



Park Tower News

SPECIAL BUDGET MEETING: THE SECRETARY'S REPORT

A special meeting of the Board of Directors was held on Friday, February 22, to adopt the Park Tower Condominium Association budget for 1980. The meeting was called to order at 7:35 p.m. by Harold Pollen, President. Other Board members present were Russ Baruch, Peter Merrill, and Frank Reichert. Rosemarie Wert and Jon Stovall represented Management. Approximately fifty interested owners also attended.

Jon Stovall presented an overview of anticipated expenses and revenues. A number of questions were raised from the floor relating to operation of the receiving room, security, air-conditioning, Management functions, and comparisons between the developer's budget in the property report and the budget used by Management. After discussion, the Board voted unanimously to adopt the budget as presented. This budget totals \$1,451,775 and represents an increase of 17.3% over 1979. Due to additional income, the net assessment increase for 1980 over 1979 is 16%.

Specific matters relating to the parking garage were then raised. The Board voted to approve an increase for monthly day parking to equal the amount of increase in the city parking tax. *Note:* This increase does *not* apply to building residents with full 24-hour parking privileges.

The Board then moved to act upon a proposal by the Garage Committee to eliminate car-washing facilities from

the garage. It was noted that car-washing expenses far exceed income generated for the Association and an estimated \$12,000 per year could be saved by closing the wash stall. This prompted a lengthy and heated discussion both on the merits of the proposal itself and on the appropriateness of considering this action at a special budget meeting. The Board was evenly split on a motion to table the matter until the next general meeting, but also evenly split on the motion itself. This matter is expected to again be raised at the March Board meeting.

The suggestion was made that an agenda for the Board meeting be posted in advance so that those interested in a particular issue will know when it is to be discussed.

Mr. Pollen announced that plans for redecoration of the Party Room are complete and would be available for review following the meeting. This is part of the building improvement package being completed by the developer.

The next Board of Directors meeting is scheduled for Tuesday, March 18, at 7:30 p.m. in the Party Room. This will be a general meeting. An agenda will be posted on the first-floor bulletin board prior to the meeting. All owners are urged to attend.

—Frank J. Reichert
Board Secretary

Park Tower Condominium Association
5415 N. Sheridan Rd., Chicago, IL 60640

Harold Pollen, president	Apt. 2901
Russell Baruch, vice-president	Apt. 3006
Peter Merrill, treasurer	Apt. 2311
Frank Reichert, secretary	Apt. 5402
David Salmon	878-7100
Budget and Finance Committee, James Byrd	Apt. 1902
Building and Maintenance Committee, Yale Siegel	Apt. 1109
Communication Committee, Dorothy Saxner	Apt. 3501
Garage Committee, Robert Stieber	Apt. 1701
Legal and Rules Committee, Charles Pikcunas	Apt. 2907
Safety and Security Committee, Ben Rawnley	Apt. 3211
Social and Recreation Committee, Rudy Geter	Apt. 2905
Newsletter Editor, Dorothy Saxner	Apt. 3501

Deadline for articles is the 15th of each month.

PARTY ROOM TO BE REFURBISHED

In a few months, the Party Room in Park Tower will have an entirely new look. Textured linen drapes and an oriental rug are among the new furnishings that will grace the room.

The alcove that now contains two couches will have a rust and yellow oriental rug, a couch and two chairs in deep rust, and a walnut coffee table and end tables.

The center of the room will have a hexagonal burgundy carpet, six walnut leatherette tables of card-table size, and twenty-four chrome-trimmed chairs to match.

All of the windows will be covered with off-white textured linen drapes, and the pillars will be covered in corded vinyl. The walls will be painted off-white.

For residents' convenience, there will be seventy lightweight stackable chrome chairs available.

Sounds nice, doesn't it?

GET YOUR PHONE BOOK

Don't forget to pick up a yellow-pages telephone directory from the rear entrance of the first floor where the Bike Stop shop used to be. The books will be kept there for only ten more days. Tie a string around your finger to help you remember.

PREVENTIVE MAINTENANCE TIPS

The following are some preventive maintenance tips to keep in mind.

Frosted windows. To help prevent ice from forming on your windows during the winter, turn your convector grills so that the heat is directed toward the windows. Keep your heat on low at all times. Also, keep humidifiers as low as possible and as far away from windows as possible. If you are doing a great deal of cooking, turn off your humidifier to avoid excess moisture.

