



Park Tower News

THERE'S BUYING POWER IN NUMBERS!

With over 700 apartments in Park Tower, we have great buying power. Now that so many of us own our apartments, wouldn't it be great to upgrade some of our appliances and furnishings? For instance, new stoves with self-cleaning ovens, refrigerators with larger freezers, decorating, paperhanging, etc.

For GE appliances and for carpeting, Park Tower residents can get group prices (even for only one order) by dealing directly with the Management Office. But for other brands and services, we need to pool our individual orders to develop group power.

Interested? Let's share! If you are interested in participating in group buying, please fill in the coupon below and place it in the Suggestion Box in the lobby.

Name _____ Apt. No. _____

I am interested in purchasing the following appliances or services _____

I am interested in supplying the following appliances or services _____

—June Baruch

Park Tower Condominium Association

- 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. 3504
 - 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 Rawnsley Apt. 3211
 - Social and Recreation Committee, Ed Arnold Apt. 3205
 - Newsletter Editor, Dorothy Saxner Apt. 3501
- Deadline for articles is the 15th of each month.

CHANGES IN THE MALL

As most of you have noticed, there is a new sign on the old Management Office. Carriage Trade Realty Company purchased the space recently occupied by our Management Office. Carriage Trade is a family-owned business. Its real estate office is shared with its legal department (Strange and Rubel, attorneys and counselors at law).

The Management Office has relocated to new space at the south end of the mall near the parking lot entrance. Please stop in to see our new quarters.

Romanek-Golub and Company has purchased the space formerly occupied by the Robert Sheridan and Partners Sales Office and has opened a real estate brokerage business.

We are sorry to announce the closing of the Brass Bed Emporium and The Bike Shop. The Brass Bed Emporium will continue operating its store located in Plaza de las Flores, 1636 East Algonquin Road, Schaumburg, Illinois. The Bike Shop is relocating at 4810 North Broadway.

HELP FOR TAXI RIDERS

Winter's coming, so you may be riding in taxis more often. Keep in mind that if you have any problems with a taxi driver, the number to call is 744-6227, which is the Vehicle Commission. The Commission requires cab drivers to adhere to strict rules of conduct. You will need to report the driver's name and number, both of which are posted inside the taxi.

MAKE CHECKS PAYABLE TO CONDO ASSOCIATION

Please keep in mind that checks that you write for repairs, club membership, and the like should be made payable to Park Tower Condominium Association. Under no circumstances should checks be made payable to Edgewater Plaza Management Company or to Edgewater Management Company.

SEASON'S GREETINGS SEASON'S GREETINGS SEASON'S GREE

NOVEMBER BOARD MEETING: THE SECRETARY'S REPORT

Thirty-two owners attended the Board meeting held November 13th in the Party Room. Board President Harold Pollen called the meeting to order at 7:30 p.m.

Reports were received from the standing committees. Yale Siegel will serve as interim Chairman for the Building and Maintenance Committee, replacing Bobbi Corbett. Mr. Pollen expressed appreciation in behalf of the Board for the progress achieved under Bobbi's leadership. The Legal and Rules Committee has submitted recommendations concerning house rules, garage rules, and the selection of legal counsel. Jim Byrd described activities of the Budget and Finance Committee. June Baruch reported for the Communication Committee, requesting greater participation at meetings, which are held the first Wednesday of each month. Ideas for newsletter articles can be submitted via the Suggestion Box. The Garage Committee report was given by Bob Stieber.

The Board officially selected the accounting firm of Laventhol and Horwath and the law office of Rudnick and Wolfe to serve and represent the Association. These selections were made from among several highly qualified firms in each respective category. Both organizations have extensive experience in condominium practice.

Russ Baruch discussed matters relating to the garage and indicated that he has been working on an overall garage plan which should be ready soon. Therefore, action on garage rules was tabled pending the presentation of this plan.

A number of security issues were then addressed by Peter Merrill. Titan Security Limited has been selected to provide 24-hour uniformed security coverage for our building. Also, concern about the number of thefts that have occurred during the past year and the possibility of unauthorized access to the key file has led the Board to direct that unit locks be changed and a new system of key control be implemented. Since the lock change will be performed by our own staff using existing materials, this can be done at no charge to unit owners. Finally, limiting access to the lower parking level from the mall elevators has been under consideration and will receive further evaluation.

