



TOWER TALK @ PARK TOWER CONDOMINIUM

August-October 2012



CONTACTS:

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Fax

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Garage

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Market

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Cleaners

773-784-3353

Health Club

773-769-1513

RCN

Service/Billing

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New Services

866-308-5556

GOOD LUCK, TIAGO!



Park Tower residents have long become accustomed to the familiar, friendly face of Tiago Ravazzi greeting them home in the afternoon. Sadly, Tiago will be leaving our family on September 27th for a new home in New York City. Tiago, an artist, has several career opportunities which are all leading him to this move. Among these is the growing prospect of working with a home designer who, as part of his business, installs artwork in the home of his clients on an annual basis; at the end of the year, the artwork in their homes gets replaced, giving them a fresh look in their homes. Any client who wants to keep a specific work may pay for it. Tiago is negotiating to be part of that art rotation.

Tiago has lived in Chicago for six years, originally emigrating from Brazil. He's spent the last three years working with us here at Park Tower. "I have a lot of friends here at Park Tower," Tiago said. "I'll keep in contact with a bunch of them, but that's what I'll miss the most. Chicago's a great place to build your base with art, but New York City is where you take off. It's time." He adds that he's loved living by the Lake, especially in the warm Chicago summers, but adds how he's loved "how comfortable and friendly people are here. All my friends are here in Chicago. I might have to come back for a month in the summer next year."

Please help us wish Tiago all the best for his career in the Big Apple. You can follow his career at www.TiagoRavazzi.com

By, Vince DiFrusco

ONE YEAR OF RISER WORK



We now have 5 separate riser projects under our belt, and by the end of 2012 we hope to have two more down. In all, there are

34 riser "zones" as we call them, so there are several years worth to complete. Beginning in mid-August, the '08/'09 kitchen riser, floors 29-55 is being replaced. And later in the fall we hope to complete the '06/'07 kitchen risers, floors 30-55.

We have learned a lot over the past year, and our team has refined their efforts and evolved to help make the process go more smoothly for residents and owners. Everything from how much plastic we put up to scheduling of reconstruction activities have been streamlined. Now, when we send out calendars to residents, we are getting down to the week and day in terms of how closely we remain on target. Since we have refined the process, I want to review the steps from start to finish for those whose risers are yet to come:

1. You will receive an initial notice about 90 to 120 days prior to the anticipated start date. The notice includes a date your unit will be inspected by our plumber, and a list of important dates to follow including the expected Town Hall Meeting date, start dates and completion dates.
2. The plumber then inspects your unit, so we know what to expect when we arrive. He and I sit down and draft a letter to each resident and owner. We review in detail what needs to be done by residents before the project begins, and what we will be doing when we get there. With the letter, we include a detailed summary of activities and a project calendar that specifies where we expect to be and what we expect to be doing each day.

(Continued on page 3)

JULY 4TH PARTY, A ROUSING SUCCESS!

Hundred degree-plus temperatures notwithstanding, a record number of residents and guests flocked to our Annual 4th of July BBQ. One estimate is that twice as many as usual attended. Whatever the true number, let's celebrate the enthusiasm, planning, and superb execution by members of our building's staff and volunteers.

First and foremost is the Social Committee, led by Scott Schmidtko and including the following who worked that evening: Sheldon Atovsky, Nick Bruscato, Amy Diaz, Rachel Gellen, Harriet Dominique, Paul Groeninger, Vance Larson, Bobbie Lipman, Georgie and Mike Nowack, Mircea (Maria) Ronnett, Steve Schwartz, Bea Steiber, Don Yuratovic, Cheryl Bombay, Lorraine Mouton, and Blue Moulton.

Steve, Sada, and Matthew (maintenance) helped set up. Tiago (doorman) kept the flow in and out of the building going smoothly on what's probably the busiest day of the year for the front desk. Michael (security) manned the intersection of doors in the outside hall to help people get through and prevent crashers to the party (a few unpaid guests last year). JP and Amir helped keep things running smoothly, quietly keeping trash from overflowing and anticipating unintended consequences.

Fireworks started around 9:30, a bit later than usual, but were worth the wait. Let's remember that generous gesture by our neighbor, the Saddle and Cycle Club.



Last but not least, we enjoyed the quiet supervision by Park Tower's manager, Tim Patricio. Tim also provided the recorded music for our party, and here is what he had to say about his terrific playlist:

"I was heavy on songs about the sun, summer, surfing and America. It was the first year that I played a patriotic song too. It is tough for me to choose songs because we have such a wide ranging demographic. But I try to keep it all up beat, and recognizable. I do favor the 50's and 60's and Frank Sinatra, because those seem to be what residents have asked me for the most. I will take requests and mix them in as best I can if I have the song."

