

ParkTower

NEWSLETTER FOR THE MONTH OF SEPTEMBER 1985

Dear Owners and Residents:

We've come a long way and we aren't done yet!

My third year has started at Park Tower. I welcome the months ahead and look back at the past two years with pride. Through a lot of hard work and dedication, Park Tower is a better place to live at. Our new programs, policies and restoration and decorating projects, are all helping to improve the quality of life in our building.

The next three months will see the garage restoration, terrazzo, and decorating projects completed. This upcoming holiday season will see Park Tower showing off its new look, a look that should make each of you proud to call Park Tower your home.

The management of our building involves the loyalty and hard work of several people. To my office staff, maintenance, doormen, pool and security staff, my sincere thanks. Together with the Board of Directors and many caring residents, we put it all together and keep the wheels turning.

My staff and I enthusiastically welcome the challenge of managing Park Tower. We care about the building, its owners and residents. Let's continue to work together.

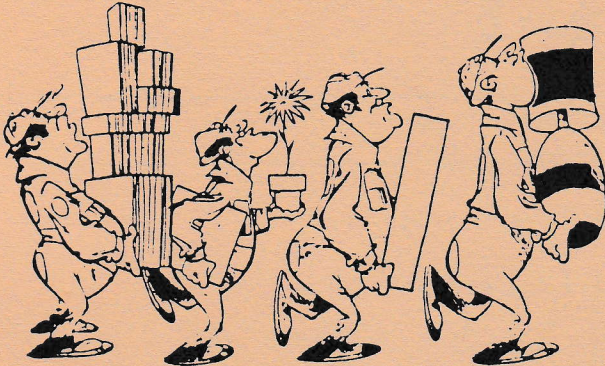
Cordially,

Theresa M. Berst, CPM®
Property Manager



MOVE IN / MOVE OUT PLEASE RESERVE TIME!

Time again to remind everyone that the Fall move in / move out season is upon us! Please familiarize yourself with the moving rules -- your move will be a smoother one.



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 - 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 a fine of \$150.00 for all unscheduled moves. This fine is assessed on the unit owner who, in turn, may withhold tenant's security deposit to cover the fine.



Familiar words throughout the halls of Park Tower

After many long hours of meetings, the Decorating Committee has selected a color scheme for the building and those guys in white that you see, are painting away! Floors 55-53 have been completed to date, and we ask that you not touch the walls, doors, etc. for 10 days after your floor has been completed. This will allow the paint the necessary time to thoroughly dry.

The carpeting has been ordered and we are anticipating a completion date prior to the Holidays.

The new light fixtures, as you are aware, have already been installed on all floors.

A special thank you to John Spatuzza, Decorating Chairman, and his entire committee for their commitment to the decorating project.

WHAT'S GOIN' ON IN THERE???????

Good vibrations it ain't ----- as those of you familiar with the vibrations of a jack hammer know so well!

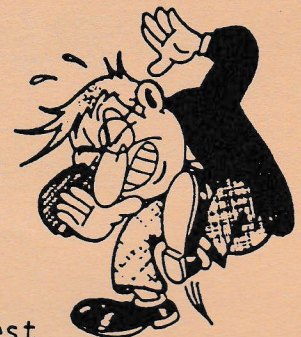
The garage restoration work, as you are all painfully aware, got underway on Friday, August 16, 1985. It is a major project, costing the Association close to \$400,000, and is scheduled for completion in November.

During the next few weeks, the Board of Directors, the Garage Committee and Management will work closely with the contractor on coordinating the project to minimize the inconvenience to our residents. However, there will at times be some inconvenience to all garage parkers. Please bear with us! We apologize for the noise and dust and thank you for your patience and cooperation.

NOISY NEIGHBORS

While we hope you never find it necessary to make a complaint, here's how, if you do:

1. Call 769-3250 and indicate where you believe the noise to be coming from.
2. Security will proceed to that unit and (a) request that the disturbance be stopped (b) prepare an incident report.
3. A follow-up letter will be written to the resident.
4. Should there be three complaints of disturbance from a unit, a Board of Directors hearing will be scheduled with the offender.
5. If the disturbance continues, legal remedies will be undertaken by the Association.

