or out of the building shall take place Monday through Friday between the hours of 9:00 a.m. and 5:00 p.m.

If any occupant moves into or out of a Unit without first depositing the One Hundred Dollar (\$100) deposit required in Paragraph 2 of Rules for Moving In or Out of the Building, the One Hundred Dollars (\$100) shall be added as a non-refundable fine to the Owner's next monthly assessment.

\*\*\*\*\*PLEASE NOTE\*\*\*\*\*

OWNERS CAN WITHHOLD  
TENANT'S SECURITY  
DEPOSIT TO COVER THIS  
FINE.

If an occupant moves into or out of a Unit, without first paying the Fifty Dollar (\$50) fee for a security officer to guard the receiving area doors during the move, as required in Paragraph 3 of Rules for Moving In or Out of the Building, the Fifty Dollar (\$50) fee shall be added as a non-refundable fine to the Unit Owner's next monthly assessment.



### A SPECIAL REQUEST FROM YOUR BOARD OF DIRECTORS

Frank Gomes, Board President, respectfully requests that all residents with comments or questions either phone the Management Office or drop a note in the lock box rather than calling him or the members of the Board at home. The management staff will be sure to forward all such inquiries to the Board the following day.

### PARK TOWER HEALTH CLUB NEWS

The Holiday season schedule will provide members with plenty of exercise. Our only closing will be Christmas Day - all other days will remain the same.



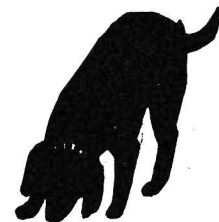
Another Health Club Committee meeting is scheduled for 7:30 DECEMBER 13, 1983 in the Party Room. CHRIS JOHNSTON hopes to see yet more new faces at this gathering.

Per CHRIS...please remember to eat moderately and exercise daily to stay in shape during this season of temptations.

HAPPY HOLIDAYS FROM THE ENTIRE HEALTH CLUB STAFF!

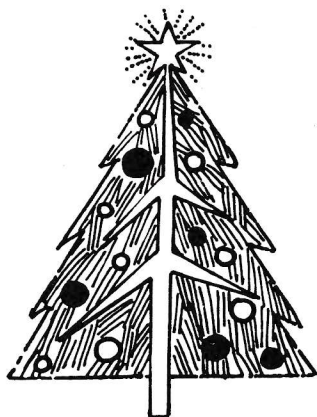
### COVERT CANINES

We continue to get calls from concerned residents that despite our best efforts, there are illegal pets in the building. Should you see a pet without a green tag, please call the Management Office with a description and any other details; we'll try to track it down.



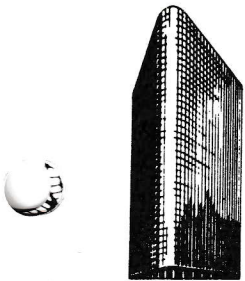
### CHRISTMAS TREES

If you are planning to purchase a live Christmas tree this holiday season, the following suggestions may be helpful:



1. Take an old bedsheet with you to the tree lot. Wrap the tree in it before you put it in your trunk and leave it wrapped until you get it into your apartment. You won't have as many needles to pick up and this will help keep the corridors and service elevators clean.
2. Water tree regularly. You may want to try one of the liquid tree preservers to prolong the life of the tree.
3. To dispose of the tree, remove ornaments, take it out of the stand and call the Management Office. Staff will discard the tree free of charge.





# Park Tower CONDOMINIUM ASSOCIATION

5415 NORTH SHERIDAN ROAD • CHICAGO, ILLINOIS 60640 • PHONE 769-3250

December, 1983

Dear Owners and Residents:

With the advent of the Holiday Season our thoughts turn to ways of showing appreciation to our loyal staff. One of the nice traditions at Park Tower has been to have an Employee Holiday Fund. This fund affords you the opportunity to make one contribution to be distributed among all employees (i.e. 6 Doormen, 2 Engineers, 7 Maintenance Men, 4 Office Personnel, 6 Lifeguards, 3-4 part-timers) rather than give individual gifts just to those employees you see most often. Incidentally, the garage staff, receiving room and mailmen are not included in this fund.

Many people have asked that we suggest an appropriate contribution. We recommend \$25.00 per unit. However, as the fund is completely voluntary, any amount would be appreciated.

Your name (not your contribution) will appear on a contributor's list, unless you request otherwise. All monies will be distributed by the Board of Directors in an equitable manner to each employee.

Your check, payable to PTCA Holiday Fund, should be dropped off no later than December 16, in either the lobby lockbox or the Holiday Fund Box locked in the Management Office.

All gifts will be distributed at the Employee Holiday Party on December 21.

Your Board of Directors wishes you a Holiday Season full of Health, Happiness, and Prosperity.

Sincerely,

THE BOARD OF DIRECTORS OF THE  
PARK TOWER CONDOMINIUM ASSOCIATION

Frank Gomes, President

