



# Park Tower

SPRING, 1986

Dear Owners & Residents:

It won't be long before all of us will be enjoying the warm sunny days of summer. We all had a nice hint of what is ahead when our temperatures reached the high 80's a few weeks ago!


This past year we have seen many major projects completed. Our new terrazzo adorns the front of our building; the garage restoration project is at long last completed; the hallway painting, light fixtures, and carpeting are done; and the heat recovery system is operational and producing substantial savings to the Association.

We have some great plans in store for 1986 too! On the drawing board are the renovation of the pool and health club, the redecorating of the lobby, the installation of a new security system and the repaving of the front driveway. And...watch for our new flower program this year. We will be the "best dressed" building in the city!

Let's all enjoy the warm days ahead and have a really great summer!

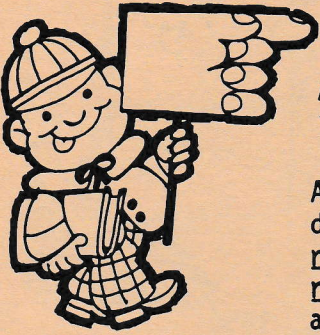
Sincerely,

Theresa M. Berst, CPM®  
Property Manager



*Spring is here at last...*

## GARBAGE .....



### HOW AND WHERE TO PUT IT

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

All boxes should be broken up and placed in the trash room for daily removal by our staff. However, please remember that the removal of MOVING BOXES, FURNITURE, AND CARPETING is the responsibility of the resident of the unit. These items create a fire and safety hazard when left in the service area. Should the Association have to remove such items, the resident of the unit will be charged for the removal.

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

## Don't Be Frightened....

### 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.



## Hello! Hello! .... I CAN'T HEAR YOU

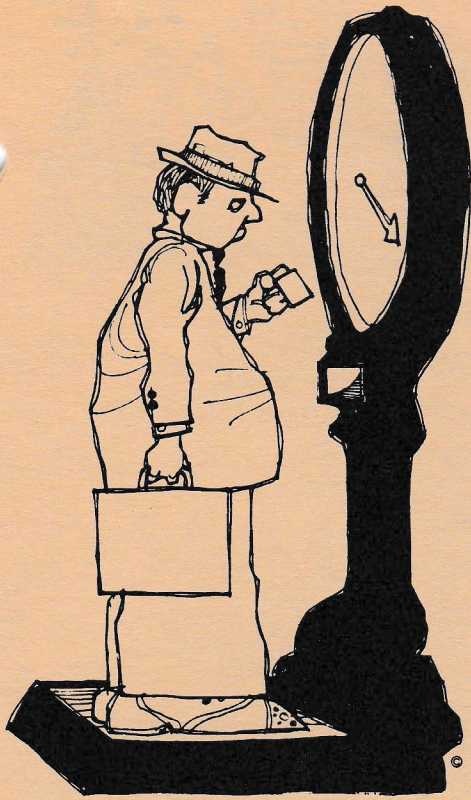
What's wrong with this intercom? It never works! I can't hear the doorman! Sound familiar? Don't be frustrated. Take a few minutes to familiarize yourself with the intercom.

TO ANSWER - (1) Press top button, speak clearly into intercom.  
(2) Press top button to hear the front desk talking to you.

TO CALL FRONT DESK - (1) Press bottom button.  
(2) Immediately press top button to speak and hear front desk.

HAPPY TALKING!





Oh.....WHY DIDN'T I JOIN THE PARK TOWER  
HEALTH CLUB AND EXERCISE CLASSES???

It's not too late! You still have plenty of time to shed those extra pounds.

Swim, work-out, play racquetball, water exercise, relax in the sauna; all await you at the Park Tower Health Club.

**Jazzercise**, meets on Monday and Wednesday, 6:45 p.m. - 7:45 p.m. Instructor Trudy Metz is eager to meet and guide you through her non-competitive, stress-releasing class. Join Trudy for "total-well-being" special in April and May. For additional information, call Trudy at 696-4618.

**AEROBICS** meets on Monday and Thursday, 8:00 p.m. - 9:00 p.m. Instructor Sheri-Lee Wilkins would be happy to help you stay slim and trim. For additional information, call the management office at 769-3250 or the health club at 769-1513

**DON'T WAIT!** Talk to Trudy and Sheri now! Be ready for summer.

**SURF  
and  
TURF**

Stretching, toning, aerobics and a cool down will all be included in this special course.

