Home Improvement Meeting Notes September 15, 2025

Present: Erik Butka (chair), Will Oren, Becky Rossof, and Michael Parrie (board liaison)

Guests: Rob Lasko and Mel Crum

Agenda

1. Elevator

- a. Most of the feedback has been positive
- b. Comment that it is very bright... perhaps we can dim the lights. Erik asked Tim to ask Otis
- c. Becky said thanks to Erik and Tim in leading this positive change
- d. We discussed perhaps getting mats on the elevator floor during winter, such as gray with the Park Tower logo (not the red mats)
- e. We think it will take a month or two to purchase a mat and have it arrive
- f. Rob shared this photo of a concern that the elevator silver finish needs to be cleaned



- 2. Hallway Carpet
 - a. What is the plan to replace carpet tiles that are stained?

3. Perennial flowers

- a. Becky suggested some mishaps on the circular plants on the 2nd floor deck (front half is perfect but the back half is empty); circular planter in drive is a mixture of greens with no obvious plan; a comment was made that it actually looks like weeds
- b. Perhaps a smaller part of this committee like Becky, Kent, Mel, and Erik meet with Tim to discuss the issues and perhaps
- c. Becky shared photos of concerns of the plantings (please see next pages)

d. Of the slideshow, the committee reviewed the options; we can make a decision over the next month or so... it does not need to be decided today. (please see last pages)

4. Budget Items

- a. No big ticket
- b. Closet doors
- c. Chairs for the outside (to be a part of the health club budget, and we can provide design input)
- 5. 2nd Floor Deck Furniture and Fire Pit
 - a. Ships in two weeks, so we will have it for a little bit of October
 - b. We should figure out where the fire pit will go
 - c. Right now, the original plans show the fire pit under the building, but perhaps we want to move it to the corner by the Breakers building and parking lot
 - d. The tank of propane can be placed essentially anywhere and does not need to be attached to a piping of the building

Next Meeting: Monday, October 20, 2025 at 6 pm in the party room

Landscape Concerns

A. 2nd floor deck

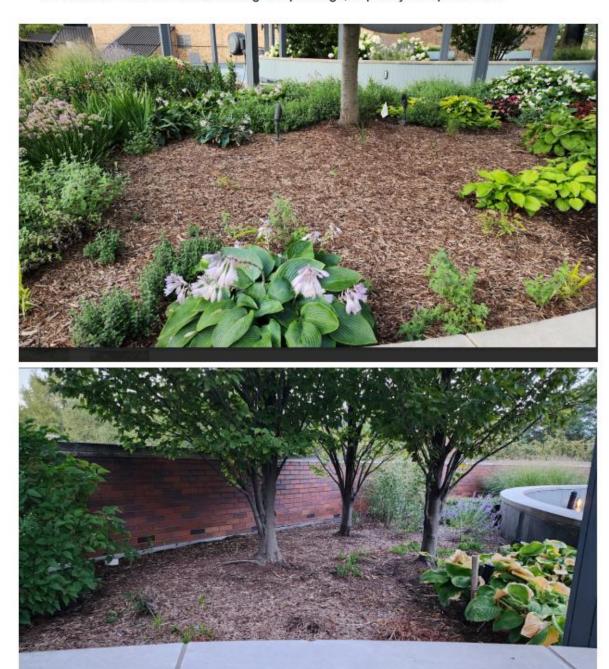
1. Plastic Plants around the water feature. Since there are now real aquatic plants growing in the pond, can we get rid of the plastic plants?



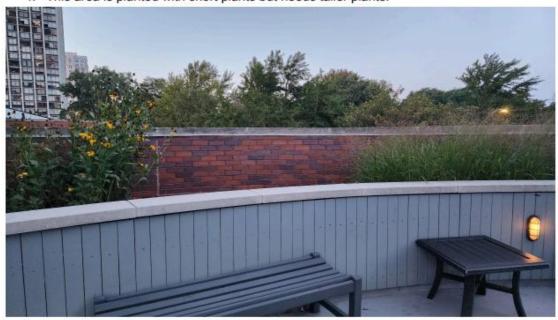
2. Half of the circular planter is full of annuals, the other half is barren.



