

# ParkTower

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NEWSLETTER FOR THE MONTH OF OCTOBER 1983

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## MANAGING TO BE SPECIAL

... that's what set THERESA M. BERST apart from the others considered for the position of Park Tower Property Manager.

"Terry" has accumulated over ten years of property management experience and the list of qualifications for her new duties at Park Tower are most impressive.

She's a member of the Institute of Real Estate Management, an Illinois Salesmen's Licensee, and a Certified Property Manager candidate. She has successfully completed the Institute of Real Estate Management Course 300, "Management of Residential Property" and Course 400, "Managing Real Estate as an Investment."

When Terry does get some time to herself, she enjoys photography and you may just find her holding down a spot on a local softball or volleyball team!

Terry plans to make regular rounds throughout the building and perhaps some residents have already had the opportunity to meet her. If not, feel free to stop by the management office to welcome her.

We're glad to have Terry as our new Park Tower Property Manager and know that she will, indeed, bring a special touch to our management team!



## TAKING A PEEK AT WHAT'S INSIDE THIS NEWSLETTER ...

- \* "People News" for and about P.T. residents.
- \* Party happenings and some award winners!
- \* October events to mark on your calendar.
- \* Things we all can do to be thoughtful neighbors.
- \* Handy names and phone numbers to remember.
- \* Recap of August Condo Association Board Meeting minutes.



# Thou shalt not make these mistakes

No, we aren't going to tell you that lightning will strike you down, but we will tell you that the rules drawn up to keep Park Tower a nice place to live WILL BE STRICTLY ENFORCED. (As the owner of one illegally parked car can attest as he saw it being towed recently!)

## PARKING RULES FOR FRONT CIRCULAR DRIVE and BACK DOCK AREA

Courtesy parking is available for a MAXIMUM OF 15 MINUTES AND ONLY WHEN VEHICLE IS REGISTERED WITH THE DOORMAN.

THE SERVICE DRIVE (to the north and back of the building) is NOT a garage, a parking lot or a car wash! It is our link to safety and building services. If emergency vehicles such as ambulances and fire trucks could not get by in a hurry, it could be your life and valuables that would suffer.

So remember ... thou shalt not ... or thou shalt get very upset when your car is towed AT YOUR EXPENSE!

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### 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 20% discount coupons for both 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 for a limited time)

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

To help you decide how many books to purchase for the pool, health club and racquetball courts, the guest charges are listed below.

A= Adult fee	C=Child fee (under 12)	WEEKDAYS	WEEKENDS
SWIMMING POOL .....		\$4A / \$3C	\$5A / \$4C
HEALTH CLUB .....		\$4A / \$3C	\$5A / \$4C
RACQUETBALL (court charge-no guest charge) ..		\$3 - 8am to 5pm	\$3 - 8am to 8pm
		\$6 - 5pm to 9pm	

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### OPEN HOUSE is OPEN TO ALL

You are cordially invited to attend a special "Open House" at 7:30 p.m. on Tuesday, October 25th in the Park Tower Party room hosted by the Park Tower committees and management staff.

The purpose of this Open House is to give you an opportunity to learn more about the various committees and to meet our new Property Manager, Terry Berst.

We often hear that residents would like to serve on a committee, but are unfamiliar with what the various committees do. A member from each committee will be present to explain their function and, hopefully, enlist your help.

Come meet our new manager and then discover how your skills can meet the needs of the various committees!

There's a new member of the HOWARD COHEN family!  
Welcome to BRANDON, who just happens to be  
JASON's new baby brother. CONGRATULATIONS!

Since the last issue of the Park Tower news-  
letter, ABE PERLMAN got another year younger.  
Happy 97th Abe! Wife HELEN also came through  
eye surgery with flying colors. We're glad  
to see them both out and around.

people  
news

The "Christmas in July" party given by resident NOREEN CALUS was again a  
rousing success! Word is getting around about Noreen's excellent hospi-  
tality and cooking skills!

Wedding bells chimed for MADELIN SUSSMAN of the management office. Well,  
the wedding didn't actually take place in the office, but she does have a  
new name and a new husband. Call her MADELIN FRANK from now on.

Under the weather over the past couple of weeks: MABLE ENRIGHT, RUTH SMITH,  
and SANDRA GOLD. We're happy to report all are doing much better.

MRS. WALTER (JANE) BARANCIK is currently hospitalized in Presbyterian  
St. Luke's Hospital. Jane's bright and happy disposition is always missed  
while she's away, and we hope that she'll be back home soon ... better  
than new!