They meet on Tuesday and Thursday, 10:15 a.m.-11:15 a.m.

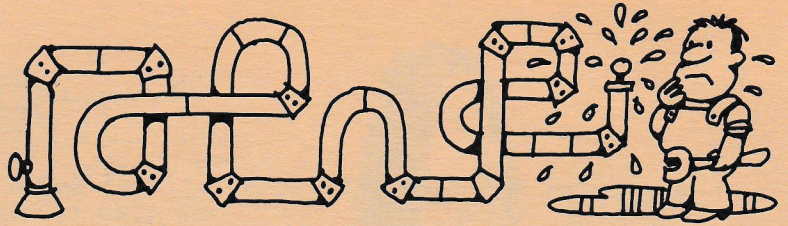
Let Peggy show you this unique exercise class. Bring your friends and fight the battle of the bulge. For additional information, call the management office at 769-3250 or the pool at 769-1513.

WE ARE CLOSED

Due to repairs, the racquetball courts will be closed beginning Wednesday, April 23, 1986 thru Friday, May 2, 1986.

Watch for the changes for the Park Tower Health Club. Let those changes make a change in your life.

O O P S!... Why Won't It Open?



Spring fever is in the air, and just when you want to let some of that fever into your unit, the window won't open.

Don't fret -- call the management office. All you probably need are new springs.

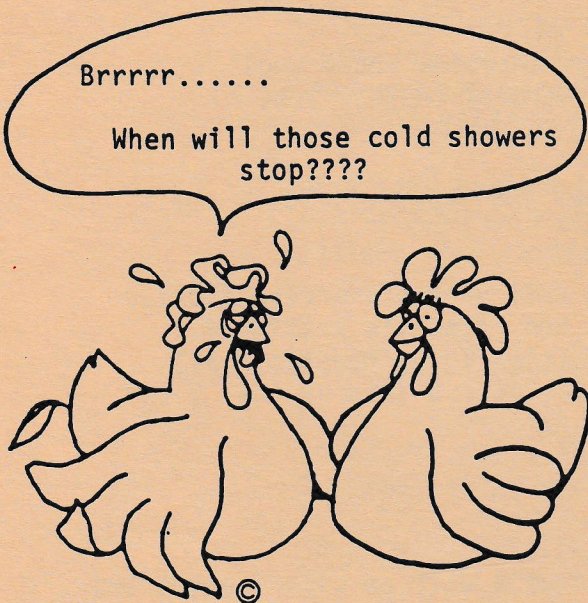
The cost of replacing the springs is \$4.28 each.

So ..... if you have a problem, let us know.

IF IT'S SPRING, IT MUST BE FILTER TIME

In just a few short weeks each of you will be receiving notice of our annual filter change.

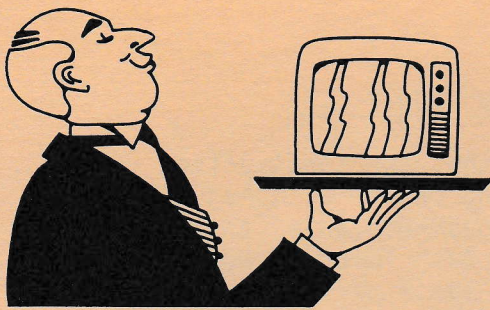
It is important that we gain access to each unit, and appreciate everyone's cooperation.



During the past few weeks we have had various problems with our hot water heaters resulting in a real inconvenience to our residents.

Management has been working with our plumbing and energy consultants, and we believe we now know what has been causing the breakdowns.

Your patience during this time is appreciated. We will continue to closely monitor the situation, and assure you that every effort will be made to make cold showers nothing more than an unpleasant memory.



### "YOUR CABLE SIR!"

Did you know that you can have your television connected to the master antenna free of charge? Call Oxford at 1-800-632-2666 to schedule an appointment.

By tuning into channel 3, residents can get building notices / information. In addition, we are now working on obtaining the necessary equipment to provide you with the option to see the building lobby through your television set.

If you experience cable problems, call Oxford's toll free number for service and then take a minute to drop management a note outlining the problem you are having.

