



# Park Tower News

## SEPTEMBER BOARD MEETING: THE SECRETARY'S REPORT

Nearly fifty Park Towerites attended the Board of Directors meeting held September 11th in the Park Tower Party Room. Board president **Harold Pollen** presided.

Progress reports were received on behalf of each of the seven standing committees. Again, all residents were encouraged to participate in committee activities.

**Dorothy Saxner** unveiled the new design for the Association stationery, which received unanimous approval of the Board.

Harold Pollen announced that the space presently occupied by the Management Office has been sold. The Board has therefore accepted a most generous offer from Robert Sheridan to donate to the Association a unit in the commercial mall (7-C) presently valued at \$52,800. However, necessary improvements are expected to cost approximately \$25,000, which would be the responsibility of the Association. The Board decided to credit the value of a garage sweeper promised by Mr. Sheridan against this expense, with the balance to be financed with borrowed funds to be repaid from budgeted funds for office rental.

Management indicated that the water demand from Jonathan's is overtaxing our pumping system. A rerouting of the water supply would resolve this problem. The Board concluded that savings in electricity and wear on the pumps would quickly offset the cost of this rerouting, and unanimously approved.

A proposal to purchase supplemental boiler insurance was tabled pending clarification of need.

The Board approved a charge system for handling lockouts (people who forget their keys). A charge of \$5.00 was determined to be reasonable.

Also established was a fee of \$35.00 to renters, to cover the costs of elevator usage, printing of move-in

information, and directory, mailroom, and office listings. Credit checks will also be available to investors, for \$15.00 each.

Pool Club membership applications of an unusual nature were considered. It was decided not to establish a new corporate membership category at this time. Commercial property owners are eligible to apply for existing categories of membership on the same basis as residential owners.

The Board approved the continued enforcement of existing building rules until such time as the Legal and Rules Committee is able to draft its recommendations for Board approval. Existing rules include provisions of the property report, along with all reasonably applicable rules from the previous rental agreement.

An extensive discussion of security issues was presented by **Peter Merrill**. Goals were adopted, and specifics of implementation were defined. Though some elements were tabled for further evaluation, the Board is committed to a strong security system that will combine the physical arrangements provided by the developer with 24-hour security protection. Accordingly, the Board approved hiring of additional personnel to provide 24-hour security. It was agreed that security is one of the major priorities of this Board of Directors.

Management reported on several items of an informational nature:

- There is now a mailbox in front of the building.
- Window washing was delayed because of equipment problems.

The meeting was then opened for discussion and questions from the floor, followed by adjournment. The next meeting has been set for November 13th at 7:30 p.m. in the Party Room.

—**Frank J. Reichert**,  
Board Secretary

### Park Tower Condominium Association

<b>Harold Pollen, president</b> .....	<b>Apt. 2901</b>
<b>Russell Baruch, vice-president</b> .....	<b>Apt. 3006</b>
<b>Peter Merrill, treasurer</b> .....	<b>Apt. 2311</b>
<b>Frank Reichert, secretary</b> .....	<b>Apt. 5402</b>
<b>David Salmon</b> .....	<b>878-7100</b>

<b>Budget and Finance Committee, James Byrd</b> .....	<b>Apt. 1902</b>
<b>Building and Maintenance Committee, Bobbi Corbett</b> ..	<b>Apt. 1109</b>
<b>Communication Committee, Dorothy Saxner</b> .....	<b>Apt. 3501</b>
<b>Garage Committee, Robert Stieber</b> .....	<b>Apt. 1701</b>
<b>Legal and Rules Committee, Charles Pikcunas</b> .....	<b>Apt. 2907</b>
<b>Safety and Security Committee, Ben Rawnsley</b> .....	<b>Apt. 3211</b>
<b>Social and Recreation Committee, Ed Arnold</b> .....	<b>Apt. 3205</b>

Deadline for articles is the 15th of each month.

## BUDGET AND FINANCE COMMITTEE SELECTING A FIRM FOR AUDITING

The Budget and Finance Committee will meet with six accounting firms during the next month in preparation for making a recommendation to the Board of Directors concerning which firm should audit the Condominium Association's records. Committee chairman **Jim Byrd** reports that the size of the firm, its condominium experience, and its understanding of Park Tower's accounting procedures will be important factors in making the selection.

