

# ParkTower

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NEWSLETTER FOR THE MONTH OF FEBRUARY 1984

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Dear Owners & Residents:

It has been six months since I joined the staff at Park Tower. The past months have been exciting and produced several changes, i.e., a new night maintenance crew, two new day maintenance men, new security officers and the long awaited cable television contract.

We have many challenging and interesting projects ahead...the garage restoration, decorating of our corridors, completion of the window caulking and - perhaps - a new look for the entrance...these are just a few that come to mind.

As much as I try, it seems difficult to cover every inch of the building daily. If you see something that requires our attention, please take a moment to report it to the doorman or the management office.

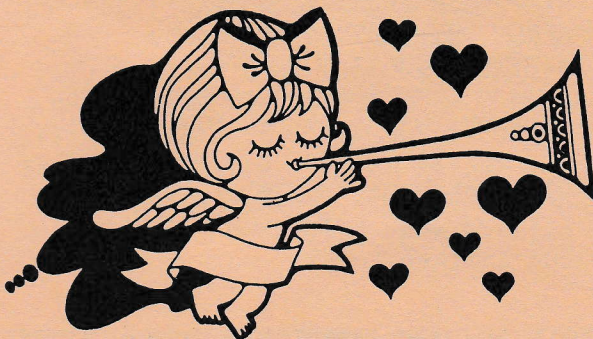
I would like to express my sincere thanks to the Board of Directors, and the unit owners and residents of Park Tower for their warm welcome and support. TOGETHER we will continue to make Park Tower progressively grow!

Sincerely,

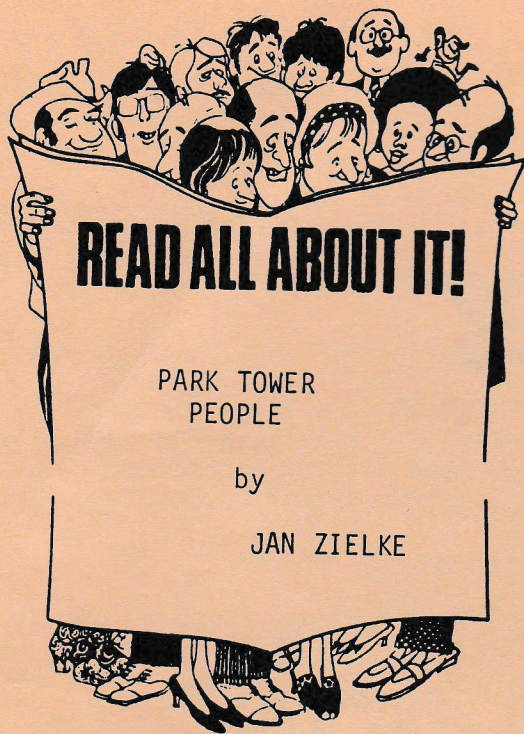
Theresa M. Berst  
Property Manager

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## WHAT'S INSIDE?



- \* Timely Tax Tips by Howard Cohen.
- \* Recap of the Board Meeting of 1/17/84.
- \* PARK TOWER PEOPLE.
- \* Winter Comfort Guidelines.
- \* Health Club News.
- \* FREE COUPON to a Day At the Health Club.



SONIA SHAPIRO, received the toast of good wishes at a birthday party hosted by the SHUMACHERS.

Perky RUTH SMITH spent her January birthday in the pursuit of trivia! (For those unfamiliar with the latest game craze taking over the world, one of her birthday presents was Trivial Pursuit, a gift from her sister Marilyn, who flew in from New York.) Both report the game can be addictive!

\*\*\*\*\*

MARY HELLSTERN received a little extra pep this month. It came in the form of a new motorized wheelchair to aid her in getting out and around the building. Residents are encouraged to remember those who require some assistance in getting around...one handy gesture is holding the Door Open button on the elevators to give people sufficient time to safely enter the elevator.

\*\*\*\*

GARY & BETH SPENCER are proudly intro-

ducing their son, GARTH, to their many friends, while big sister, CHARLOTTE is helping mommy take care of the joyful addition.

DENNIS & ROBIN GREENBERG are the happy new parents of twins!

CONGRATULATIONS to all!