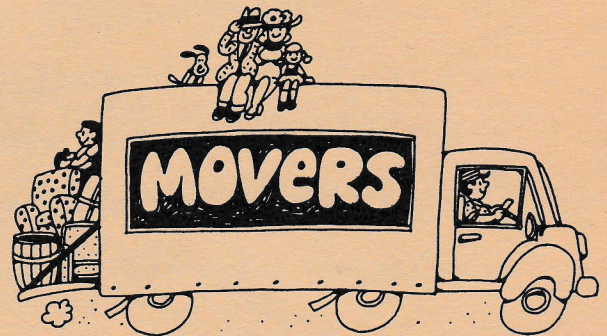
### MOVE IN / MOVE OUT.....

"I TOLD YOU TO RESERVE TIME!"

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.

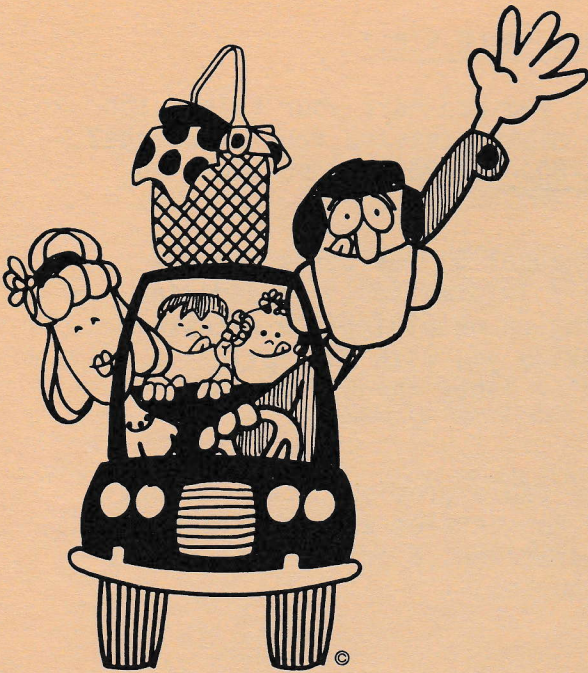


## *Announcing*... SUMMER OFFICE HOURS

Please note that the following office hours will be effective May 1, 1986 through Labor day 1986.

Monday thru Friday - 9 A.M-5 P.M.

## PARKING IN THE SOUTH LOT



Over the next few months, the construction of a congregate housing center is scheduled to begin. With the construction of this new building, many of Park Tower's residents will temporarily lose their parking space.

Considerable time and effort has been spent by many people, including the Board of Directors, management, and building residents, to ensure that our residents have parking once construction has been completed.

Please note that the south lot does not belong to Park Tower. However, because of its proximity to the building, many people believe the lot to also be a part of the Association.

A tentative agreement has been reached with the developer to provide Park Tower with 125 parking spaces. Remember, during construction, relocation of your auto(s) will be necessary. Please plan ahead. As more detailed information becomes available to us, we will pass it on to you.

Limited parking may be available in the Association's indoor garage. Please contact the garage manager, Ted Cichocki at 784-6266.

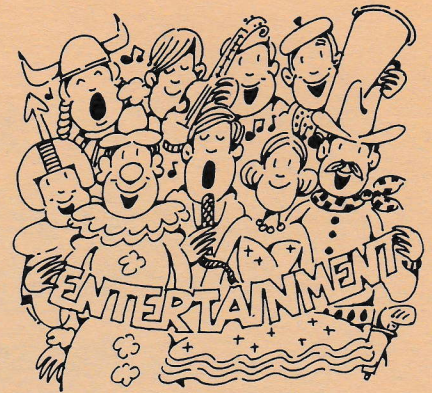
The indoor parking fees are:

Standard Monthly Charge — Unreserved on 1P .....	\$ 61.00
Standard Monthly Charge — Reserved .....	\$ 66.00
Reserved "Premium" .....	\$ 79.00
Tandem Reserved (\$53.00 per car) .....	\$106.00
Motorcycle .....	\$ 25.00
Monthly — Days only .....	\$ 47.00
(8 AM to 6 PM, includes \$12.00 city tax)	
Public Maximum/24 hours .....	as posted
Late Charge .....	\$ 10.00

THE CURTAIN IS UP .... AND ENTERTAINING

The Park Tower Social Committee has announced the following parties for the months ahead:

- Sunday - 5/3 - Spring Brunch - 11a.-2p.
- Saturday - 8/23 - Jazz on the Deck - 6p.-9p.
- Friday - 10/31 - Halloween Party - 7p.-11p.
- Sunday - 12/14 - Holiday Brunch - 11a.-2p.



