



# Park Tower News

## JANUARY BOARD MEETING: THE SECRETARY'S REPORT

A gratifying attendance of over sixty interested owners enhanced the first Park Tower Board of Directors meeting of the decade, held January 8th. The meeting was chaired by **Harold Pollen**, Board president, with Board members **Russ Baruch**, **Peter Merrill**, and **Frank Reichert** present. **Rosemarie Wert**, **Jon Stovall**, and **Joy Pipala** represented Management.

Reports were received from each of the seven standing committees, with representatives giving a synopsis of activities and progress of their respective groups.

Under old business, Russ Baruch discussed the matter of security for the lower parking level. The mall elevators presently provide uncontrolled access to both levels of the garage. Russ moved that these elevators be equipped with keylocks to replace the 2-P buttons. Residents using the lower parking level would be provided a key for a nominal charge if they wished to use the mall elevators for access. After thorough discussion, which included garage security in general, this motion was passed unanimously by the Board.

Responding to a question raised at the last Board meeting, it was confirmed that the units on the 20th floor are currently designated as commercial units and continue to be used as office space by the developer.

Also under old business was further consideration of the offer by Robert Sheridan to provide \$50,000 to the

Association toward an ongoing program of exterior building maintenance. This payment would be received as satisfaction of the developer's commitment in the Declaration to repair window leaks existing at the time of condominium conversion. After prolonged and spirited discussion, the Board voted to accept this offer. This decision will, however, be reviewed by the Association's legal counsel before it is finalized.

A brief report was given on the status of the racquetball courts. Because of construction delays, it is still impossible to specify an opening date. The Board did approve a motion by Peter Merrill, based on recommendations of the Social and Recreation Committee, for a schedule of membership and use fees for the pool, Health Club, and racquetball courts. The Board also approved a list of equipment recommended for the Health Club. This equipment will be purchased from funds committed by the developer for that area.

Renewal of the contract with First Property Management Corporation for management of the Park Tower building was approved. Under the terms of this one-year contract, the management fee will continue to be charged at the same rate as last year.

A progress report covering several miscellaneous items of interest was presented by Management.

The meeting was then opened to those in attendance. Matters relating to the parking areas were raised. Russ Baruch indicated that he has been working with the Garage Committee and has formulated guidelines, which should be acted upon soon. The channels through which specific individual problems should be handled were outlined.

It was announced that the next Board meeting will be held on February 22nd at 7:30 p.m. in the Party Room. This will be a special meeting limited to consideration and adoption of the budget for the upcoming fiscal year. All unit owners are urged to attend.

—**Frank 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 Rawsley** ..... 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.

## ACTIVITIES CALENDAR

Mondays	<b>Yoga</b> 8:00 to 10:00 p.m. Park Tower Party Room
Tuesdays	<b>Bridge</b> 7:30 to 10:00 p.m. Lake Terrace Party Room <b>Total fitness program</b> Contact Park Tower Management Office
Wednesdays	<b>Total fitness program,</b> 50 to 60 years of age 6:00 to 7:00 p.m. Contact Lake Terrace Management Office  <b>JCC</b> 7:00 p.m. Lake Terrace Party Room
Thursdays	<b>Disco exercise</b> 7:30 to 8:30 p.m. Park Tower Party Room Contact Linda Allen, 271-4848, Apt. 1605

## THE ADVISABILITY OF PROPERTY AGREEMENTS

In our litigious society it is the rare person who will be unaffected by a division of property at some point in life. A property agreement is advisable for roommates sharing expenses, married couples, friends who purchase a condominium together, unmarried couples living together, and any other combination of people who enter into a financial arrangement of any sort.

We are a transient society, and relationships are cemented and dissolved with increasing frequency. To remove some of the inevitable acrimony which is certain to result in the dissolution of such a liaison, it is the wise person who, prior to entering into such a relationship, sets forth in writing the division of property which will occur in the event of a split.

Both parties should list items of personal property (called "personalty") which are important to them. If large items have been purchased jointly, such as a refrigerator, furniture, or a stereo, receipts should be kept by each person to show a chain of ownership. Ideally, before purchasing expensive items of this sort, the parties should decide who will keep the purchase in the event of a split. The nonpossessory friend or mate should be reimbursed for a predetermined sum, if not for his entire share of the purchase.

If realty (called "real property") has been purchased by both parties, ordinarily the deed by which title was taken will determine the legal rights of each owner. However, it is not unusual for one person to take the title in his name even though another person provided a substantial amount of the down payment. Before purchasing realty or even signing a sales contract, it is imperative that the prospective owners obtain the advice of an attorney to prevent future problems. It is amazing how much litigation occurs over this very issue. The law of real property is quite complex, and those without professional legal training should not attempt to manage these matters without the advice of counsel.

After both parties have discussed the provisions of their property agreement, an attorney should be consulted to draft the final document embodying these decisions. The cost of hiring an attorney at this juncture will be its own reward at a later date if and when the relationship sours. The law favors private settlement of property rights. Some preventive measures are most important when everything looks rosy. To wait until the relationship is on the skids is to invite disaster. As the cliché says, with validity, "Possession is nine-tenths of the law."