\*\*\*\*

Did you read the article in the January 29th issue of The Lerner newspaper on Park Tower resident, LOUELLA KRUEGER? She sure is one talented lady!

\*\*\*\*

With sympathy...ROY TYES, Park Tower's evening garage manager for the past 8 years, died suddenly Monday evening. Our condolences to his wife, Ruth.

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Have you noticed the gorgeous tan ELIZABETH WURMER has been sporting this week? We hope you had a good time, Elizabeth...and welcome back!

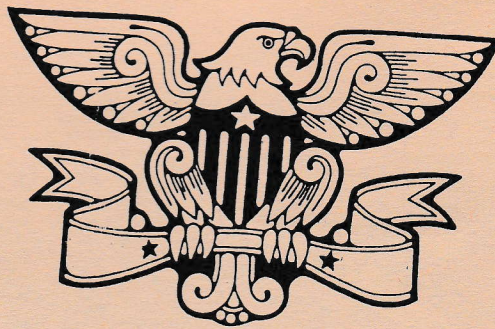
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PARK TOWER PEOPLE! Let us know what you're up to so we can include you in our next column. Just slip a note under my door, (1807) or in the lobby lockbox.

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## Help Wanted

NEEDED: Creative, energetic people with good organizational skills.  
APPLY TO: PARK TOWER SOCIAL COMMITTEE. WHERE: Park Tower Party Room. WHEN: Tuesday, March 13th, 1984, 7:30 p.m. DUTIES: Organizing social activities for residents.  
REIMBURSEMENT: Good feelings from helping your neighbors get to know one another.



# TAXES

by HOWARD (Jason's Dad) COHEN, C.P.A.

## REFUND OR PAYMENT ... YOU BE THE JUDGE!

Simply put, it's what your 1040 Federal Income Tax forms (booklet) and instructions do not tell you about the deductions and credits available. Examples:

- \* You can set up an IRA for 1983 up to the due date of your return (usually April 15th, 1984) including extensions.

An automatic extension (no questions asked) is available until August 15th, 1984 -- however taxes must be paid.

IRA's may be any amount up to \$2,000 for a single person, \$2250 for a married couple.

- \* Job hunting expenses, whether or not you obtain a position, are deductible.
- \* Medical expenses, including everything from an oculist to a midwife, to a therapist, are deductible and don't forget transportation and parking.
- \* The optional sales tax table is not correct for residents of Chicago. We are entitled to 40% (forty percent!) MORE than the table shows.
- \* Child care credit is available if a husband or wife work and the spouse attends school.

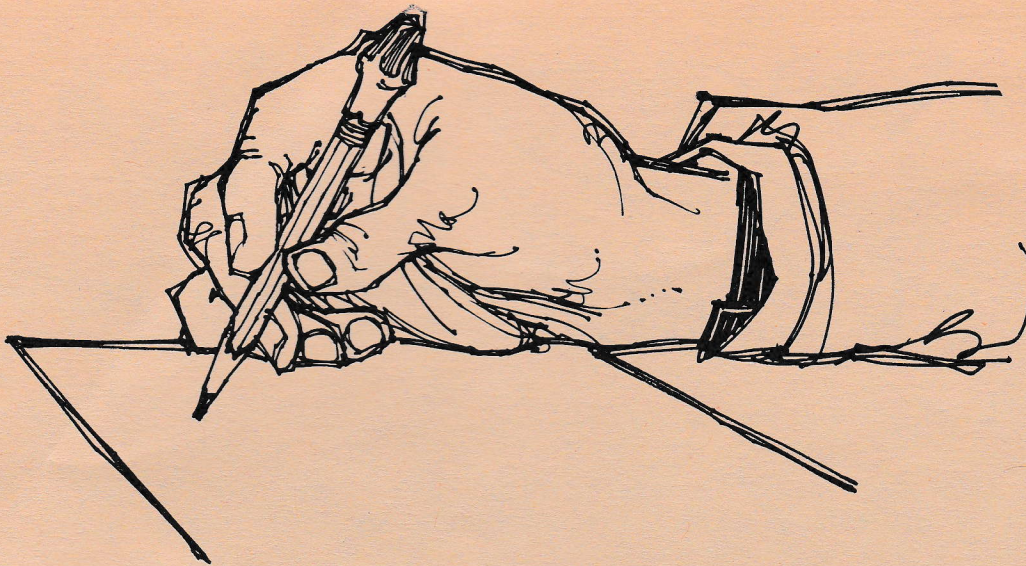
This list is unending so you be the judge and jury. Good luck...and many happy returns in the form of tax refunds, of course!

