



Park Tower CONDOMINIUM ASSOCIATION

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

FEBRUARY 1983

RECAP OF THE MEETING OF THE

BOARD OF DIRECTORS OF

JANUARY 12, 1983

- * The Association contract with FIRST PROPERTY MANAGEMENT CORP has been renewed for a one-year term at no increase in fee.
- * The B. W. LEVY SECURITY CONSULTANTS, LTD. contract has been renewed for a one-year term at an 11% increase.
- * Mr. Baruch made the following announcements:
 - * Effective immediately, maintenance personnel will no longer service appliances.
 - * No rental information on units available in the building will be given by management personnel to walk-in traffic.
- * Mr. Baruch stated a meeting to consider the adoption of the 1983 budget would be held at 7:30 p.m. in the party room on February 23, 1983.
- * The next SCHEDULED MEETING OF THE BOARD OF DIRECTORS will be:

7:30 WEDNESDAY, MARCH 23, 1983

NOTE: All owners interested in the future operations of Park Tower should consider running for office. The 5th Annual Election is rapidly approaching (June).

BOARD MEMBERS

Russ Baruch.....President
Frank Gomes.....Treasurer
Tim Honeywill.....Vice President
Morris Saxner.....Vice President



A FIRST PROPERTY MANAGEMENT COMMUNITY

STORAGE LOCKERS

Maintenance is in the process of changing all storage area locks in the hope of improving security. Each resident will be notified when their particular lock has been changed and issued new keys.

Please remember that each person is assigned one storage space and articles should be locked in this assigned area only. Any items left in an unlocked area of the storage room will be removed by Maintenance and stored for a 30 day period of time after which all items, if not claimed, will be discarded.



PET TAGS

Starting February 17th, pet tags will be distributed to all registered pet owners. Tags should be affixed to the collar of each pet. Security will be checking to make sure that all visible pets are properly registered and all those who are not will have to be removed from the premises. The Board is willing to take whatever legal action necessary to control unauthorized pets.

REMINDER: Pets are not permitted on the passenger elevators. Also, visiting pets are not allowed in Park Tower.

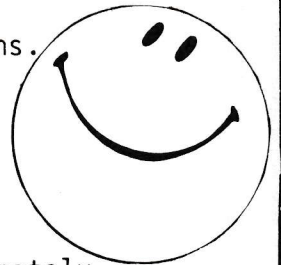
KITCHEN VENTS

That strange sound you hear when turning off your kitchen light means that the exhaust system is in working order. If you do not hear a whooshing sound when turning off the light switch, notify Management and they will check into it at no extra charge.

LAUNDRY ROOM

As you have all noticed, new dryers (twelve stack and five Routemaster) have been installed in the Laundry Room. Due to many questions regarding their efficiency, Bob Ilg of Ilg Laundry Supply asked to hold a meeting with all concerned residents, allowing him the opportunity to address these questions. A date will be posted.

NOTE: Expect to see a new look in the Laundry Room in mid-February.



ELEVATORS

All metal passenger elevator doors have recently been refinished. Unfortunately, there are some residents and visitors to Park Tower who have a great lack of respect for their home and other's property and have defaced the newly refinished doors. In the future, if any person is found defacing or damaging any public areas in Park Tower, they will be prosecuted.

Please, let's try to work together to keep Park Tower the beautiful building it is.

SECURITY

Double-locking your apartment door should become second nature to each resident. For safety's sake, do not hold security doors open for strangers. Instead, direct them to the doorman. If a suspicious person is noticed, bring this to the attention of the Public Safety Officer or doorman on duty.

WINDOW SHADES

Illinois Window Shade was able to obtain 21 rolls of material in our standard building color. Anyone interested in purchasing new shades, call Phil Weinstein at 743-6025.



ATTENTION HEALTH CLUB MEMBERS:

Our saunas are dry saunas.

Many members have experienced difficulty in operating the sauna equipment. This is due to some members introducing water in and around the sauna heating equipment. This causes the equipment to shut off.

We ask your cooperation in NOT having any water in or around the sauna equipment.

BEST DEAL IN TOWN:

Need an easy and fun way to get into shape?

Want to keep off those winter "love handles"?

The Park Tower Health Club has the best rates around for racquetball members!

Courts are easily available during non-prime time 7 days a week for only \$3.00 an hour.

Reservations can be made a day in advance for prime time for only \$6.00 an hour.

Call 769-1513 for information or reservations!

(one reservation per day, per member.)

TO HELP UPDATE OUR PRESENT RECORDS

Please fill out and return to the Management Office in person or by mail as soon as possible.

NAME(S) _____

APARTMENT NUMBER _____

PHONE NUMBERS Home _____

Business _____

IN EMERGENCY CALL:

Name _____ Name _____

Relationship _____ Relationship _____

Phone _____ Phone _____

PLEASE NOTIFY MANAGEMENT OF ANY FUTURE OCCUPANCY CHANGES



Dear Resident:

In an effort to expand services to all Park Tower residents as well as reduce expenses (approximately \$16,000 per year), the Board of Directors voted to cancel the present contract with North Side Cleaners and sign a new contract with Mr. and Mrs. Kim, the present receiving room operators at 5455 North Sheridan Road (North Beach).

This change will become effective February 28, 1983.

In addition to handling the normal receiving room functions, the Kims will offer a full range of cleaning and laundry services, on-site alterations, purse and shoe repairs, and extended hours.

A flyer will be distributed explaining their services in the near future.

We would like to express our appreciation to Dave Samuel and Milt Grossman for their years of service and friendship here at Park Tower.

The Board would like to emphasize at this time that the Kim's expertise has been accepted at North Beach and the changeover in operations has been very successful as well as cost-efficient.

FOR THE BOARD OF DIRECTORS OF THE
PARK TOWER CONDOMINIUM ASSOCIATION

FIRST PROPERTY MANAGEMENT CORP, AGENT

Joy Pipala
Joy Pipala,
Property Manager

First Property Management

PARK TOWER EMPLOYEES

Joy Pipala...Property Manager

Diane Kulczycki

Ann Marie Jadrich

Madelin Sussman

Val Trifu...Maintenance Supervisor

Kip Foster...Pool Supervisor

FIRST PROPERTY MANAGEMENT SUPERVISOR

Rosemarie Wert 769-1350

24 HOUR PHONE NUMBER
769-3250

EMERGENCY

In case of a maintenance or security emergency after office hours, call the above telephone number.

OFFICE HOURS

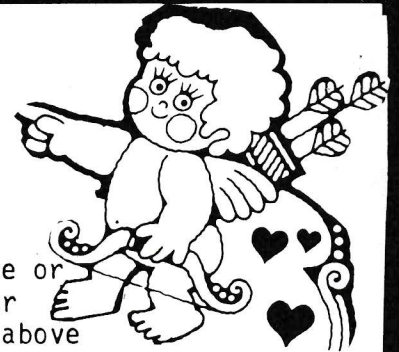
Monday thru Friday 9:00 a.m. - 5:00 p.m.

MAINTENANCE HOURS

Monday thru Friday 8:00 a.m. - 4:30 p.m.

LAUNDRY ROOM HOURS

5:00 a.m. to 1:00 a.m.



DELIVERIES ACCOMPANIED BY PUBLIC SAFETY - \$10.00 CHARGE

LOCKOUT CHARGE \$5.00