### Meetings Calendar

October 18	Building and Maintenance Committee 8:00 p.m. in Park Tower Party Room
November 7	Communication Committee 7:00 p.m. in Park Tower Party Room
November 13	Board of Directors 7:30 p.m. in Park Tower Party Room
Every Monday	Yoga 8:00 to 9:15 p.m. in Park Tower Party Room
Every Tuesday	Bridge 7:00 p.m. in Lake Terrace Party Room

### EXERCISE ROOM TO BE RENOVATED

Those of you who frequent the exercise room can look forward to a new look soon. The room will be redecorated, and some new equipment will be added. So when you pedal that bicycle or pull those pulleys, you'll be able to enjoy new local scenery.

### A DOG'S LIFE AT PARK TOWER

As those of you who leased your apartments prior to the conversion of Park Tower to a condominium association remember, your leases specifically prohibited you from keeping a pet without the prior written consent of Management. Violation of this regulation was a breach of your lease and would subject you and your pet to eviction.

When planning the conversion, the developer realized that parties from diverse backgrounds would be interested in owning a unit in Park Tower. Since a prospective buyer might balk at buying if faced with the prospect of leaving behind his best friend, dear Fido, the property report conferred upon buyers a limited right to maintain pets in the building. Tenants who decided to purchase their units were granted limited rights to keep dogs or cats on the premises if they had the proper written consent on the date that the declaration of condominium was recorded. For new buyers, this right was limited to dogs or cats owned by the buyer as of the date of the closing and registered with the Management Office.

Since the conversion, several additional regulations have been enacted regarding pets.

- First, on July 10th, the Board of Directors passed a resolution that closed the registration of pets for all previously converted units and further required all parties with pending purchase contracts to register their dogs or cats at the time of their closing.

- Second, on July 18th, the Legal and Rules Committee drafted and approved the following regulation: "Only animals registered to qualified owners shall be allowed in the building or upon the premises. Further, registered animals must be held on a leash while in common areas and may use only the service elevators for ingress to and egress from the building."

- Last, the conduct of the pets was further limited by a general regulation passed at the July 18th meeting, which indirectly applies to pets and states in part: "Owners shall not permit or do anything on the premises or the building

that will disturb, annoy, or interfere with the rights, comforts, or conveniences of other owners and occupants in the building."

In summary, then, only certain pets—those belonging to owners and properly registered with the Management Office—may remain in the building. Renters are not allowed to have pets. Owners who failed to register their qualified pets properly must remove them immediately or be subject to action by the Condominium Association. Further, even if you are an owner and your pet is properly registered, you may still be subject to action by the Association if frequent complaints are made by other owners concerning your pet's annoying habits, such as barking, whining, or biting at people.

As a courtesy to repair and service men, please make appropriate arrangements for service calls. If you will not be home when the service man comes, your pet should be locked in a separate room or removed from the apartment. If you are at home, you should keep the pet in an area removed from where the service man is working.

I realize that all of this sounds rather grim when you begin to think about it in relation to dear old Fido. However, your pet, the joy of your life, could also be the bane of your neighbor's existence. For that reason, these carefully planned regulations are required for everyone's wellbeing.

—Charles R. Pikcunas,  
Legal and Rules Committee

### CHANGE COMING IN ASSESSMENT COLLECTIONS

To assist in efficient operation of the Management Office, the method of assessment collection will be changed, starting with the October billings.

The present system of collecting assessments on site takes too much time, as it requires opening over 700 envelopes, stapling checks to the assessment notices, sorting them into unit number order, checking them off against the monthly billing register, running a tape of the total, and, finally, bundling the check assessment notices for shipment to a downtown office, where they are processed and deposited.

Therefore, starting with the October billings, the lock box division of the American National Bank and Trust Co., not the Management Office, will handle the assessment collections. There will be no direct charge by the bank to the Park Tower Condominium Association for these services at the present time, because of the large compensating balance that the management company maintains with the bank.

Please note that a different address will be printed at the top of your monthly invoice and on the return envelope that accompanies it. Just mail your check and the notice directly to that address.

If you have any questions, please contact Joy Pipala at the Management Office, 769-3250.

### BRIDGE, ANYONE?

Interested in playing bridge? The Bridge Club meets on Tuesday at 7:00 p.m. at the Lake Terrace Party Room.

## RESIDENTS MOVING IN OR OUT MUST FOLLOW RULES

Specific rules govern the moving in and out of Park Tower residents. The principal requirement is to notify the Management Office of your intention to move, and the notice should be given well in advance. Management must arrange a definite time for use of the freight elevator and for the necessary maintenance and security help.

Except for October, moving is confined to weekdays only, between 8:00 a.m. and 4:30 p.m., in order to avoid undue tie-ups of the freight elevators during hours of peak use by the residents.