Editor's note: HOWARD COHEN, a tax accountant, is a Park Tower resident. He will be happy to help you with your tax matters.

## QUESTIONS REGARDING YOUR REAL ESTATE TAX BILLS?

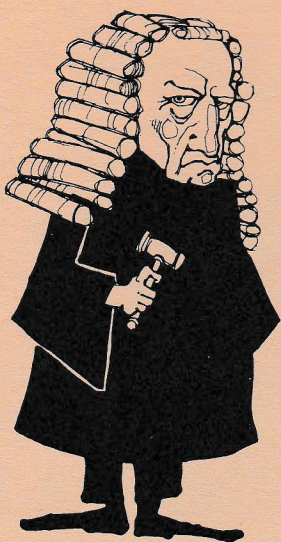
Michael Sheridan and Steven Pearlman, our real estate tax attorneys who were successful in obtaining a 19% reduction in real estate taxes for owners at Park Tower, have agreed to meet with residents to answer any questions you may have regarding your individual tax bills.

They will be here at 7:00 p.m. on Tuesday, February 28 and Thursday, March 8th in the party room. Plan to attend to discuss your concerns.



RECAP OF THE MEETING OF THE BOARD OF DIRECTORS  
OF JANUARY 17, 1984

- \* The minutes of 10/18 were corrected to reflect that D & S Roofing was awarded the contract to repair all 7 levels of our roof and Kimco was awarded the contract for night maintenance. Subsequent to the meeting of 10/18, more comprehensive and less costly proposals were received from these firms.
- \* Real estate tax protest. The firm of Sheridan & Pearlman was hired to protest taxes on behalf of the unit owners of Park Tower. As required by the Illinois Condominium Act, a majority of owners (53%) voted in favor of the protest. The Board wishes to thank all those who responded promptly.
- \* Variable speed chiller evaluation. The firms of H. S. Nachman & Associates and Alan Yore & Associates were hired to perform feasibility studies on a back-up air-conditioning unit recommended by the Association energy consultant.
- \* Fiscal year audit. The firm of Laventhol & Horwath was selected to perform an audit of the Association's finances.
- \* Separate metering of pool, health club and racquetball courts. To better monitor energy costs, the Board voted to install separate meters for these areas. The Board was informed by a home owner that Commonwealth Edison and People's Gas could do this free of charge through the use of portable meters. However, management's calls to both utility companies proved otherwise.
- \* Extension of morning pool hours. In response to members' requests, the pool will open at 7:00 a.m. Monday through Friday commencing January 23, 1984.
- \* Establishment of a Park Tower Rental Office. Various proposals were received from the floor. Your Board of Directors is examining all suggestions and will report to you in due course.
- \* THE NEXT MEETING OF THE BOARD OF DIRECTORS WILL BE MONDAY, FEBRUARY 27, 1984, at 7:30 p.m. IN THE PARTY ROOM.



### HEAR YE, HEAR YE!

What's a hearing? It's part of the process set forth in the Park Tower Declaration for dealing with violations of house rules or non-payment of fees due the Association.

After suitable warning, a hearing is scheduled between the Board of Directors and the unit owner. This gives the Board an opportunity to "hear" the unit owner prior to proceeding with legal remedies to correct the situation. Case in point:

### THE PARK TOWER CONDOMINIUM ASSOCIATION VS. JOHN Q. DOGOWNER

John Q. has an illegal pet in his unit. Should the pet remain after management sends a letter notifying John that he is in violation of the house rules, a hearing is scheduled. (This gives John an opportunity to state his case.) If John fails to appear and/or continues to house an illegal pet, the matter is turned over to Association counsel to commence eviction proceedings.