Park Tower residents were deeply saddened with the tragic news of September  
5th. IFTEKHAR AHMED ("Ifte" to most of us) suffered a massive cerebral  
hemorrhage and left us all too soon, leaving a void in many lives. To his  
sister, YASMIN, (a P.T. resident) and to his parents in India, we extend  
our deepest sympathy on the death of a beloved brother and son. In Ifte's  
31 years of life, he lived each day to the fullest, bringing happiness and  
laughter into the lives of many. YASMIN AHMED expresses her sincere thanks  
to the many residents who have shown so much love and friendship during  
this difficult time.

Lavish  
Thanks.

IDA JACOBSON, a long time resident, is now  
resting comfortably in a local nursing home  
following some quick and loving action by resident  
RUBY LIPPERT and doorman FOSTER THOMAS. Both  
noticed that Ida had not been coming to the lobby  
to pick up her mail and they alerted building  
engineers VAL TRIFU and RICK RYDING. Mrs.  
Jacobson was discovered in her apartment and  
immediately rushed to the hospital where she  
remained in serious condition for several days.  
Also involved in her rescue was security officer  
MICHAEL BRANCATO.

Residents wishing to brighten Ida's day may  
send cards to her in care of: The Carleton  
Nursing Home, 725 West Montrose, Room 423,  
Chicago, IL 60613.

Hats off to RUBY, FOSTER, VAL, RICK and MICHAEL for the caring attitude  
they displayed to save the life of one of our residents.



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## PARK TOWER PARTY PEOPLE

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If you missed the fun-filled 60's party on September 24th, you missed a wonderful evening. There were several contests to liven up the evening, and plenty of opportunity to enjoy P.T. people in action!!! A DJ from K & N Sound was the main attraction, so were the delicious sloppy joes!

Tripping the light fantastic on the dance floor were "Twist Contest" winners BOB STEIBER and MERLE CHAFETZ. IRV HELLER and RICKY COWAN also captured a prize in the twist category.

Hula hoop experts proved to be BECKY NICKLES, ELLEN MCGHEE and MAURICE WILLIS.

LELAH ZAYAS got down to it by winning the "Limbo Contest."

So, here's a "twist and shout" cheer for the Social Committee ... you did a great job, party people!

Speaking of the Social Committee; yes, there will be another Halloween party featuring good food, fun, prizes and liquid refreshments.

Plan to get your costume ready by Friday, October 28th. That's the date of the party. Check the posters for more information on this fun-filled event!



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## LETTING IT ALL HANG OUT!!!

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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 unwanted items on their doorsteps!!!

Try a little neighborly thoughtfulness and please use the trash cans so conveniently placed near the mailboxes. Remember... good manners can be contagious!

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## GOSSIP ...

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Did you get a look at the unusual gavel that P.T.C.A. President FRANK GOMES put into use at the last board meeting??? We won't say what it was, but the meeting was one of the best ones yet! We'll leave it up to you to discover what he uses at the next meeting, so plan to be there.

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## PARK TOWER CONDO ASSOCIATION BOARD MEETING

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Tuesday, October 18 - 7:30 p.m. - party room

COFFEE AND COOKIES WILL BE SERVED!

ALL RESIDENTS, owners and renters, are welcome.



## AN OPPORTUNITY REPEATED

Those of you who rent at Park Tower and have considered becoming Resident Owners may be interested to know that a number of the units sold at the recent auction "fell through" due to the purchaser's inability to obtain financing. Nancy Kapp of Berger Realty (558-3000) has the following units available for those who regret having missed the moment:

2911	2 BDRM.	\$80,000
3111	2 BDRM.	\$83,000
4611	2 BDRM.	\$83,000
4915	1 BDRM.	\$43,000
5102	1 BDRM.	\$47,000

As residents of Park Tower, you may qualify for discounts of 2-1/2 - 5% off the above prices. Opportunity rarely knocks twice, so give Nancy a call today!

## IT TAKES ALL OF US TO KEEP THE BUILDING FROM GOING TO THE DOGS (OR CATS) !

How many times have you heard someone say in total frustration, "but what can I do?"

When it comes to the annoyance of seeing illegal pets in the building, there ARE some things you can do ... quietly and confidentially.

First, you have to know how to spot an illegal pet!

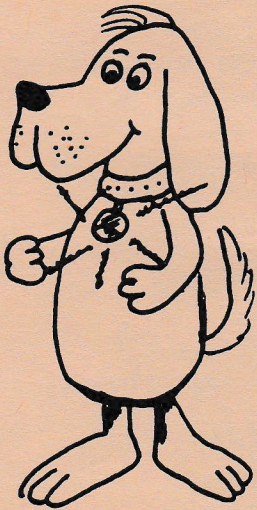
1. The pet WILL NOT BE WEARING A GREEN TAG on its collar.
2. The pet owner, we hope, will be wearing a very guilty look above the collar.

The service elevators are the best place to spot illegal pets as you have plenty of time to notice if the pet is wearing a green tag and opportunity to see which floor the pet and its owner got on or off the elevator.