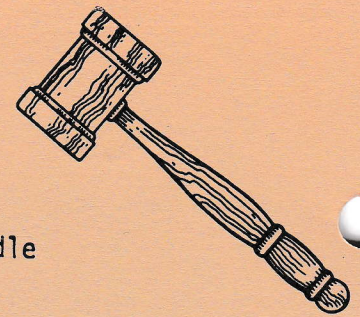


HELPFUL HINTS FOR NOISE PREVENTION

1. Stereos and TV's should not be placed near window sills. The sound can transmit to several floors above and below your unit.
2. Avoid placing stereos and TV's along a wall which adjoins your neighbor's unit.

Be aware! Tune in . . . to the noise level in your unit. Remember, a good neighbor policy is contagious. Let's spread it around!

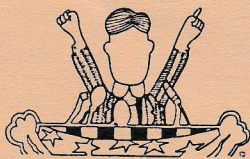
RECAP OF THE MEETING OF THE BOARD OF DIRECTORS



- * COPY MACHINE - A new Minolta 450Z was purchased to handle the building's needs.
- * ELEVATOR DOORS - Management has found a "swirl" refinishing method for the elevator doors. The new method will, hopefully, improve the appearance of our doors.
- * RENTAL SERVICE - An agreement has been entered into with the Habitat Company to handle rentals at Park Tower.
- * DECORATING - The hallway carpet and paint colors have been selected. Painting began August 5, 1985 and all work is scheduled to be completed by December 1985.
- * GARAGE RESTORATION - Zera Construction was awarded the contract and the work commenced on August 16, 1985, and is scheduled for completion Nov. 1985.
- * TERRAZZO - The replacement of our terrazzo is scheduled for completion October 1, 1985.
- * REFUSE REBATE - The City of Chicago refuse reimbursement form has been submitted to the City Council on behalf of Park Tower Condominium Association.
- * RESERVE STUDY - Joseph Alexander & Associates have been contracted to complete a reserve study so that the reserves for future replacement and repairs may be more accurately provided for.
- * RULES COMMITTEE - A newly formed rules committee has been appointed to hold hearings for rule violations.

BOARD OF DIRECTORS, ELECTION

The Seventh Annual Meeting and Election saw the re-election of three Board members. Your Board of Directors are as follows:



| | | |
|-------------------|---|----------------|
| Frank Gomes | - | President |
| John Spatuzza | - | Treasurer |
| David Cabral | - | Secretary |
| Yale Siegel | - | Vice President |
| Marjorie Muzyczka | - | Vice President |

Our sincere thanks to each of the Board members for their continued dedication to Park Tower.

Also, a special thank you to Ruth Smith, Morrie Saxner, Ruby Lippert, Herb Zimmerman, Mabel Enright, Irv Heller, and others who helped with our elections.

people news

CAN ONE FIND TRUE LOVE IN A HIGH RISE?

Well, we know of two people who did. YASMIN AHMED met STEVAN RANNEY and the friendship grew into marriage. We now have another happy chapter to report. Yasmin and Steve are now the proud parents of a healthy baby boy. Although Steve was transferred in his job, the Ranneys have not given up their P.T. condos so we'll all get a chance to see the family as they make one of their regular visits.

SONIA SHAPIRO delights in her Grandparent's Day gift ... her first grandchild, a baby girl by the name of AMANDA RUTH. Congratulations to son Roger, wife Barbara and Grandma!

WE'LL GIVE YOU THE DAY BUT NOT THE YEAR DEPARTMENT

There's some catching up to do in the birthday calendar, so you may want to make a note of the ones we heard about.

ALICE SHUMACHER, 3/5
BOB STIEBER, 4/3
MARY LATIMER, 5/18
HELEN PERLMAN, 6/5

CARLOS VARGAS, 6/18
JOHN SPATUZZA, 8/15
JOY SPATUZZA, 9/15
MABEL ENRIGHT, 10/24



No mention of birthdays would be complete without mentioning ABE PERLMAN, who celebrated his 99th on July 15th! When asked how one gets to be 99, Abe answers, "You live to be 98 and then you're very careful!"

HATS OFF TO JAMES DAVENPORT ...



who has joined the list of other P.T. residents having professional offices in our mall. Jim is completing his dissertation and doctoral degree in clinical psychology at the Chicago School of Professional Psychology and finishing a two-year program of specialization in marital and family therapy. In addition to clinical work with individuals, Jim provides private therapy services and consultation to couples and families; both those experiencing distress and those interested in personal growth and self-understanding. Jim's office hours are by appointment, call 238-2828. It's great to see the growing number of professionals who have chosen Edgewater Plaza in which to practice.