### NEED SPECIAL HELP IN AN EMERGENCY?

We're updating our files on those of you who may need assistance in the event of an emergency. Please take a moment to call us should you have a special problem we should know about so your name is added to our list. A few moments saved in an emergency could make all the difference in the world.

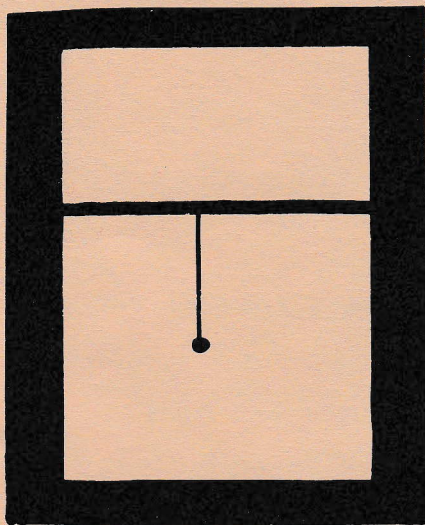
### SHADY DEALINGS

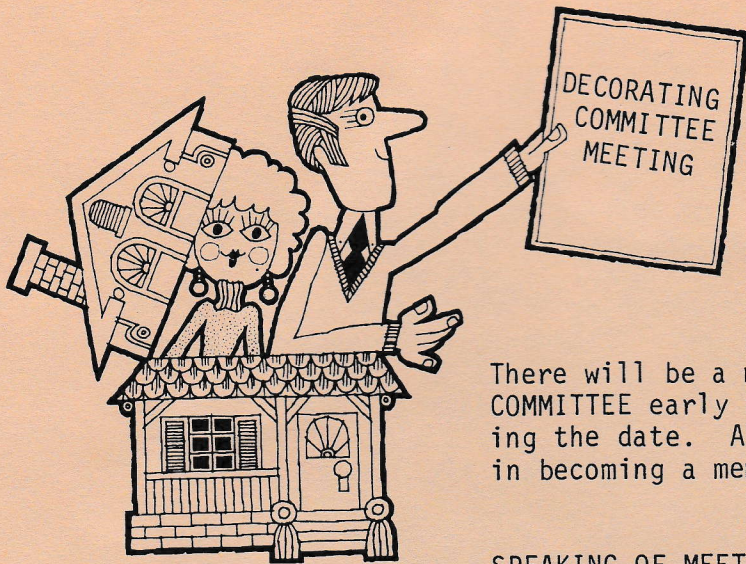
To maintain continuity in exterior building appearance, the condominium Declaration is specific about the type of shades permitted in units. (Page 7 of the Property Act.)

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 Board hearing scheduled.





There will be a meeting of the PARK TOWER DECORATING COMMITTEE early in March. Watch for notices announcing the date. All present members and anyone interested in becoming a member are encouraged to attend.

SPEAKING OF MEETINGS...the next meeting of the BOARD OF DIRECTORS will be held in the party room at 7:30 p.m. on Monday, February 27th. Owners and residents alike are cordially invited.

#### SOCIAL & RECREATION COMMITTEE HOLIDAY BRUNCH



The Social & Recreation Committee did it again...their Holiday Brunch was the talk of the town. Board member (and avid bruncher) YALE SIEGEL raved about it...said the food was fantastic and an \$11 value at any of the popular Sunday brunch spots.

Way to go, Social & Rec Committee!

#### RESIDENT QUESTIONNAIRE



We wish to thank all those who responded to our first PARK TOWER QUESTIONNAIRE. 162 residents returned the form.

Your comments and suggestions will be reviewed by management and the Board of Directors and published in the next newsletter.

We plan to make the questionnaire an annual event. Of course your ideas and suggestions are welcome at all times.



## PARK TOWER WINTER COMFORT GUIDELINES

### HUMIDIFIER INFORMATION

Humidifiers are used by many residents to increase the comfort level of their apartments during the heating season. When used properly, humidifiers cause no problem. However, when the humidity level of the apartment is allowed to get too high, serious water damage can occur. Moisture will condense on the cool window glass and frames causing damage to carpeting and window sills. In extreme cases, water will flow into the apartments below. In cases such as these, the owners of the humidifiers will be responsible for all damages.