Matters relating to the upcoming holiday season were discussed. The Board unanimously approved our continuing support for the annual Toys for Tots party in cooperation with the Marine Corps. It also supported a voluntary holiday fund for employees of our building and acquisition of holiday decorations for the building.

An important matter relating to exterior building maintenance was then raised. Mr. Pollen presented alternative approaches to the problems of window leaks and general exterior upkeep. It was acknowledged that to one degree or another window leaks and caulking problems will occur in any highrise building no matter what sort of maintenance program is used. The Board leans toward an ongoing program of exterior maintenance which would cover the entire building on a rotating cycle spread over a period of possibly three years. The estimated

cost for such a program would be about \$150,000. Naturally, provisions would be made to handle the general areas experiencing the most frequent leakage problems first, and serious individual situations would be handled separately.

Should the board decide to use this approach, Robert Sheridan and Partners has offered to contribute \$50,000 toward the program. This would be in lieu of the Declaration commitment to make "necessary repairs" to units having existing window leaks at the time of conversion. In light of the relatively few existing leaks documented, it has been estimated that the developer could discharge his direct responsibility in this area for less than half of the amount offered. Therefore the Board is giving serious consideration to this offer. However, additional information will be required before a decision is reached.

The date for the next Board of Directors meeting was set for Tuesday, January 8th, at 7:30 p.m.

—Frank J. Reichert
Board Secretary

CLEAN-UP FEE REQUIRED FOR USE OF PARTY ROOM

The November issue explained the rules for renting the Party Room and the requirement for a \$100.00 security deposit. What we forgot to tell you about is the clean-up fee required when you rent the Party Room.

For a group of 1 to 14 persons, the clean-up fee is \$20.00, which covers a maximum of 1½ hours of clean-up time. For a group of 15 to 34 persons, the fee is \$35, which covers up to 2½ hours. For a group of 35 to 49, the fee is \$50.00, which covers up to 3½ hours. For a group of 50 to 74, the fee is \$100.00, which covers up to 4½ hours. Any excess clean-up time is charged against the required \$100.00 security deposit.

A security officer must be hired for parties of more than 30 guests and for parties where liquor is served.

POOL MEMBERS MOSTLY FROM PARK TOWER

The Social and Recreation Committee compiled the following information regarding pool memberships after requests were submitted asking for an actual count.

	Family	Double	Single	Total
Total pool/Health Club membership	13	114	176	303
Park Tower members	11	78	120	209
5445 and 5455 building members	2	35	50	87
Other outside members*		1	6	7

*Outside memberships are no longer being accepted.

—Lois Senderoff

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ATTENTION, MOMS

Edgewater Tot Lot is a voluntary, nonprofit cooperative organization of preschool children and their parents. Its purpose is to provide children with a place to play, learn, and meet other children.

There are various activity centers to provide for the needs of each child. The playroom consists of manipulative toys, games, puzzles, and books. In addition, there is a kitchen area, slide, jungle gym, and dome climber.

The more active child can enjoy different riding toys in the gymnasium, while the artistic child can create in the arts and crafts room.

There is also an infants corner with all the comforts of home—cribs, playpen, swing, rockers, and toys.

Tot Lot is a good opportunity to meet other parents, enjoy adult conversation, and share experiences while sipping a hot cup of coffee or tea.

Come see us soon!

Address: 1020 Bryn Mawr (Edgewater Presbyterian Church).

Days: Tuesday and Thursday.

Time: 10:30 a.m. until 1:00 p.m.

—Donna Cohen

BUILDING AND MAINTENANCE COMMITTEE REPORT

A revised move-in/move-out policy has been forwarded to the Board of Directors for their discussion and consideration. Although it is a very strict policy, the Building and Maintenance Committee is hoping that it will alleviate problems we are encountering in this area.

Morrie Glaser, one of our hard-working and loyal floor captains, passed away a couple of weeks ago. Our sincerest condolences go to Mrs. Glaser on her loss.

When the listing of the floor captains was printed, we inadvertently gave a wrong apartment number for George Bergstrom. He actually resides in Apt. 3705.

A new floor captain has been appointed to cover floors 12 and 14. She is Joyce Rawnsley of Apt. 3211, who just happens to be the wife of our Chairman of the Security Committee. Welcome aboard!

Volunteers are still needed to act as replacement floor captains for holidays, vacations, illnesses, etc.—periods when the regular floor captain is not available. Any interested parties should contact the Management Office so that this information can be forwarded to the Chairman of the committee.