Remember, if you fail to give timely notice to the Management Office, you may find yourself ready to move but without an elevator available.

## SECURITY GETS TOP PRIORITY

At its September 11th meeting, the Park Tower Board of Directors announced that the security for the building is receiving top-priority attention. A number of changes have already been made toward that end, and many more are in progress or are under consideration by the Board.

The Board's goals for security are to:

- Ensure the safety of residents and employees
- Preserve the owners' property
- Administer and enforce the Condominium Association's rules and regulations
- Effectively handle communal living problems such as excessive noise, occupants' forgotten keys, etc.

To reach these goals, the Board, working with the

*(Continued on next page)*

## REPORTS OF THE BUILDING AND MAINTENANCE COMMITTEE

### IMPROVEMENTS ARE BEGINNING TO HAPPEN

A strong communication line is beginning to develop between the Condo Association and Management. **Bobbi Corbett**, chairperson of the Building and Maintenance Committee, has established a team of about 20 floor captains, who are actively inspecting and reporting the conditions of our neighborhood—our building.

Bobbi has a system established which has one captain assigned to every three floors for routine inspections of a specific group of conditions. There is a special routine to follow, and report forms are filled out so that a permanent record of the entire building is recorded.

This information is edited, condensed, and passed on to our Management for appropriate action. The process has already gone through one complete cycle and has shown promising results.

You can help by finding out who your floor captain is (see the next article) and helping him or her keep up the "good surveillance." Management has responded well, so we have nowhere to go but to a better building. The system's not perfect by a long shot, but it's slowly closing in on many of our service problems. Help us... to help you!

—June Baruch

### FLOOR CAPTAINS, OTHER ACTIVITIES IN ACTION

The floor captain system is functioning in full force, and the Building and Maintenance Committee has received comments from residents that noted improvements have been made. We currently have a full contingent of floor captains, but are still soliciting new members who can act as relief floor captains during vacations and illness. Any interested parties should contact **Bobbi Corbett**, Apt. 1109, or call 784-0241 (after 6:00 p.m.).

Just as a reminder, the floor captains handle two to three floors each and do weekly inspections of their assigned areas. This includes cleanliness, needed repairs of walls, doors, carpeting, checking of the fire hoses, extinguishers, and smoke alarms.

The Building and Maintenance Committee is also studying the current contracts with outside contractors, the implementation of an improved move-in/move-out policy, employee functions, and completion of the repairs and/or improvements promised by Robert Sheridan.

Our meetings are held every third Thursday of the month, and all are invited to attend. The meeting begins promptly at 8:00 p.m. in the Party Room.

A list of current floor captains follows. We encourage you to communicate with your individual floor captain concerning any complaints or recommendations.

—Bobbi Corbett

### HERE ARE THE FLOOR CAPTAINS

Floor	Captain		
2P, 1P, Lobby, 2	Bobbi Corbett, Apt. 1109	30-32	Jim McGloin, Apt. 3110
3-4	Rista Dimitrijevic, Apt. 402	33-35	Joan Tomacek, Apt. 2409
5-6	Sue Husson, Apt. 507	36-38	Tasia Demos, Apt. 2415
7-8	Ruby Lippert, Apt. 802	39-41	George Bergstrom, Apt. 3504
9-11	Walter Barancik, Apt. 1004	42,43	Yale Siegel, Apt. 3504
12,14	Morrie Glaser, Apt. 1108	44-46	Herbert Zimmerman, Apt. 4606
15-17	Sue Gorman, Apt. 514	47-49	Edison McGowan, Apt. 4901
20	Mildred Golub, Apt. 1010	50-52	June Baker, Apt. 5104
21-23	Doris Melcher, Apt. 1106	53-55	Michael Norkewicz, Apt. 5512
24-26	Irving Heller, Apt. 2401		
27-29	Nora McLaughlin, Apt. 2801		

## MARSEILLE ET LA PROVENCE SONT MAGNIFIQUES

There is a region in France as yet undiscovered by great hordes of American tourists, an area of such friendly charm, such memorable food, such wealth of attractions, whether one's tastes lie in contemporary art, archaeology, great shipping ports and tiny seacoast villages, or regional cuisine.

This past April I had an opportunity to travel for one busy week to Marseille and the Provence area of France, where I was completely delighted with the visit. First of all, I had had a preconceived notion that Marseille itself would be nothing more than a seedy, faded, rough city. After all, I had seen and enjoyed the movie version of Marcel Pagnol's *Fanny*, where the portrayal of Marseille's waterfront was hardly one to entice the general American tourist. That waterfront was there, all right, but Vieux Port, the picturesque old harbor, the grand boulevards, the many historical landmarks, the elegant hotels and restaurants were a stunning surprise.