To prevent water damage problems, a humidifier should not be used without a humidity gauge. The maximum humidity should never exceed 30 to 35 percent in the apartment. Whenever water begins to condense and flow off the windows, it is an indication that the humidity level is too high. If this occurs, you should turn off the humidifier or set the humidistat control to a lower setting.

During cold weather, it is normal for some frosting of the windows to occur. Humidity from bathing and cooking activities will collect on the cool window glass and frames forming ice. When the temperature rises, the ice will melt and some water will be found on the frames and window sills. This water will evaporate and cause only minimal damage. However, this normal condensation problem can be aggravated with improper humidifier operation.

It is also helpful to reverse a few of the white plastic convector grills to direct air flow toward the window if condensation is a problem. This will alleviate the amount of ice build-up on the windows.

Keep humidifiers as far away from windows as possible.

Mop up any pooled water promptly to avoid damage to your sills, carpeting, and possibly the unit below.

Turn humidifier off when cooking, bathing or entertaining large groups of people.

### HEATING INFORMATION

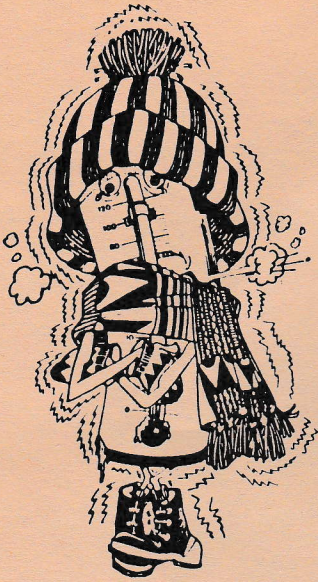
During sub-zero temperatures, keep one convector (heating unit) on low while away from the apartment.

On sunny days, keep shades raised to get the benefit of solar heat. Pull shades or drapes at night to retain heat in the apartment.

Do not block convectors with furniture. Doing so will interfere with the circulation of heat throughout the apartment.

NEVER turn off your heating unit via the valve, but turn on or off by the switch at the top of the unit only. Turning off the valve may result in a pipe break causing considerable damage to your unit and many units below.

Consider the installation of thermostats to maintain a set comfort level at all times.



### WHY VENTURE OUT IN THE COLD.....

When you can fill a tooth, replace a lens, be treated for a host of medical ailments, buy or rent an apartment, slim down, psyche up, learn to defend yourself, get a perm, pick up a prescription, a posy or a frozen pizza, arrange for in-home care for an elderly or infirm relative -- all before drinks or dinner at Jonathan's!

Don't overlook the convenience of patronizing our mall occupants before suiting up to battle the elements!

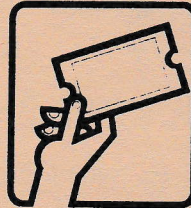


### MAIL BOX MANNERS

Why do some people persist in leaving their "junk mail" on the counters below the mailboxes for others to pick up? They wouldn't like it if we dropped our trash on their doorsteps!

Try a little neighborly thoughtfulness and use the trash cans conveniently placed near the mailboxes.

Remember...good manners can be contagious!



### 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 coupons at a 20% discount for the garage and for use in the building recreational facilities.

### POOL/HEALTH CLUB/RACQUETBALL COUPON BOOKS

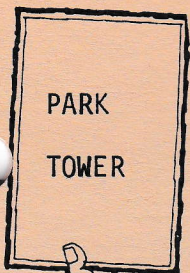
These may be purchased by current health club members only and may not be used to pay annual membership fees. Two different books are available:

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

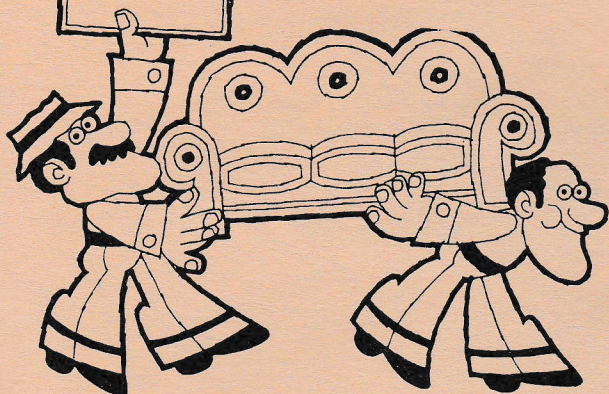
PARK TOWER GARAGE GUEST COUPONS (available at a discount until April 15, 1984 only.)