If you haven't attended a party, mark your calendar now. It's a great way to meet your neighbors and have a good time!

A program now being developed by the social committee is a "Welcome Wagon." New residents to Park Tower would receive a basket with gifts / gift certificates from our mall merchants. It will be a great way to welcome our new neighbors and to familiarize them with the many fine services offered by the stores in the mall.

Our thanks to committee chairman, PAUL GROENINGER and members of his committee for their party successes.

Be a part of the planning . . . . . your help is needed!

The next planning meeting is Tuesday, July 15, 1986 at 7:15 p.m. in the Party Room.

WE WANT TO KNOW ???

The Park Tower Social Committee is interested in finding out how many of you would like the committee to sponsor a Ravinia night.

Please take a moment to complete the form below and return it to the management office.

-----

YES, I would be interested in attending a Ravinia night.

NO, I would not be interested in attending a Ravinia night.

UNIT # \_\_\_\_\_

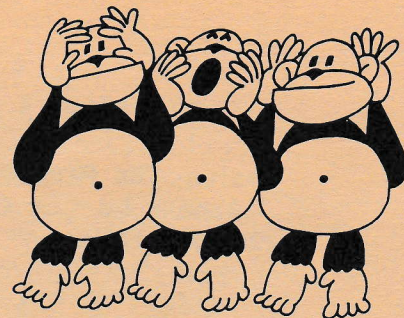
COMMENTS: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

### EXTRA EYES ARE NEEDED

A light is burned out!  
The walls have been damaged!  
The carpet is dirty!



Try as we do, there are times when some things inadvertently get overlooked. With this in mind, we are again reviving our floor captain program. The floor captains are the extra pair of eyes we sometimes need!

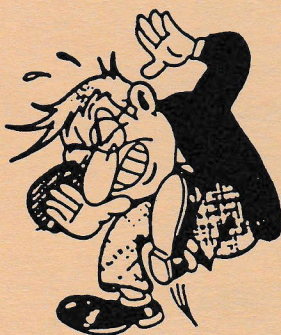
We need volunteers . . . . .

If you are interested in this important job, please call the management office. We will be happy to take your name and answer any questions you might have.

### NOISY NEIGHBORS . . . . . IT BEARS REPEATING

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 taken by the Association.



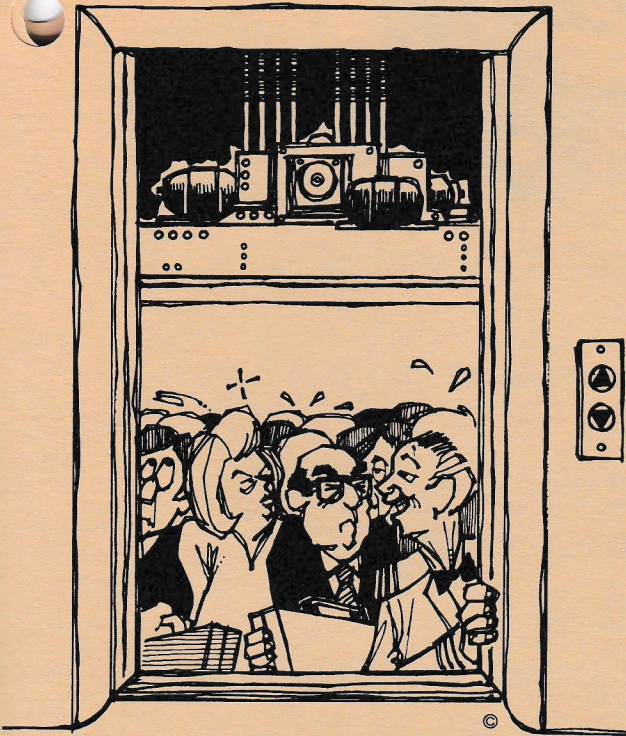
### HELPFUL HINTS FOR NOISE PREVENTION

1. Speakers and TV's should not be placed near window sills, on floors, or along walls which adjoin your neighbors' apartment. The sound can transmit to several floors above and below.
2. Be aware! Tune in....to the noise level in your unit.