Then only an hour by car from Marseille is one of the loveliest towns in all of France, Aix en Provence. Its beautiful main street, the Cours Mirabeau, with its rows of plane trees forming an arbor stretching along its entire length, the Hotel Roy Rene, a fine place to stay, the Bishop's Palace, where in summer are performed stellar operas in an open courtyard, make a visit here a must. One feels at first sight of this town why Aix was the inspiration for so many of Cezanne's paintings, and his special mountain, the Ste. Victoire, seems ever near. One can almost touch Ste. Victoire while lunching at Le Maistre, just outside Aix, where those wonderful strawberries floating in champagne cocktails are enjoyed on the outdoor terrace beneath the shadow of Cezanne's mountain.

Until this trip I have never heard of the Martigues area nor of Camargue Island nor of the town Les Saintes Maries de la Mer, to which, according the local legend, the three Marys came by ship following the death of Christ. The proximity of these historical sites, with large areas devoted to a wildlife sanctuary, affords the visitor an easily obtained glimpse of French life quite different from what one sees in the more familiar tourist haunts.

The town of Arles, again but a short distance from Marseille, is immediately recognizable from so many of Van Gogh's paintings. The old city and the Roman arena and theatre assure a memorable visit. Climb to the parapets of the arena, look down over the tiled roofs of Arles, and you are with Van Gogh, light-years away from Chicago or even from Paris.

Another short trip brings you to Les Baux, the mountain-top walled city, an experience not to be missed. Not only the perched town itself, but just two minutes down the white bauxite mountain town of Les Baux are some caves now called the Cathedral of Images. These are huge quarries where stone was extracted from as early as in the Gallo-Roman days, but which had remained deserted for many years. In 1977, a specially processed series of images was developed by an innovative French film-maker. The images are projected on the walls of the 10- to 20-meter-high galleries. Flashed on the stone walls, ceiling, and ground, free of traditional framing, there is produced an astounding, uncanny relief impression as one moves within the images. Then, just another minute from the caves brings the hungry tourist to one of the truly great

restaurants in all of France, L'Oustau de Baumiere.

We visited several charming villages along the sea just to the east of Marseille—Cassis, la Ciotat, Bandol. The names were unfamiliar, but these have long been favorite resorts for Europeans. Snug harbors, cozy hotels, often of luxury category, delicious Provencal cooking, and all at prices far, far less than the better known French Riviera resorts which lie not much farther east along the Mediterranean.

An April weekend in always beautiful Paris concluded the all-too-short week in Marseille and the Provence, days filled to the brim with visits to interesting cities and towns, always marvelous food, with emphasis on the varieties of seafood and friendly, hospitable people everywhere—an altogether surprisingly pleasant travel experience.

—Herbert Zimmerman

### SECURITY (from page 3)

developer, is looking in many different areas for the best possible solution:

- *Securing the building.* The developer is in the process of implementing a controlled-access card system for controlling access to the building. This system will replace the present key system.
- *Keys and locks for individual residential units.* All unit owners will be continuously encouraged to purchase Segal locks for their apartment doors and to use both the standard dead bolt and the Segal dead bolt whenever they leave their apartment.
- *Stairwell locks.* It has been strongly suggested by both police and our building security consultant that we lock the stairwell doors, allowing residents to enter the stairwell at any floor but not to exit until they reach the third floor. The cost of stairwell locks is minimal, but security telephones would need to be placed on approximately every fifth floor to accommodate residents who think they are locked in the stairwell. A private intercom phone system could be used for these security phones. The pros and cons of stairwell locks are still under consideration by the Board.
- *Full-time security staff.* A full-time security staff could give the Condominium Association an effective means for enforcing its community's rules and regulations. The purpose of such a staff is mainly in the area of control, rather than in areas of criminal apprehension or crime prevention. A security officer, possibly wearing a distinguishing blazer, could add a dimension of conscious and overt authority needed in running a community of 1,500 people.

When completed, the heart of the security system will be a new and greatly expanded console to be installed shortly in the front lobby. The TV monitors and various sensor devices already apparent throughout the building will be hooked into the console—an arrangement that will permit the doorman to have far better control over the traffic of persons in and around the entrances and the mall.

All of this, coupled with the greatest element essential to security—the cooperation of the residents—should result in markedly improved security for Park Tower.

—Morris Saxner