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





## MOVE-IN/MOVE-OUT RULES



Moves in and out are permitted during the hours of 9:00 a.m. until 5:00 p.m. Monday through Friday. NO moves are allowed during the evening hours or on weekends without prior approval from the management office - and few exceptions are made.

If you are planning a move, please call HOLLANDER MOVING COMPANY at 625-0860 to reserve an elevator. ALL moves must be reserved.

Elevators will not be locked off for a move unless the required security deposit and security officer fee is paid prior to the scheduled moving date. Please note that the Association rules calls for an automatic fine of \$150.00 for all unscheduled moves. This fine is assessed to the unit owner who, in turn, may withhold tenant's security deposit to cover the fine.

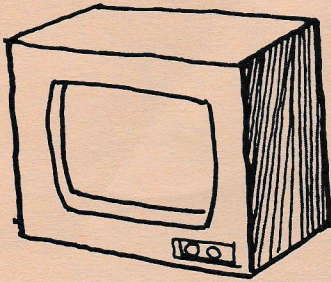
## PHONE SECURITY FOR SAFETY!

To ensure everyone's safety, we would like to remind each of you that should you notice a suspicious person lurking around the building, hear a disturbance, or anything else which appears to be a breach of security - CALL SECURITY at 769-3250.

Do not attempt to investigate the situation yourself. You could become involved in more than you bargained for. We have an excellent security staff trained to handle these matters.

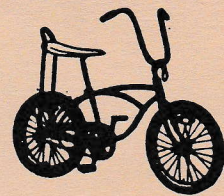
Next time you are concerned about something you've seen or heard, pick up the phone - an officer will respond to your call.





### SATELLITE TV UPDATE

Great news! Negotiations have been finalized with Cable-Electronic Systems, Inc. who will be hooking all units into the master antenna system FREE OF CHARGE to residents. They will also provide a comprehensive satellite programming package at a base cost of \$8.95 per month. Target date for the new system: March 1, 1984.



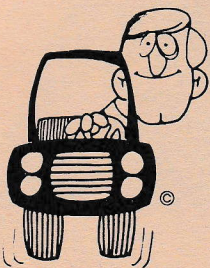
### DECEMBER BIKE SALE...A BENEFIT TO EVERYONE!

We now have a clean, orderly bike room with more space to maneuver....several residents have bikes to ride this Spring... and The Little Brothers of the Poor have \$560.00 donated by the Park Tower Condominium Association!

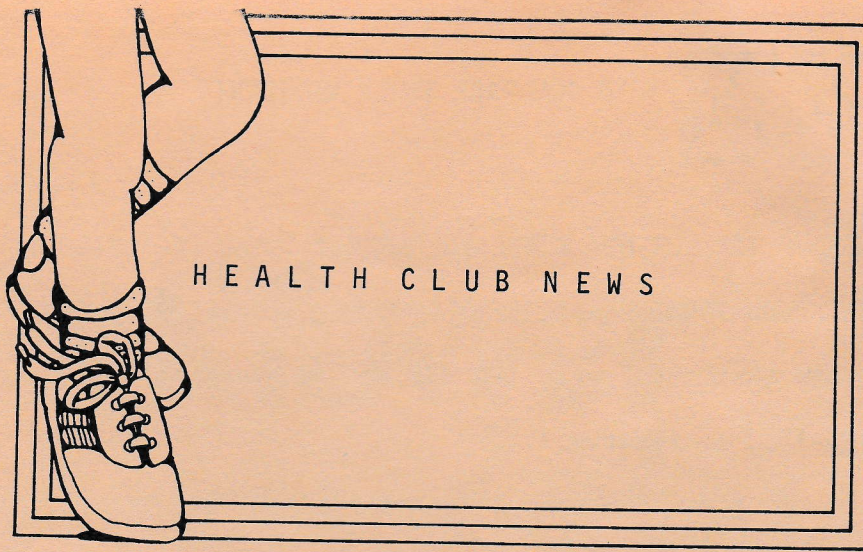
As you may know, The Little Brothers of the Poor care for the indigent elderly providing "meals on wheels", transportation and the all-important "We Care" contact so vital to our senior citizens.