AROUND THE BEND AND WELL ON THE MEND

HOWARD COHEN, DAN COMROE and SONIA SHAPIRO are some residents who spent an "unexpected vacation" in the hospital. We're glad to report that all are well on the way to recuperation and we wish them continued improvement.

IN CLOSING ... Your People Page editor JAN ZIELKE, discovered one highly unusual advantage of living in the clouds. Hung upside down on one of the steel girders next to the window glass was an honest to goodness ...BAT! I decided pretty fast that I was glad that it was on the outside, yet it was most fascinating to study it from only two inches away. It did have cute little ears but I don't think I would ever want a bat fur coat!

WE WELCOME YOUR NEWS. WRITE IT OUT AND GIVE TO THE OFFICE IN CARE OF JAN ZIELKE. THANKS!

Here to Serve You

That's the motto of the HABITAT Company's real estate office located across from the grocery store in the mall. The new office staff will include our very own Rickie Cowin and Ruth Smith, both of whom are owner/residents at Park Tower.

The HABITAT Company is a leading name in the rental and brokerage business having earned respect by being sensitive to the needs of condominium owners and responding to the important trust placed in them by condominium boards.

Ruth and Rickie invite you to stop by and say "hi", even if you don't have property to buy, sell, or rent! They will be working towards getting the best possible neighbors for all of us!

HABITAT's telephone number is 769-3800.

NO! NO! NO!...They Can Not Come In!

The following food delivery companies who have repeatedly violated Park Tower rules on solicitation are no longer allowed access into the building.

Should you order food from:

TOMATOES
HOUSE OF RIBS
WIDE WORLD OF PIZZA
PROVOLONE'S FOR PIZZA
PIZZA FACTORY
C. W. NAPKIN

it will be necessary for you to come down to the lobby to pick it up.



Developer, William B. Kaplan LTD. has made a presentation to the Park Tower Board of Directors for his proposed Congregate Care Community (Senior Citizen Lifecare Facility) on the parking lot directly south of Park Tower.

The organization, Association of Sheridan Condominium Owners (ASCO), is meeting with the developer next week to review the proposed plans. As of now, no plans have been approved and we will keep you updated as we find out more about the proposal.

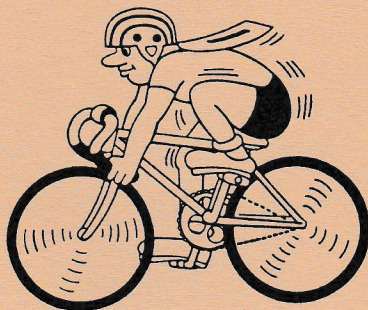
Owners and residents are invited to submit their comments and/or suggestions to the Board of Directors in writing.

IDENTIFY THOSE TWO WHEELERS

During the next few weeks, all residents will be requested to identify their bike(s) in the bicycle room.

The room will be getting a sprucing up this winter.

Watch for further information.



JAZZ WAS IN



Paul Groeninger, Social Committee Chairman, and his committee can pat themselves on the back, yet again. Thanks to their work, Park Tower residents enjoyed another successful party. While the rain may have dampened the deck, the beat was certainly hot inside! Last attendance count was 150!!

GOOD SHOW SOCIAL COMMITTEE!...Let's have more of the same!!

AND MORE OF THE SAME . . .

If you missed the jazz fest, mark your calendars now to attend the Halloween Party on Friday, October 26, 1985.

Fun, food, awards, -- including a one year free health club membership to the best costume!

PUT LITTER IN ITS PLACE.....

All garbage must be wrapped tightly in plastic or paper and deposited in the rubbish chutes.

All boxes must be broken up and placed in the trash room for daily removal by our staff. However, please remember, the removal of moving boxes, furniture and carpeting is the responsibility of the resident of the unit.

Please DO NOT leave garbage in the trash room as it encourages the breeding of bugs and their vermin.



PLAY

. . . BY THE RULES

April 26, 1985 saw the adoption of Park Tower's new rules covering the Leasing of Units and Levying of Fines. All unit owners were mailed a copy of these rules. Please familiarize yourself with these new rules. If you need another copy, contact the management office at 769-3250.