—Bobbi Corbett

MAINTENANCE TIPS FOR DRAINS

To keep a drain clear, be sure that the strainer is in the tub when you shower or bathe. Clean the strainer regularly to help avoid a clogged drain. Should the drain become clogged despite your best efforts, **do not** use commercially available drain-cleaning products, as these chemicals cause damage to pipes. Instead, call the Management Office, 769-3250, to have the drain rodded at no charge.

WATCH THE LAUNDRY ROOM BULLETIN BOARD

Whether you are the casual reader of the notices on the laundry room bulletin board or whether you are one of the people who posted a notice, you'll want to keep an eye on the bulletin board.

In the first instance, you'll just want to keep up to date or check to see if any of the bargains offered fit your needs.

In the second instance, you'll want to note whether your notice is still on the board. The maintenance staff dates each notice when it is posted and checks the board monthly to see whether the notice is still newsworthy. If it isn't, it goes off the board. So if you still want to get your announcement before the Tide crowd, start over again with a new notice.

LIFE IN A SPA

When you are tense and your muscles are tight, try a spa. We just returned from one after two weeks. You start with exercises, which you promise yourself to continue at home, but never do. The whirlpool is great; the massages are invigorating. You may eat as little or as much as you want, of course, depending on your avoirdupois. We also did a lot of walking and a little dancing. The vacation ended too soon, as they always do.

—Faye Eisenberg

RUNNING PARK TOWER IS NO SMALL JOB

Park Tower is a community in and of itself. It has almost 2,000 inhabitants, a property investment of about 50 million dollars, and an annual operating budget of over one million dollars. There are old and young, professionals and tradesmen, businessmen and executives, singles and marrieds, and individuals of many faiths.

To run an operation of this magnitude is no small job. It requires a management staff, a maintenance crew, garage and pool attendants, a security force, and many others to provide the multitude of services required just for the everyday needs of the building occupants. In addition to the day-to-day needs, there are constant emergencies to be met, decisions to be made, and financial and legal questions to be dealt with. There are problems peculiar to summer, and there are crises brought on by winter weather.

Is it any wonder, then, that the job of running Park Tower is a big one? It must be run as a combination of a multimillion dollar company and a small town government. And the Association's Board of Directors does just that.

The governing of Park Tower rests with the Board, its officers, and numerous committee chairmen. The directors are the decision makers, so they must be leaders and diplomats. They must combine extensive and varied expertise with a willingness to work hard, since they must deal in areas such as real estate management, finance, engineering, construction, insurance, and law. Like in any big business, success depends primarily on the quality of leadership chosen to run it.

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ANNA HELD

Edgewater Beach Flower Shop
5555 N. Sheridan Rd.
561-1940

CHRISTMAS AND CHANUKAH GIFTS

Fresh and artificial
arrangements of all kinds
Poinsettias, plants, wreaths
Small artificial decorations

We send flowers everywhere

HIGHRISE FANTASY

Rows of rectangular
Lighted portholes
Extending along the
Port and starboard sides,
Rapidly moving clouds
Splashing over the bow
Like the scudding spray
Give an optical illusion
Of forward movement
Along the lakefront.



The rounded edge of
Triangular Park Tower of the
Edgewater Plaza complex
On Lake Michigan
Plowed through the darkness
Like the flared bow
Of a black ominous ship
Towering 55 stories
Above our heads.

—R. Lionel Martin
Copyright 1978

LOOKING FOR ACTIVITIES?

Once again the Social and Recreation Committee is asking those who are interested in a particular activity—and would like to meet other people also interested—to please contact Lois Senderoff at 271-2600 (during the day) or 769-4395 (after 6:00 p.m.) so that the committee can organize the activities of preference.

Catherine Ogg, 275-4987, Apt. 3412, would be glad to talk to anyone interested in arts and crafts. She has a live model available for sketching and painting (at a nominal cost). Catherine would be willing to chair such a group and would like to hear from anyone interested. She will be happy to discuss details.

If any of you care to head a group interested in the same activity you are interested in, contact Lois and something will be put in the newsletter to advise our populace of what is happening.

Let's hear from you.

—Lois Senderoff

BANANAS

Chicago's Leading Progressive Disco
5246 N. BROADWAY
CHICAGO, IL 60640
312/878-0202-3

There are some
exciting changes
going on
at Bananas,
and we would like
you to come
and see!

**One Free Admission
One Free Cocktail
With This Ad**

SEASON'S GREETINGS SEASON'S GREETINGS SEASON'S GREE