### PARKING CANCELLATIONS

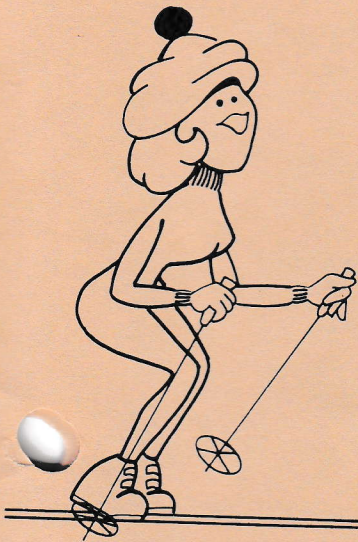
As prevailing rates for parking are based upon continuous occupancy, the garage rules call for cancellation of monthly parking to be made IN WRITING 30 days in advance. Under NO circumstances will verbal notice serve as sufficient grounds for cancellation. Further, written notice must be presented to the Garage Manager only.



Failure to adhere to the above policy will result in forfeiture of your security deposit and/or charges being added to your account.



## HEALTH CLUB NEWS



PARK TOWER'S first CROSS COUNTRY SKI CLASS was a huge success. Twenty-two people participated in a three-hour "dry-land" class lecture in the party room followed by an actual ski trek at the Waveland Golf Course.

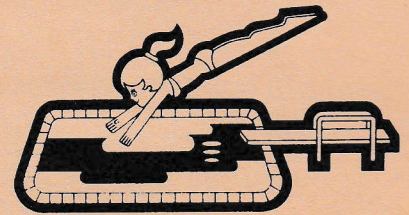
There were a lot of sore muscles on Monday, but everyone had a good time.

Our thanks to the folks at the VIKING SKI SHOP, who presented the lecture demonstration.

This event was the first in a series and was generated by the recent HEALTH CLUB QUESTIONNAIRE.

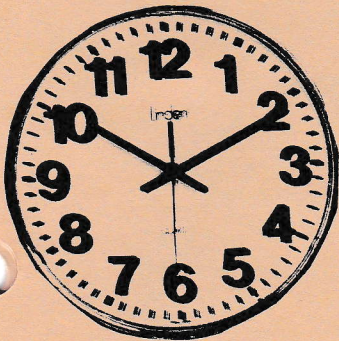
### HEALTH CLUB PARTY

The Health Club Committee is planning a HEALTH CLUB PARTY for members some time during the month of March. Refreshments will be served and activities are planned to utilize all of the health club facilities. Watch for their posters announcing the date!



### NEW POOL HOURS

In response to popular demand, the Board of Directors voted to extend the morning health club hours. The pool will now be open at 7:00 a.m. Monday through Friday - and 8:00 a.m. on Saturday and Sunday. Evening closings will remain the same: 11:00 p.m. on Monday and Wednesday, 10:00 p.m. on Tuesday, Thursday and Friday, 9:00 p.m. on Saturday and Sunday.



WATCH FOR OUR LIFEGUARDS' NEW LOOK!

# FREE

TO ALL PARK TOWER RESIDENTS !!!

HERE IS YOUR CHANCE TO TRY OUT OUR WONDERFUL RECREATIONAL FACILITIES!!! PLEASE PRESENT THE COUPON BELOW FOR FREE USE OF THE POOL, EXERCISE ROOM AND RACQUETBALL COURTS. (Please note that the courts are subject to availability. You are requested to call 769-1513 to reserve time.)

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THIS COUPON ENTITLES ANY PARK TOWER RESIDENT & GUEST TO A ONE-TIME USE OF THE HEALTH CLUB FACILITIES. IT MUST BE PRESENTED TO THE CLUB ATTENDANT AND IS GOOD FOR THE FOLLOWING DAYS ONLY:

FRIDAY FEBRUARY 24th - FRIDAY MARCH 2nd - FRIDAY MARCH 9th

**TERRY BERST**

Terry Berst