So, there you have it. Mark your calendars for next year and if you have a favorite song, let Tim know.

By Bob Shamo

Summer Fun

FREE TOILET REPLACEMENT

Take advantage of the replacement of your bathroom riser and have your toilet replaced for free. Park Tower will replace your original or other older toilet for a new Mansfield Alto RF model at no charge to you. Or, if you prefer to get a different unit on your own, Park Tower will do the installation for you at no charge.

Why? Our original toilets use several gallons of water per flush. Newer technologies have created high-efficiency toilets that use a mere fraction of the water but with enough force to get the job done. The Mansfield Alto uses only 1.6 gallons per flush, about one-fourth the water to do the same job.

Low flow toilets became mainstream back in the 1990's. Because performance was so poor, the industry developed standardized tests to compare the power of different models. The MaP (for Maximum Performance) test was developed in 2003. This test uses a synthetic soy paste to simulate solid waste. The results determine the maximum flush capacity and are measured in grams. The US standard is 350g (350 grams).

When the test was first used in 2003, half of the toilets tested couldn't even flush 250 grams of waste. Now, many MaP-tested products flush around 600g; the highest possible score is 1000g (over two pounds). The Mansfield Alto RF is rated at 800g, a very high-scoring toilet.

Manufacturers are not required to have their units tested, but most do. If shopping on your own and you want any measure of performance, look for a MaP rating. An online site will help you find test results for different models or display results for all models with a given set of features:

<http://www.MaP-testing.com/about/maximum-performance/map-search.html>

To have your toilet replaced, please contact the Management Office. The only requirement is that your current toilet not already be a high-efficiency toilet. The goal is to significantly lower the building's water usage and save money on our water bills. If your riser hasn't yet been replaced, it will be scheduled to be done at that time; otherwise, it will be completed as a regular work order.

I was going to purchase my own high-efficiency toilet, but I was impressed enough with Mansfield's MaP rating to have that one installed for free. Since our bathroom riser had already been replaced, Tim put in a work order on June 28th. The toilet was installed on July 9th. When I first gave it a test flush, I was highly suspicious. There was so little water flowing in comparison, I thought for sure we'd be disappointed. But apparently there's something to be said for scientific research and engineering. Everything our previous toilet can do, this one can as well using about 1/4 of the water!

By, Vince DiFruscio



FREE

ONE YEAR OF RISER WORK

(Continued)



3. About 45-60 days before the start date, we hold the Town Hall meeting. Do everything you can to be at this meeting because it is your opportunity to meet with the team, discuss the project and answer questions.

4. The Wednesday before the project begins, we hold a pre-construction meeting. Residents and Owners are welcome to join us as we have a final discussion about our plans and preparations.

5. Once the project begins, it all goes by the calendar, in this order: Demolition, Plumbing, Insulation, Fire-stopping, Reconstruction and Punch list. Our foreman will post a "Checklist" in your unit in a visible location, and you will be able to follow along as they complete all the various activities listed.

6. The final step is the "Punch list" process. A walk through is done once we are completed and a list of any problems is made and scheduled to be addressed. We also encourage residents and owners to communicate with us if they have any problems or concerns, and they are addressed as well.

Throughout each project, we depend on feedback from residents. Your questions and observations have contributed to the process as it has evolved. We will continue to look for opportunities to improve and refine it. As the replacements continue over the next several years, our mission is to do the absolute best we can to take a very invasive and frustrating process and turn it into an overall positive experience for all of us." Thanks.

By, Timothy Patricio
Property Manager

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MOVE IN / MOVE OUT

As of July 1, 2012, the two fees were combined into a single "move-in" fee, with residents required to pay the entire \$300 at the time of move in. The rationale is that anyone who moves in will also sometime move out! He will have no reason, when the time comes, to move out improperly. To clarify, the move out portion of this fee will be maintained separately, as a liability, so as to not earn interest for PTCA; nor can a previously paid move out fee ever increase.

Residents (owners as well as tenants) sometimes avoid these fees by moving their possessions either incrementally or in the middle of the night. Doing so may save the resident money, but it also reduces the income needed to pay for elevator maintenance, supervisory and dock personnel. This lost income then requires that assessments for the rest of us be higher than would otherwise be the case.

There continues to be, in addition to the move in/move out fee, a registration fee of \$220 for new residents (making a total of \$520), be they owners or tenants. The registration fee addresses administrative costs of recording lease and ownership documents, setting up payment accounts, and the like.