Remember, a good neighbor policy is contagious. Let's spread it around!!



## Just In Case you are TRAPPED!



You are stuck in a residential elevator and wonder, "now what?"

First of all, remain calm. Each elevator has a telephone which, when picked up, will automatically ring at the doorman's station.

Tell the front desk what elevator you are in and if possible what floor you may be near. We will take the necessary steps to alleviate the problem as quickly as possible.

If for some reason the telephone is not working properly, each elevator has an A-phone. Talk directly into the speaker panel. They will be able to hear you at the front desk. However, you will not be able to hear them.

Our garage elevators are equipped with a camera. If you are stuck in one of these elevators, turn around and speak in the direction of the camera.

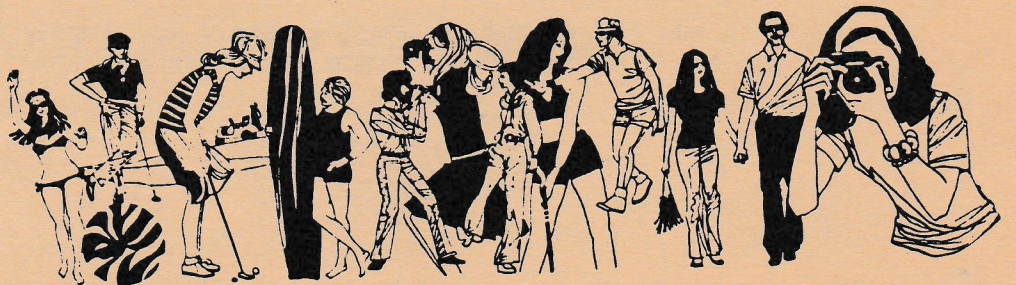
We hope you will not have to use the above, but we feel it is important to know ..... just in case!

## TRAVEL TO FAR AWAY PLACES .....

Wouldn't it be nice to see Japan, Austria, Switzerland, Italy and not leave Park Tower?

If you are interested in showing your travel slides in the party room to Park Tower residents, the management office would like to talk to you.

**SHARE YOUR TRAVELS WITH OTHERS! CALL 769-3250 TODAY.**





### STAY CALM!

Do you know what to do in case of fire? Familiarize yourself with the following procedures:

- (1) Be sure you have smoke detectors in your apartment.
- (2) Be sure your automatic door closure is operating properly.

#### IF THERE IS A FIRE IN YOUR APARTMENT

- (1) GET DOWN ON YOUR HANDS and KNEES and CRAWL to the exit as quickly as possible. DO NOT RE-ENTER YOUR APARTMENT FOR ANY REASON.
- (2) BE SURE THE APARTMENT DOOR CLOSES BEHIND YOU.
- (3) KNOCK ON NEIGHBOR'S DOOR TO CALL MANAGEMENT OFFICE, (769-3250).
- (4) GO TO THE BUILDING LOBBY VIA THE STAIRS. DO NOT USE ELEVATORS!

#### IF YOU SMELL SMOKE OUTSIDE YOUR APARTMENT

- (1) Call the Management Office (769-3250).
- (2) Check your door and doorknob for heat. If it is warm, stay in your apartment and caulk around door seams using wet towels or duct tape. DO NOT OPEN YOUR FRONT DOOR!
- (3) If both your door and doorknob are cool and you choose to leave your apartment:
  - (a) Check for smoke in the corridor.
  - (b) DO NOT USE ELEVATORS!
  - (c) Check stairwells for smoke.
  - (d) If corridor and/or stairwells are smoke filled, RETURN TO YOUR APARTMENT.

Once you are in the stairwell, should you encounter smoke on your descent, get out of the stairwell into any clear corridor.

PARK TOWER PEOPLE IN THE NEWS

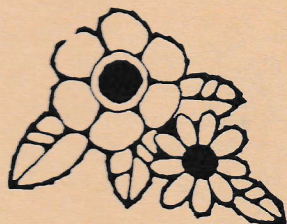
You may not have seen her name in the pages of a recent HOUSE & GARDEN magazine, but our own PAT KALAPSA contributed to the beauty of one of Chicago's best-known penthouse apartments. The magazine featured the ambiance of Abra Anderson's luxurious home and if you noticed the lovely flower arrangements, they were the work of NATURAL GREEN -- owned and operated by local resident Kalapsa.