Exhaust vents. Vacuum these vents regularly to keep them functioning properly.

Kitchen cabinet hinges. These hinges are available through the Management Office for \$1.50, and all you need is a Phillips screwdriver to install them. American Craig, the supplier, will not sell them to individuals.

Clogged drains. If your drains are clogged, don't use commercial drain-cleaning products. The chemicals in them can damage pipes. Instead, call the Management Office, who will call the plumbing service to rod your drains.

Toilets overflowing. Should your toilet begin to overflow for any reason, you can stop the water in most instances by lifting the ball inside the tank in while tapping the flush handle until the water recedes. This action could prevent water damage.

A/C heating units. Check the filter to be sure it is in its proper position. It can normally be put in the correct position by pushing upward on the filter until it snaps in. Vacuum the drip pan under your unit regularly. At the same time, remove the grills and vacuum the heating/air-conditioning coils of your unit. This could help prevent clogging of the drip pan, which could cause an overflow during the air-conditioning season. Do not allow paper or other matter to enter the unit, as it results in rattling noises and can cause damage.

AVOID PARKING IN THE FRONT DRIVEWAY

Parking in the front driveway is a fire hazard. If fire or emergency vehicles were needed for the building, much time would be lost because of the cars in the driveway. Although courtesy emergency parking is available for 15 minutes, this courtesy should be taken advantage of.

The doorman should be told which unit a visitor parked in the driveway is going to. All residents should let their visitors know this rule. The doorman cannot always catch the parker, as he may enter the building with a group.

SECURITY IS THE NAME OF THE GAME

Evidence of an extensive new security system is cropping up all around us: the console in the front lobby, camera lenses in elevators, electronic sensors on doorways.

The completed system will provide security checks at all points of entrance and exit, and it will be controlled by residents' magnetic cards. The magnetic cards will activate the sensors at the doorways and will permit the card owners to open the door.

Each apartment will be entitled to two cards, which will be issued by the Management Office. Residents who want a third card will be able to purchase one at a modest price. Lost cards, however, will be expensive to replace.

The cards will open the following doors: the front lobby door, the two doors leading to the front elevators, the doors on 1-P and 2-P that lead to and from the back service elevators, the door to the pool, and the door at the exit from the garage.

In addition to the control provided by the magnetic cards, there will be TV cameras and sonic (voice) devices located in various strategic places. These cameras and sonic devices will all lead to the doorman's console.

A meeting to instruct residents in the use of the new security system will be held before the system is made operational. Please keep in mind that once the system is implemented, it may take you a while to get used to it.

Make your Park Tower neighbor,

Donna Tuntevich,

your personal real estate agent.

Apt. 2207

Phone: 561-3869

Hogan & Farwell/Marker Realty Group

1505 W. Morse Ave.

Chicago, IL 60626

Phone: 973-5700

Sales
Trades
Appraisal
Investment

Syndication
Management
Financing
Commerical and
Office leasing

BUILDING AND MAINTENANCE COMMITTEE REPORT

In order to save time in reporting problems, floor captains have been instructed to send their inspection reports directly to the Management Office. In this manner, important information can reach the Office quickly and several days' time can be saved.

We wish to inform residents that anyone having insect problems should report them to the Management Office. The exterminators are in the building every Friday and will be able to remedy problems if the Office has the report.

Please be sure to push all your refuse, including newspapers, down the refuse chute. This will help keep our service areas clean and free from debris.

We need floor captains! If you wish to volunteer, please put your name and phone number in my mailbox, #3504.

There are no major items to report at this time. Discussion is in progress about the caulking and air balancing of the building.

—Yale Siegel

ABOUT CAULKING

The Board of Directors, along with the Building and Maintenance Committee, are exploring the merits of various caulking repair and maintenance programs. The issue is not simply a matter of repairing the window leaks that now exist. Rather, investigation by the Board and the Committee indicates that a program of ongoing maintenance may be the most efficient and cost-effective in the long run.

Numerous meetings have been held in recent weeks, and it is expected that the type of repair/maintenance to be implemented will be decided upon very shortly.