By Bob Shamo

Hello and welcome to Park Tower building.

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LOBBY UPDATE

Thank you for your patience throughout the lobby make over. The lobby remodel is coming close to completion with a new and modern look for our current times. The remaining work and purchase orders include: a console table for the elevator corridor, carpet for the low rise seating area, plants for the planter divider, and floor mats.

Park Tower's unique architectural design sets it apart from other high rises along our north lake front. Our lobby and the doorman staff are the first interior impressions that guests and prospective buyers see upon entering the building.



We continue to ask for your assistance in caring for the space: parents, we ask you to monitor your children to prevent climbing and playing on furniture and we ask all residents to take pride in

the space by removing your debris from the seating and mailbox areas.

Once again, we thank the designer, Mel Crum Asid, and our Home Improvement Committee for their many hours of work in finalizing this project.

By, Betty Terry-Lundy

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VOLUNTEERS

Committee volunteers assist in ensuring that all of our association needs are met. Volunteers are welcome, consider serving on one or more of the following committees: Budget and Finance, Garage, Health Club, Home Improvement, New Residents, Newsletter, Rules and Regulations, and Social.

ELECTION RESULTS

What do David Nicosia and Betty Terry-Lundy have in common with Joan Rivers? That may sound like the set-up for a bad joke, but the answer is: they are all in the serious business of serving on their respective condominium boards, and have been re-elected in unopposed races! As the New York Times reported in June, Ms. Rivers said, "I got involved just because I wanted things done right." She moved into her 8-unit building on E 62nd St. in New York nearly 25 years ago and joined the board shortly after. She is known around the building as Mrs. Rosenberg, the name she took when she married Edgar Rosenberg, who died in 1987.

The owners of Park Tower appreciate David and Betty's involvement and returned them to the Board for another 2-year term by re-electing them on June 11. Units representing over 29% of ownership voted, meeting the legal requirement of a 20% quorum. With two vacancies to fill (and 200% total votes available) David Nicosia won 26.149% and Betty Terry-Lundy won 29.522%. Serving on the Board takes a great deal of time and commitment, so thanks are in order to these two for taking on another two years in office.

By, Robert Pierce

RED AHEAD

The CTA's Red Line is undergoing some much-needed rehabilitation. It may be confusing since there have been multiple projects announced including the Red Line Extension, Red and Purple Modernization, and Dan Ryan Track Renewal. The present \$86 million project is designed to give a life extension to seven of the oldest north side stations in the elevated system, and is separate from these other more extensive plans on the horizon.

In general, project work at these stations will include: viaduct repairs, platform repairs or replacement, station water proofing, lighting improvements and new station house finishes (i.e. floors, doors, windows and lighting). Here is the timetable for station closures; each will last about six weeks.

Station	Temporary Closure Beginning...
Granville	Now open!
Morse	Now closed until mid-August
Thorndale	Friday, August 17, 2012
Argyle	Friday, August 24, 2012
Berwyn	Friday, October 5, 2012
Lawrence	Sunday, October 14, 2012
Jarvis	Friday, November 9, 2012

Berwyn station will receive improvements to the viaduct over the street, the track work through the station, the station house and the platform. Enhancements will include:

- Concrete repairs, painting and sealing/coating of the viaduct
- New waterproofing and drainage system on the viaduct
- Upgraded lighting under the viaduct
- New tracks, ties and rails on the viaduct and through the station area
- Masonry repairs and new tuck pointing on the station house exterior
- New windows, doors and exterior lighting on the station house
- New station house interior finishes (i.e. walls, flooring, ceiling), lighting and signage
- Improved station house interior layout/circulation
- Sidewalk repairs and new bike racks outside of the station house
- New platform foundations, decking, fixtures and furnishings
- Refurbished canopy structure

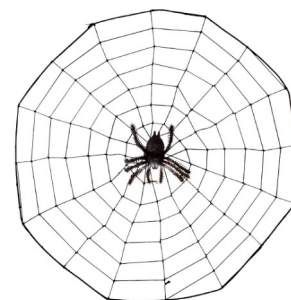
Bryn Mawr is not part of the project, so it will be a good alternative during the Berwyn closure. The Bryn Mawr station will be addressed in the future with a major remodel design and implementation.

By, Robert Pierce

KEEP YOUR WINDOWS CLOSED; IT'S SPIDER TIME!