KEITH VOLGMAN, a resident of Park Tower, has long been involved in community activities, serving on the board of several community-oriented associations. He was also instrumental in setting up the street cleaning program in the Edgewater/Uptown business districts and received an award certificate from 48th Ward Alderman Marion K. Volini for his efforts and hard work.

Our resident psychologist, JAMES DAVENPORT, has now opened his own private office in the mall area. It's conveniently located in the office suite area that's accessible through the door between the Habitat Office and Northbeath Travel. His office number is 238-2828.

NEW PEOPLE IN PARK TOWER

We don't always get to hear about new residents, but it's nice to be able to note some of the new faces at condo meetings and social events. We welcome SUE FISCH, MILDRED SPATUZZA (Boardmember John's mother) and MICHAEL NOWAK, who's the friendly pharmacist in our mall drug store.



HAPPY BIRTHDAY TO .....

Neil Millman, 5/10; Val Trifu, 5/12; Mary Latimer, 5/18; Helen Perlman, 6/6; Sheri-Lee Wilkins, 6/8; Jack Jay, 6/10; Ed Garrettson, 6/11; Carlos Vargas, 6/18 and John Hoglund, 6/27.

HAPPY ANNIVERSARY TO ...

Helen and Abe Perlman, April 23.

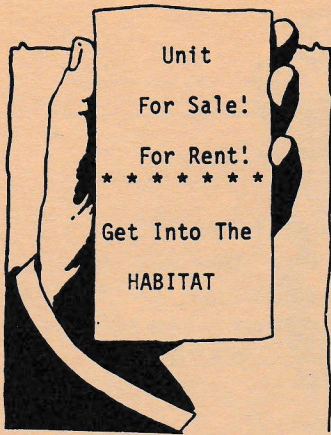
IN THE NEIGHBORHOOD

Have you noticed the bright blue Park Tower Condo Association/Edgewater Centennial banner in front of the building? There will be several centennial events to look forward to this summer. Like all communities, we welcome new establishments and sadly say goodbye to others. PIER 1 IMPORTS will be opening within a week or so at the corner of Berwyn and Broadway. Unfortunately, TREASURE ISLAND has closed and there are hopes of turning the space into a mini-shopping mall. There's a new TRUE VALUE hardware store at 5044 North Sheridan, for those hard-to-find items.

HERE'S SOMETHING TO PONDER TIL THE NEXT NEWSLETTER...

What famous comedy team got their "big break" on the site of our building? We'll let you know next time.

HAPPY SPRING, EVERYONE!



### WHY USE THE HABITAT COMPANY?

Several owners and residents have called to ask as to why they should use the services of the Association sponsored HABITAT COMPANY when sales and rental services are offered by other brokers at lower commission rates. We put the question to HABITAT. We trust that their response, published below, will assist you in making a more informed decision.

THE HABITAT COMPANY is a professional service whose goal is customer satisfaction. The real estate brokers with whom you work are professionals in the field and have at their disposal numerous services to assist you in the sale or rental of your property.

- \* Multiple Listing Service: This program exposes your listing to more than 3000 sales associates. We are members of both Condex and North Side Real Estate Board Cooperative Listing Services.
- \* Advertising: A generous advertising budget enables your listing placement in various Chicago media including the Tribune, the Lerner Papers, Downtown News, and the North Loop News.
- \* Fee: By charging a fee commensurate with those of other professional brokers in the area we enlist and achieve the cooperation of other professional realtors.
- \* Credit Checks: We conduct thorough background checks to ensure maintenance of the established quality of living and standards at Park Tower. We work closely with the Management office to ensure that the necessary paperwork is provided and that all of the Association's leasing rules are complied with. Our objective is to maintain both the rental and property values at Park Tower.

Discount brokers are often not able to offer multiple listing services and do not have an advertising budget. By charging a slightly lower fee, they also discourage the cooperation of other brokers, thus further limiting the exposure your property needs while on the market for sale or rental.

So why choose THE HABITAT COMPANY? With four offices, 40 realtors, the experience of 15 years, and a reputation that follows, you can expect better service and faster results from THE HABITAT COMPANY. We are conveniently located in the Park Tower mall. You can reach us at 769-3800.