

# ParkTower

#### NEWSLETTER FOR THE MONTH OF SEPTEMBER 1984

Dear Owners & Residents:

It has now been over a year since I accepted the position as Property Manager for Park Tower Condominium. The past year has brought many challenges and produced just as many positive changes.

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 again like to express my sincere thanks to the Board of Directors and the unit owners and residents of Park Tower for their support.

I know the year ahead will bring new challenges which I look forward to. TOGETHER we can and will produce positive results.

Sincerely,

Levil

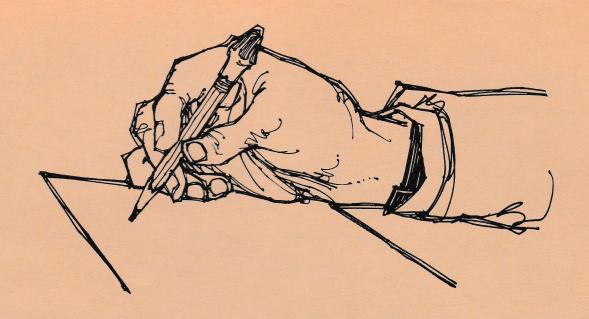
Theresa M. Berst Property Manager

## ANNOUNCING

The Sixth Annual Meeting saw the election of one new Board member and the re-election of one member. The Board is as follows:

Frank Gomes - President
David Cabral - Secretary
John Spatuzza - Treasurer
Yale Siegel - Director
Marge Muzyczka - Director

A special thank you to: Ruby Lippert, Ruth Smith, Mabel Enright, Herb Zimmerman, Irv Heller, and everyone who helped with the elections.



#### RECAP OF THE MEETING OF THE BOARD OF DIRECTORS

#### OF JULY 23, 1984

- Real Estate Tax Protest: A letter was mailed to all unit owners on July 25, 1984 explaining the tax reduction for 1983. Sheridan & Pearlman met with homeowners to answer questions August 1 and August 2, 1984 in the Park Tower Party Room.
  - High Rise Restoration: The first contract with High Rise Restoration has been cancelled and a new agreement entered into to recaulk all joints in a test tier.
- \* Garage Cleaning: Bek Cleaning has been contracted to clean the 2P level at a cost not to exceed \$425.00 per month.
- \* <u>Terrazzo Repairs:</u> The Board is in the process of obtaining prices from structural engineers to prepare the specifications for terrazzo repairs.
- \* Fire Alarms: A new law requires that all apartments have smoke detectors installed. Installation is free through the management office.
- \* <u>Window Shades:</u> Approximately 60 apartments have not complied with the building rules requiring that all outside window shades be gray. The violators will be notified by letter.
- \* <u>Public Area Decorating:</u> The lobby carpet was installed Thursday July 26, 1984. The Decorating Committee will recommend a light fixture to the Board of Directors.

What a wonderful sunny summer we've had and what a joy to see Park Tower people taking advantage of the sun deck, swimming pool, the jogging and bike trails, the racquet ball courts and taking an evening stroll in the park.

Some happy sights over the last few months include the birthday parties for MARY LATIMER, HELEN PERLMAN, MARY HELLSTERN AND P.T.'s most happy fella, JACK MILLER.

It's also been fun to meet friends and relatives of many Park Tower residents this summer. Coming all the way from India to visit were ARUBUCKER and RASHIDA AHMED, parents of YASMIN and ZIA AHMED.

We understand that there's a new set of wheels in the future for MR. and MRS. JACK ROTFELD ... in the form of a baby carriage scheduled for use sometime in the Fall. RUTH SMITH has been wheeling around on her three-speed bike and if JACK MILLER asks you to go biking ... be prepared to drive all the way down to Navy Pier -- AND BACK!!!

We also heard about some entrepreneurial changes for a couple of Park Tower residents -- LESLIE SHWARTZ, a noted gemologist, has left H. Stern Jewelers to form his own appraisal and brokerage business in the Pittsfield Building. He'll be happy to answer any questions regarding the value or sale of jewelry, his office telephone number is 899-1866.

Park Tower resident IRVING KRAIN has made a move to make dental care more convenient for building residents. He's moved his office to our Edgewater Mall area, right next to the flower shop. Office hours are by appointment and he can be reached by calling 769-4595 or at his home number, 878-4676.

Park Tower residents -- KAZUYOSHI HINO and MALEE CHOMPOO, fashion designers, were recently featured in the Chicago Sun Times and the latest issue of Glamour magazine, for their success in the fashion industry.

Congratulations to both of them!

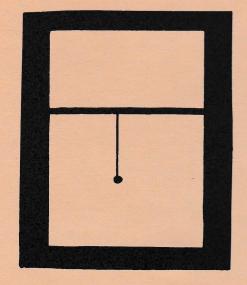
\* \* \* \* \* \*Park Tower People News is written by Jan Zielke. All information for People News should be addressed to Jan, in care of the Management Office.

TOWER

PEOPLE







#### 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.



SLOW DOWN . . . . .

BE SAFE . . . .

A safety warning light has been installed over the garage exit. This light will automatically go on to warn a motorist that a car is exiting the garage.

Please watch the light as you enter the garage area and remember our garage speed limit is 5 mph.