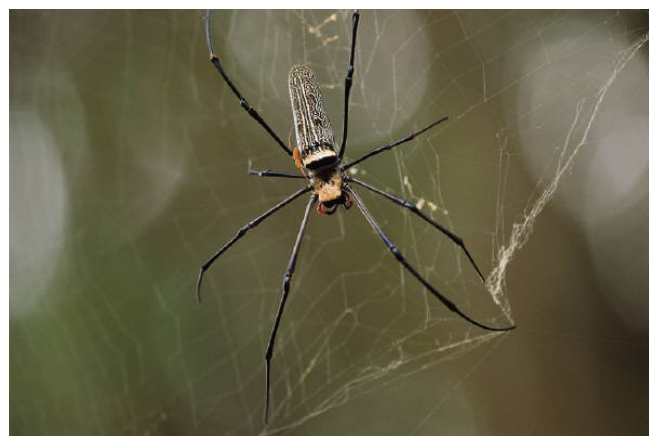
Yes, it's that time of year again. Time for our annual friend, *Larinioides sclopetarius* (more commonly known as the Bridge Spider or High-Rise Flying Spider). Every year in the spring and summer, they begin their climb up the sides of any surface they can find. They prefer smooth metal surfaces to anything organic, which is why they're fond of both bridges and high-rises. And, not to worry, "flying" doesn't mean they've grown wings. The practice only refers to their tiny, pin-head-sized newborns that release a strand of webbing and use it to balloon into the air, often landing up high on the surface of buildings.

They prefer high-rises because of the bounty of small insects carried up by the wind drafts against the building. These insects are attracted to the light reflected in windows and easily get stuck in the spider's "dream-catcher" style webs.



The spiders are technically venomous, but at a potency below even that of a mosquito or honey bee, and they aren't known to bite humans. They cause little harm besides distracting from our view. But, unless you want these guys exploring inside your home, you'll be wise to keep your windows closed this time of year.

By, Vince DiFruscio





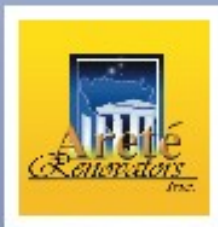
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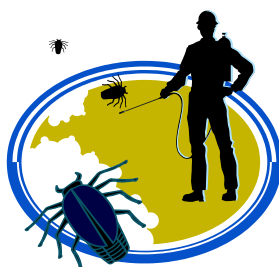
HOUSEKEEPING PARTICULARS

Door Closers: Do keep in mind that owners are responsible for having functioning closers on their unit access doors. This is a Life Safety requirement established by the City of Chicago to reduce risks associated with fires in high-rise buildings like ours. Management works hard to keep us in compliance, as seen from the inspections just completed. Should your door closer ever get temperamental and fail to reliably close and latch the “front” door, please ask the Management Office to make the necessary repair.

Screens: Your operable windows are equipped with rollers that reveal screening when opened and roll it back up again when closed. Typically, screens don't tear very often, so when it does happen have maintenance replace the entire roller assembly in about a half hour, \$42.50 materials and labor.

Bedbugs, etc.: Bugs and pests do find their way into our building, which is why we treat for them on a regular basis. One thinks immediately of bedbugs, for which our special dog, Scout, has been sniffing with reliable success on Tuesdays. But there are also the ordinary, garden-variety pests which are eliminated and/or prevented by scheduled extermination on Fridays. A floor-by-floor schedule of these Tuesday and Friday routines is posted on building bulletin boards, and residents receive written reminders. In a building like ours, with 700+ condo units in a defined space, prevention is the best medicine, extermination a necessary follow-up.

By Bob Shamo



OFFICE REMODEL

The management office is slated to be remodeled, and as Property Manager Tim Patricio explained, we want to have an office that projects professionalism and efficiency. “To every realtor or potential buyer who comes to our office” he said, “the way we present ourselves is part of the “curb appeal” of our property.” Carpet that is original to the building will be replaced, walls painted, and new furniture installed. The current furniture is 2nd-hand vintage 1980, salvaged from Draper and Kramer’s corporate offices when they were remodeled in 2005. Tim said they want to design an office that will facilitate their needs; he is giving up his private office, and tearing down the walls. That will allow more collaboration and communication with staff all working in an open environment. The other private office will become a meeting room; currently if more than three want to meet around a table privately they have to go upstairs to the party room. In order to stay below the projected \$37,500 budgeted, they will do much of the work in-house, using the skills of our own maintenance staff. Expect to see more on this as plans are finalized, and notices of office closings. Since they will be cleaning house down to the bare walls, and phones and lighting will be rewired to the new workstations, the office may close for an entire week. Essential services will be maintained, so watch for notices during this time of transition.