SOMETHING YOU SHOULD KNOW

During the recent firemen's strike, a special fire fighting program was set up in cooperation with management, engineers and assistant engineers of Park Tower, Lake Terrace and Northbeach. Battalion Chief Biski of the Chicago Fire Department held a three hour seminar in the Park Tower Party Room to help set up this special team.

We are all very grateful the firemen's strike is now over and that it did not become necessary to test the efficiency of our amateur fire fighters, but a special thank you should go to the men and women who work for these three buildings who were ready and willing to do whatever was necessary to help save lives of residents at Edgewater Plaza.

NEWS ABOUT PEOPLE

Harold Pollen, President of Park Tower Condominium Association, received the Kate Maremont Foundation Dedicated Teacher Award in January. The award was presented to ten teachers in the Chicago School System. Congratulations, Harold!

Congratulations and good luck to Park Tower resident **Dave Hino**, who with his partner has opened a boutique, Hino & Malee, on North Michigan Avenue.

FIRE PREVENTION TIPS

Here are some fire-prevention suggestions from the Chicago Fire Department.

First, the most important fire-fighting tool is the self-closing mechanisms on the apartment doors. Any residents who remove the device are in violation of the City of Chicago Municipal Building Code and the City of Chicago Fire Code. Their action could result in a code violation against the building.

Next, smoke detectors in apartments are extremely valuable and save lives. Two types are available, and the Fire Department recommends that each apartment have at least one of each type.

The first type is an ionization unit, which detects a fast-burning fire that creates very little smoke. The second type is a photoelectric cell unit, which detects a smoldering fire that produces very little flame. The first type is normally placed on the ceiling. The second type is normally placed on the wall just outside the bedroom door and on the living room wall.

Another tip: When frying bacon or cooking products that create smoke, close the doors to the kitchen to prevent cooking smoke from activating the fire alarm.

The following are precautionary measures that can be taken to prevent fires:

- Do not run an extension cord under carpeting, since friction will wear out the cord and possibly cause it to fray.
- If there is an electrical plug behind a bed, be sure the bed is kept away from the wall.
- Keep radios and portable television sets off the floor, since both produce heat.
- Check electrical cords for fraying and brittleness—especially iron cords, which receive considerable abuse.
- Unplug appliances by grasping the plug itself. Do not pull the cord.
- When going on vacation or leaving the apartment for any appreciable length of time, be sure to unplug all electrical appliances except the stove and the refrigerator.

DISCOUNT AVAILABLE ON CARPETING

Park Tower residents are eligible for a discount when they purchase carpeting from Industrial Carpeting in Schaumburg. If you are interested, phone Marti Wright or Herb Jadd at 860-1020.

**CARRIAGE TRADE
REALTY GROUP LTD.
IN THE PARK TOWER MALL**



Do you have a condo
to rent?

Do you have a condo
to sell?

Would you like to rent or buy
in this building?

Carriage Trade Realty Group Ltd. is
ready to serve the Park Tower
Community. Stop in and discuss
your real estate needs with us,
anytime. Or call **728-2400**.

Steven Strange, President

JANET S. RUBEL & JEFFREY STRANGE

ATTORNEYS AT LAW

Available to practice in
**DIVORCE—REAL ESTATE—BANKRUPTCY
CRIMINAL DEFENSE—CONDOMINIUM LAW**

Evening and Saturday by appointment.

OFFICE IN THE MALL

PARK TOWER

5415 North Sheridan Road

Chicago, Illinois

561-5116

If no answer, call Northbrook 272-9063

*INCOME TAX SERVICE AVAILABLE,
WITH SPECIAL EMPHASIS ON
CONDO OWNERSHIP*

Call 728-2400 or 561-5116

ACTIVITIES CALENDAR

Mondays

Yoga

8:00 to 10:00 p.m.

Park Tower Party Room

Tuesdays

Bridge

7:30 to 10:00 p.m.

Lake Terrace Party Room

Total fitness program

Contact Park Tower

Management Office

Wednesdays

Total fitness program,

50 to 60 years of age

6:00 to 7:00 p.m.

Contact Lake Terrace

Management Office

JCC

7:00 p.m.

Lake Terrace Party Room

Thursdays

Disco exercise

7:30 to 8:30 p.m.

Park Tower Party Room

Contact Linda Allen, 271-4848, Apt. 1605