Handy numbers you may want to know:

CABLE ELECTRONICS       383-0         DENTAL CENTER       728-9         DRUG STORE       769-3         EYE DOCTOR       334-6         FLOWER SHOP       784-7         GROCERY STORE       275-6         HOLLANDER MOVERS       625-0         MEDICAL CARE       878-5         NAJI TAILORING       989-6         DESTAURANT       979-6	3050 6795 7800 4661 0860 5151 6936
RESTAURANT 878-1	1846



#### TRASHY TALK

All garbage must be wrapped tightly in plastic and deposited in the rubbish chutes during the posted hours.

With over 2000 lbs. of trash picked up daily, the importance of wrapping becomes apparent! All boxes and other large objects are to be placed in the trash room for daily removal by staff.

 $\underline{\text{PLEASE}}$  do not leave garbage in the trash room and carpeting is  $\underline{\text{not}}$  to be put in the chute.

#### LOBBY ETIQUETTE

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!

Also, in order for the doorman to effectively serve the residents of Park Tower, the doorman's station must not be used as a meeting place.

Since the lobby is the first area our guests encounter, let's use it for the purpose it was intended.

#### COME TO THE LOBBY . . . . . .

If you have to go down to the lobby to pick up your next food order, you will know that the food service business has violated the buildings "No Solicitation/No Distribution" policy.

When a business puts flyers under our residents door, we send a letter explaining that such advertising is not favorably looked upon by our residents. Food businesses will no longer be allowed to deliver to an individual door after the second offense.

So .... if they don't come up .... you'll know why!



#### THE FRONT DRIVEWAY.....

#### PARKERS -- SIGN IN, PLEASE!

Parking in the front driveway is a fire hazard.

Fire engines and other emergency vehicles would find it impossible to service our building, if numerous cars were allowed to park in the driveway.

However, for the convenience of our residents, courtesy parking is available for a <u>maximum of 15 minutes</u> and <u>only</u> when registered with the doorman.

This courtesy should neither be abused nor the doorman embarrassed with requests for additional time.

All vehicles parking in the area behind Park Tower (receiving dock) must also be registered with the doorman, and again, parking is limited to 15 minutes.

CARS VIOLATING PARKING RULES WILL BE TOWED AT OWNER'S EXPENSE AND WITHOUT WARNING!

#### DID YOU KNOW ... ???

Because we are such a large building, General Electric offers a discount to our residents.

General Electric is located at 4307 N. Lincoln in Chicago.

Their number is 496-6210 - ask for Kyle Ann Peterson and mention Park Tower.







When directly requesting assistance from a law enforcement agency or emergency medical assistance, please also notify the front desk whenever possible. By doing so, we will be able to direct the assistance directly to your unit and lock the elevator off if necessary.

#### LOCK-OUT FEES

8:00 a.m 5:00 p.m.	\$ 5.00
5:00 p.m 12:00 midnight	\$10.00
12:00 midnight - 8:00 a.m.	\$20.00

Please remember that the lock-out fee is chargeable as soon as the engineer on duty has been called for the lock-out.

#### FEE FOR RETRIEVAL OF LOST ARTICLES

Residents often drop articles down the garbage chute or the elevator shaft, which necessitates an employee taking time from their work, to sort through the trash or search the elevator shaft for the lost articles.

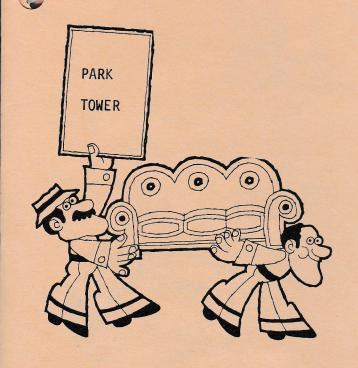
The fee for the retrieval of the lost article is:

TRASH RETRIEVAL	\$35.00
ELEVATOR CHUTE RETRIEVAL	\$20.00





#### 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.

#### 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.





A new city ordinance requires that ALL residential units must have smoke detectors.

Studios and one bedrooms are required to install one smoke detector, and the two bedroom units require two smoke detectors.

You can bring the purchased smoke detectors to the management office and the installation will be free of charge.



On A Clear Day . . . .

The Association has a contract which calls for our windows to be washed on the outside three times a year.

Unfortunately, Chicago's weather does not give us an abundance of window washing days!

High rise windows cannot be washed when it is raining, snowing, too cold, or when the wind speed exceeds eight miles per hour.

With Mother Nature's cooperation, our third wash is scheduled for sometime in October.



#### PARK TOWER SOCIAL COMMITTEE

By: Marjorie Muzyczka, Chairperson

The Social Committee is in the midst of a dilemma which only you, the residents of Park Tower can resolve. Based on the attendance of our "Happy Hour" (4/13/84) and our "Summer Party" (6/23/84) we are debating whether or not we should go ahead with our scheduled events for the remaining part of 1984.

Activities have deliberately not been scheduled to coincide with Holidays, as we learned from the previous year; many people are out of town and cannot attend. However, at this point, we don't know what the problem is or why our activities do not draw a larger attendance.

We would like to know what type of activities the Park Tower residents would like to see the Social Committee organize.

Please take a moment to complete this questionnaire and return it to the lobby lock box or the management office.

### 9999

	What types of activities would you like to see?
•	When would you like to see the activities scheduled?
}.	Would you like to work on the Social Committee?

Thank you for your cooperation.