By, Robert Pierce

TOWER TALK ADS PRICES

2 X 2 inch = 25.00
 Business Card 3 1/2 X 2= 40.00
 Quarter page = \$75.00
 Full page = \$300.00

Contact the Management Office
 1-773-769-3250

PROJECT UPDATES

Second Floor Roof: The 2nd floor northwest roof has been under repair for a few months. Towards the end of this project we learned that additional work was necessary. This work was required because the stones along the parapet wall had to be moved in order to place the membrane properly under the coping. A flash also had to be placed along the exterior side. The additional cost for this project was \$13,685.00. This figure did not change our annual budget for the following reasons: 1. The initial cost of this roof repair came in \$9,000 under the budgeted amount. 2. Our canopy metal project came in under budget by \$7,000. These dollars offset the additional cost for the 2nd floor roof project.

Mall Atrium: The Home Improvement Committee is addressing the decoration of the atrium area (café) in the mall. The original planters were removed because they were infected with spider mites. New planters and plants will be selected to make this an aesthetically beautiful and comfortable space for residents and mall employees. Our little café area is perfect for your cup of coffee while you enjoy your newspaper, Wi-Fi access, or for a meal from our market. Keep an eye out for an improved space in the coming months.

Garage Pipe Installation: Repair of our garage leaky pipes is underway. This installation of pipes was budgeted for \$15,000. The replacement of these pipes eliminates damage to vehicles and the garage flooring.

Entry Planter: Repairs have been completed to the entry planter which included painting of scuff marks from vehicles and structural repairs. This project was budgeted for \$15,000.

By, Betty Terry-Lundy

A DAY AT THE BEACH

Our lakefront location is among the most appealing aspects of life in Park Tower, and this summer we can enjoy it with new enhancements and amenities that make it even better. The experience begins by heading out the back gate and following the path to the tunnel under Lake Shore Drive behind the Breakers. Here you will see that new asphalt has been laid northward to Hollywood, providing a smooth ride for bikes and rollerblades, and pea gravel paths on each side for runners and walkers. At Hollywood Avenue the new Kathy Osterman Beach House has bike racks, restrooms and concessions, and is a huge improvement over the old restroom building, which is now covered with a decorative bricolage.

The concession operation is called Picnic and has the same management as the Waterfront Café at Berger Park. Hot dogs, wraps,

salads and fish 'n chips are on the menu, as well as beer, wine, and tropical cocktails. They are open every day, noon -8 pm; but with only outdoor seating, the weather can close them down. Call ahead if you want to be sure: (773)878-1183.

You will also notice bright blue umbrellas on the beach; these are from Boucher Bros., a Miami firm which now operates on six north-side beaches.



By, Robert Pierce

Chair rental is \$10 and umbrellas are \$15.

A day at the beach is even easier to enjoy this summer.

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DATES TO REMEMBER 2012 BOARD MEETINGS

All owners are invited to Board meetings.
7:30 p.m. in the Party Room

August 6, 2012
September 10, 2012
October 8, 2012
November 12, 2012
December 10, 2012
January 28, 2013
March 11, 2013
April 8, 2013
May 13, 2013

Annual Meeting

June 10, 2013

MANAGEMENT OFFICE HOURS

Monday, Tuesdays, Wednesdays, and Fridays
8:00 a.m. to 5:00 p.m.

Thursdays
8:00 a.m. to 6:00 p.m.

MANAGEMENT HOLIDAY CLOSINGS

Labor Day— September 3, 2012
Thanksgiving Day—November 22, 2012
Christmas Day—December 25, 2012

MALL BUSINESS CONTACTS

Suite 103:	Aynot Enterprises, Inc. (Salon—Spa Contractors) 1-773-728-6486
Suite 103A:	Dralyuk Real Estate 1-773-275-8520
Suite 103A:	Healing Center of Chicago Tony Hollenback, LCSW (Integrative Care: Counseling for the mind, body and the spirit) 1-773-255-9234
Suite 105:	Lettuce Entertain You (Gift Certificate Purchases) 1-773-924-4438
Suite 106:	Dr. Shirley Roy (Internal Med.) Dr. Robert Reeves (Adult Psy.) Dr. Robert Brinkman (Internal Med.) 1-773-878-5151
Suite 107:	Park Tower Management Office 1-773-769-3250
Suite 109:	M & J Care, LLC 1-773-878-1032
Suite 110:	Elizabeth Todorovic (Real Estate Attorney) 1-773-271-2110
Suite 111:	Blackstone ATM (ATM Company) 1-312-515-0112

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