—Janet Strange Rubel  
Attorney, Carriage Trade Realty

## SMOKE DETECTORS NOT EXPENSIVE

Residents can purchase smoke detectors for \$12.80 each from the same company that installed the detectors in the hallways. Contact the Management office, 769-3250, for information.

## BRING YOUR MEMBERSHIP CARD TO POOL AND HEALTH CLUB

Bring your membership card to the pool and exercise room to identify yourself to the attendant until he gets to know you as a Health Club member.

There are many new members who are not known to the attendants, and the attendants are instructed to not admit anyone to the pool or exercise room unless they are certain that the person is a member.

All are urged to cooperate. If you have lost your card, contact the Management Office to get a new one.

## POOL RENOVATION UNDER WAY

To continue to keep the pool in attractive and topnotch condition, the pool area is being renovated during February. In March, when the pool reopens, pool members will see new carpeting, an improved whirlpool, and a resurfaced floor surrounding the pool.

We know our swimmers will miss the pool, but we think that maintaining the pool in excellent condition is a fair tradeoff. Although Health Club members won't be able to get their swimming laps in during February, they will find the exercise room open for business as usual.

## SPECIAL LOCKS AVAILABLE

If you want a Medeco lock for your apartment, you can order it through the Management Office. The advantage of a Medeco lock is that the key is not reproducible except by the company that sells it. The cost is \$30.00, but it could be several dollars less if the Management Office is able to order more than 21 locks.

## DEFERRED BY PARK TOWER RESIDENT

Frank Gomez, Apt. 2404, has graciously offered to give one free racquetball lesson to anyone who becomes a member of the racquetball club. Fees for the racquetball courts alone or in combination with the swimming pool or exercise room will be announced soon.

## RACQUETBALL ROOF GOES POOF

On Saturday, January 12th, Chicago's gusty winds flew past Park Tower's racquetball courts, which were still under construction. Unfortunately, the roof, which had been set in but had not yet been firmly secured, was immediately gone with the wind.

Parts of the roof were scattered around the pool area and the sun deck, but no one was hurt. Repairs were made quickly, and a totally new roof was firmly attached in place by Wednesday, January 16th.

## OUR PRECIOUS GOLD IS REALLY SCARCE

With all the action in the international gold market, with so much gold buying and selling reported every day for the past several years, one might conclude that there is a limitless quantity of gold on the world market.

Nothing could be further from the truth. The truth is that gold is relatively scarce.

A comparison frequently cited is to picture a block of gold one-tenth the mass of the Washington monument. That block of gold represents all the gold owned by mankind all over the world. It includes all gold jewelry, watches, necklaces, rings, museum artifacts, gold fillings, and the gold plating on other metals. That block constitutes all the gold mined by mankind throughout its thousands of years of existence.

Is it any wonder, then, that for ages mankind has tapped every possible resource and resorted to every extreme in quest of gold? Gold not only has an enchanting glitter, and it not only is more durable and versatile than most other metals, but it is also getting scarcer every day.

## PLANNING FOR AIR CONDITIONING CAN SAVE A LOT OF MONEY

The Park Tower Condominium Association's costs for air conditioning will be much cheaper if we are able to adhere to the following schedule. If the chiller is not turned on until after Commonwealth Edison reads our meter in May (approximately May 26th), there will be a savings of about \$5,000 to the Association. And if the chiller is turned off before Commonwealth Edison takes the September reading (approximately September 26th), there will be an additional savings of about \$7,000.

## IN ORDER TO VOTE

If you wish to vote in this big election year, be sure you are qualified. A principal requirement is to be properly registered.

Those who are already registered as a Park Tower resident need not register again to vote as a Park Tower resident. However, if you are registered as resident elsewhere and now wish to vote as a Park Tower resident, you must re-register.

Registration day is February 19th, at which time you will be able to register right in the Park Tower mall. Watch for the notices to be posted for the occasion at the building entrance.

If you expect that you will not be able to register at Park Tower on February 19th, you may register at the Board of Election Commissioners in City Hall any time from now up to February 11th. The hours are 9:00 a.m. to 5:00 p.m. Monday through Friday, and 9:00 a.m. to 12:00 noon on Saturday.

## GROUP PURCHASING FOLLOW-UP

The response to the article in the December issue concerning group buying was not sufficient to warrant inquiries to suppliers. However, GE appliances and carpeting at discount prices are available through the Management Office. Contact Ann Champley or Diane Kulczycki at 769-3250.

—June Baruch

## SUNRISE

That magic moment  
when the sun  
strikes directly down  
the Chicago River,  
an infinity of images  
in the space of a second.

From the locks  
a million sparkles  
blind the eye,  
like a Turner or a Ryder,  
or Monet, that Raphael  
of water symbolism:  
splashes of color on fire  
like a bird in song.

Quickly the sun passes on,  
removing that frantic moment  
that no camera can capture,  
no mind can remember,  
exact or intact.

—R. Lionel Martin  
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## **HELP WANTED** for **Park Tower News** staff

Reporters, writers, editors  
Experienced communicators  
or novices

Apply to Dorothy Saxner,  
newsletter editor

Home: 769-6150  
Office: 280-6233

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Since 1950, Leona's has been cooking and delivering sensational pizza. Now three generations of family ownership and operation make Leona's food and service special.

Our large menu features:

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Deluxe Sandwiches  
Tender Bar-B-Que Ribs

Italian Desserts

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