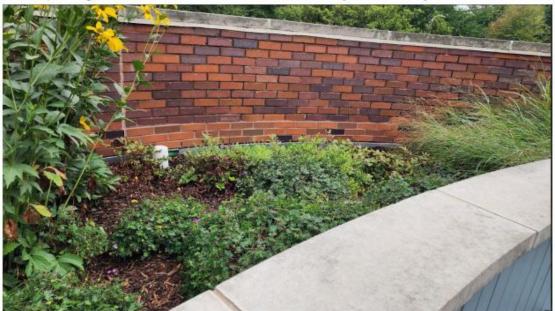
3. Two other areas in need of thoughtful plantings, hopefully with perennials.



4. This area is planted with short plants but needs taller plants.



Current plantings in that area are too low to be seen unless you are directly at the wall..



B. Large planter in the circular drive

The planter in the circular drive is getting to be a hodgepodge of plantings and would look better if there were a more obvious design to the plantings











Planting Concepts for Second-Floor Beds Chicago Lake Shore





Design 1 - Layered Prairie Drift



Allium 'Millenium' - Ornamental Onion, purple midsummer bloom



Coreopsis verticillata 'Zagreb' - Threadleaf Coreopsis, golden yellow, low and airy (18")



Monarda bradburlana - Early Wild Bergamot, soft pinklavender in early summer (18-24")



Bouteloua gracilis 'Bionde Ambition' - Blue Grama Grass, unique blonde seed heads (24")





Design 2 - Cool Tones & Structure





Allium 'Summer Beauty' - Pinkish-purple globe flowers midsummer (20")







Echinacea purpurea 'White Swan' - White coneflower, summe bloom (30")



Nepeta × faassenii 'Walker's Low' - Catmint, long bloom, drought tolerant (18")





Panicum virgatum 'Northwind' - Upright switchgrass, strong wind resistance (36-48")





Design 3 - Extended Bloom Drift





Echinacea 'PowWow Wild Berry' - Bright pink coneflower (20-24")





Muhlenbergia capillaris - Pink muhly grass for late-summer pink haze (24-36")





Gaura lindheimeri 'Whirling Butterflies' - Airy white blooms in wind, summer-fall (24-30")





Panicum virgatum 'Northwind' - Upright switchgrass, strong wind resistance (36-48")





Design 4 - Warm Glow Prairie Mix



Andropogon gerardii 'Blackhawks' - Big Bluestem with dark fall foliage (48")



Coreopsis 'Golden Stardust' - Compact golden coreopsis (18")



Helenium autumnale 'Mardi Gras' - Sneezeweed, orange/yellow bicolor late-summer blooms (36°)



Liatris spicata 'Kobold' - Blazing Star, purple vertical bloom spikes midsummer (24-30")





Design 5 - Structural Minimalism



Agastache 'Blue Fortune' - Anise Hyssop, tall purple blooms, aromatic foliage (36")



Pennisetum alopecuroides 'Hameln' - Dwarf Fountain Grass (18-24")



Coreopsis 'Moonbeam' - Pale yellow threadlea coreopsis (18")





Agastache 'Blue Fortune' - Anise Hyssop, tall purple blooms, aromatic foliage (36")











Design 7 - Ball Seed Recommendation 2/2



Delosperma hybrida - 'Ocean Sunset Orange Glow' (4 - 6")



Sedum cauticola - 'Shamrock' (2-4")



Coreopsis verticillata - 'Sunfeti Yellow Bicolor' (12-14")





Echinacea x hybrida - 'Sombrero Fuchsia Fandango (20")





Why these work for Park Tower's 2nd floor:

Heat & drought tolerance: Prairie-adapted and Mediterranean-style plants

Low maintenance: No deadheading needed for most; no staking required

Visual rhythm: Blends existing vertical grasses with layered midsize perennials

Wind resistance: Strong stems & narrow leaves reduce wind damage



Sun/Shade Definitions



Designed for full sun, high wind, low-maintenance terrace conditions and to blend with the existing grasses and Russian Sage. (Soft, waving textures with summer-fall bloom overlap)



Designed for 3-6 hrs direct sun; east-facing or dappled shade from trees



Designed for < 3 hrs direct sun; north-facing beds or spots shadowed by structures