If you notice any pet (legal or not) on the passenger elevators, report your observations. NO PET IS ALLOWED ON THE PASSENGER ELEVATORS!

Now, here's how you can help. Simply write a short note of your observations, and drop it in the management box in the front lobby; you do not have to sign your name.

Your information will be followed up and action will be taken to remove the pet from the building ... with the pet owner if necessary!!!



# WHAT'S GOING ON?

THE FOLLOWING IS A RECAP OF THE MINUTES OF THE BOARD OF DIRECTORS MEETING HELD ON AUGUST 9, 1983.

## REAL ESTATE TAX PROTEST

Michael Sheridan of Sheridan and Pearlman, tax attorneys, addressed the audience on a proposed real estate tax protest on behalf of Park Tower. Mr. Sheridan stated that there appears to be sufficient grounds to challenge real estate tax valuations. Should they be engaged, their firm's fee will be a percentage of realized tax savings. The Board is to explore this issue further.

## WHIRLPOOL RENOVATION

Frank Gomes explained that water has been seeping from the bottom of the whirlpool onto the carpeting. Matthew Alexander Corporation was engaged to remove the present redwood enclosure and replace it with ceramic tile. Three drains to eliminate the leakage will also be installed. Total repair cost: \$3,608.

## COMMERCIAL RATE FOR USE OF THE PARTY ROOM

Alan Ward explained that management had received requests from residents to use the party room for commercial ventures such as seminars, demonstrations, sales, etc. and proposed the room be made available for such purposes at a flat fee of \$100. However, due to the overwhelming disapproval of the unit owners present, who objected to the potential security problem such action might cause, the motion was rescinded and the matter dropped.

## MAJOR RESTORATION PROJECTS

Frank Gomes stated Park Tower is faced with three major projects: the garage restoration, roof repairs, and outdoor terrazzo replacement. In view of the costly and exacting nature of all three repairs, the Board proposed that a structural engineering firm should be hired to determine the cause of deterioration, create specifications and drawings for repairs, assist in the selection of the contractors involved, and supervise the work in progress. Several firms will be interviewed over the next few weeks.

## ROBERT SHERIDAN SETTLEMENT

A \$20,000 settlement check has been received from the Developer, Robert Sheridan & Partners to satisfy the Developer responsibility to the Association.

This recap of the August Park Tower Condo Association Board Meeting has been provided to keep you informed. The next open board meeting will be held on Tuesday, October 18th at 7:30 p.m. in the party room. All residents, owners and renters, are invited to attend.

THESE ARE SOME OF THE PEOPLE WHO MAKE LIFE IN PARK TOWER MORE ENJOYABLE

PARK TOWER EMPLOYEES

Property Manager - Theresa M. Berst  
Assistant - Diane Kulzycki

Service Assistants - Madelin Frank  
LaVerne Saletko

Engineer - Val Trifu  
Assistant - Rick Ryding

Health Club Supervisor - Christine Johnston

Doormen - Lester Long, Jr.  
Ernest Lowrey  
James Powell  
Foster Thomas  
Horace Woolridge

FIRST PROPERTY MANAGEMENT

Rosemarie Wert - Assistant Management  
Vice President

Kelly Ripka - Regional Assistant  
Manager

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HOURS OF OPERATION

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HEALTH CLUB AND POOL - 8 a.m. to 11 p.m. on MONDAY and WEDNESDAY  
8 a.m. to 10 p.m. on TUESDAY, THURSDAY and FRIDAY  
8 a.m. to 9 p.m. on SATURDAY and SUNDAY

LAUNDRY ROOM ----- 5 a.m. to 1 a.m. DAILY

MANAGEMENT OFFICE ---- 9 a.m. to 5 p.m. MONDAY through FRIDAY

RECEIVING ROOM ----- 8 a.m. to 7 p.m. MONDAY through FRIDAY  
9 a.m. to 1 p.m. SATURDAY

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IMPORTANT PHONE NUMBERS TO REMEMBER

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BUILDING OFFICE (Park Tower Management Office)----- 769-3250  
EMERGENCY (24-hour phone number) ----- 769-3250  
FIRST PROPERTY MANAGEMENT OFFICE ----- 769-1350  
GARAGE ----- 784-6266  
POOL AREA/HEALTH CLUB/RACQUETBALL COURTS ----- 769-1513  
RECEIVING ROOM/DRY CLEANERS ----- 784-3353  
SECURITY (Park Tower 24-hour number) ----- 769-3250

Other handy numbers you may want to know:

BEAUTY SHOP----- 769-6611  
DENTAL CENTER----- 728-9200  
DRUG STORE ----- 769-3050  
EYE DOCTOR ----- 334-6795  
FLOWER SHOP ----- 784-7800  
GROCERY STORE ----- 275-4661  
MEDICAL CARE ----- 878-5151  
RESTAURANT ----- 878-1846