P L E A S E

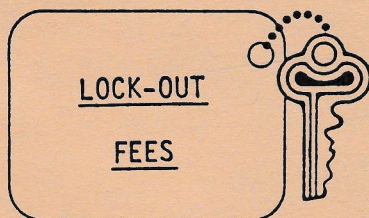
In accordance with the Park Tower requirements for leasing units, remember:

Fourteen days prior to the lessee moving into the unit, management must be provided with the following:

- (a) Copy of signed lease (use of approved lease forms or condominium clause added to lease.
- (b) Copy of satisfactory credit report with application.
- (c) Copy of a signed pet release.
- (d) \$35 relet fee.
- (e) Move in/out fees. (Damage deposit and security officer's fee)
- (f) Time of elevator reservation.

Lessee or unit owners who violate these provisions, are subject to the penalties outlined in the rules.

Your cooperation is appreciated.



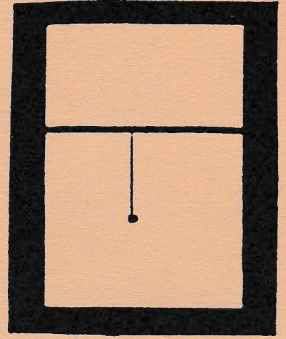
| | |
|----------------------------|---------|
| 8:00 a.m. - 5:00 p.m. | \$ 5.00 |
| 5:00 p.m. - 12:00 midnight | \$10.00 |
| 12:00 midnight - 8:00 a.m. | \$20.00 |

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

GRAY IS IN - - - AND AVAILABLE AT REGENT SHADES!

To maintain the building's exterior appearance, the Condominium Declaration and the House Rules are specific about the type of shades permitted in the units.

Page 3 of the House Rules..."all windows shall be equipped with window shades having a gray exterior color..."



Nothing detracts more from the overall appearance of the property than multi-colored shades. If you must have decorative interior shades, see that the exterior is standard building gray. If you do not currently have gray exterior color, you must replace the shades by December 31, 1985. Violators are subject to a Board hearing and a fine.

Shades are available at Regent Shades, 917 W. Irving Park Road, Chicago 60613 (call John Ellis at 871-6400).



"HELLOoooo" INFORMATION, PLEASE

Save time! Jot down these important building numbers.

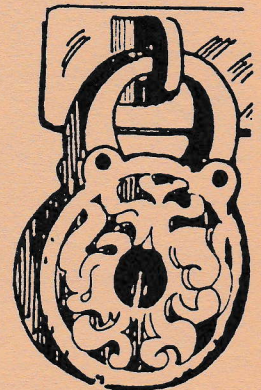
- BUILDING OFFICE (Park Tower Management Office ----- 769-3250
- EMERGENCY (24-hour phone number) ----- 769-3250
- GARAGE ----- 784-6266
- SOUTH PARKING LOT ----- 271-6979
- POOL AREA/HEALTH CLUB/RACQUETBALL COURTS ----- 769-1513
- RECEIVING ROOM/DRY CLEANERS ----- 784-3353
- SECURITY (Park Tower 24-hour number) ----- 769-3250

CLOSED - MIDNIGHT TO 7:00 A.M.

In an effort to improve our security at Park Tower, the revolving door farthest from the doorman's station will be locked each night at midnight and re-opened at 7:00 a.m.

And remember, carry your blue access card and do not be offended if the doorman asks for identification.

Good security is beneficial to each of us!



IF YOU COULD SEE US NOW

The Park Tower Health Club is on the move. Over the next few weeks, we will be introducing several new programs in our attempt to make our Health Club a full service facility.

We are now offering:

- Early bird exercise class for those who are 45 and over
- Weight loss lecture and exercise
- Aerobics
- Water aerobics
- Saturday night - free guest night
- Racquetball league and lessons
- Licensed masseuse

and, as always, a work-out room equipped with a Universal machine, indoor pool and whirlpool, lounge area and....more!

★ by Judi Sheppard Missett
Jazzercise®



So . . . get in shape and feel good! Join the Park Tower Health Club!

EXTENDED HOURS

For your convenience, effective October 1, 1985 the management office will be opened Tuesday evenings until 7:00 p.m.

