

# At A Glance

News and information for  
The ParkShore Condominium Association  
195 N. Harbor Drive; Chicago, IL 60601

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UPCOMING MEETINGS: Building Committee 1/10 ♦ Finance Committee 1/17 ♦ Board Meeting 1/24

## EMPLOYEES of the QUARTER 2011 AWARDS

Each year, four employees on The ParkShore staff are recognized for extraordinary job performance above and beyond the call of duty. Some of the factors taken into consideration for these awards are outstanding or consistent leadership, exemplary work performance, excellent work ethic and attitude, outstanding response in an emergency situation, and commitment to the Association and its residents. Staff members also nominate deserving co-workers annually. We are pleased to announce the recipients of the 2011 Employee of the Quarter awards:

### **Warnyeneh Pyne, Doorman**

Pyne has worked at The ParkShore since 2007. This is his first *Employee of the Quarter* Award. He was nominated by two of his fellow employees. Pyne takes a great deal of pride in and care with his job performance. During the big blizzard in February this past year, he was the Doorman who always made it to work. He covered the shifts at the Front Desk when others were snowed in at home, even offering to stay for 24-hours on duty. Pyne is always willing to change his schedule to accommodate the vacations of his co-workers. Great spirit, Pyne!

### **Reggie Jackson, Maintenance**

Reggie joined the Maintenance staff in August of 2010, and made an immediate good impression. He is the brother of a former ParkShore Doorman, Arthur Jackson. Reggie received this award in his first year of eligibility with nominations from two co-workers in 2010 and four nods in 2011. Everyone talks about Reggie's solid work and good attitude. He is always willing to help out, and we count on him as a great team player and a really nice guy. Reggie, you're very special!

### **Jerome Bell, Doorman**

Jerome is a long-time member of the Door staff since 1998. Jerome has received this award before, most recently in 2010! He is always dependable and capable. Jerome makes the effort to do the right thing in his job, and follows the rules when others may choose an easier route. He answers honestly, even when the questions are difficult. Jerome strives to do a good job and be professional; not to win a popularity contest. It's that commendable attitude that has merited this award two years in a row. Outstanding, Jerome!

### **Brandon Walls, Maintenance**

Brandon has worked at The ParkShore since the summer of 2006. This is his first *Employee of the Quarter* Award. Brandon is another one of our really nice guys. He always means well, but has sometimes struggled with his judgment and decisions in the past. We're proud to say his job performance was stellar this past year! Numerous residents compliment Brandon's work. When told he might have to cover the building during a recent employee outing, Brandon was happy to do it so his co-workers could spend some time together. We know he loves working here because he tells everyone. Brandon, keep it up!

## PAPERLESS ASSESSMENT STATEMENTS ARE AVAILABLE

Community Specialists is pleased to offer ParkShore residents the opportunity to receive monthly assessment statements via e-mail. If you wish to receive your monthly statement electronically, please visit the CS website at: [www.communityspecialists.net](http://www.communityspecialists.net)

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Click on the "Go Paperless" link in the menu bar, and complete the on-line form. When you submit the on-line form, you will receive notification by e-mail confirming your request was received, as well as a letter via US postal service confirming your statement preference. To stop e-mail statements, simply contact The ParkShore Management Office or send an e-mail to:

[info@communityspecialists.net](mailto:info@communityspecialists.net)

If you do not wish to receive your assessment statement via e-mail, you don't have to do anything! ☺ Your statement will continue to arrive by mail each month. Go green if you want to!

## ASSESSMENT PAYMENT OPTIONS

There are various assessment payment options for ParkShore homeowners. You may pay your monthly assessment on-line or by phone with a credit card or electronic check using services provided by DUESPAYMENT. Convenience fees do apply. Please note the convenience fee is paid to the payment provider at the time of payment. Neither The ParkShore nor Community Specialists receives any portion of the convenience fee. It's always FREE to enroll in the Community Specialists Automatic Deductions program. This FREE service automatically deducts the amount owed on your account each month from the checking account you designate. Sign up at [www.communityspecialists.net](http://www.communityspecialists.net)!

## PAY BY PHONE or ON-LINE

To pay your assessment fee on-line, please visit the Community Specialists website and click the "Pay Online" menu item. Create your account and you're ready to go! There is a \$14.95 convenience charge for all credit card payments and a 1-time checking account payment, or a \$2.00 monthly convenience charge if you set up a recurring payment through your checking account. To pay by phone or with any questions, call DUESPAYMENT at (866) 289-5977.

**President's Report  
By Dave Strouse**

**Summarized from the 2011 Annual Meeting**

**2011 Accomplishments**

**Major Projects**

- Completed the garage membrane project. Thanks to Tom Bogle for his guidance and for putting together the RFP for the project.
- Upgraded the equipment and décor in the Concourse Laundry Room.
- Additional remodeling in the Club Room, including new flooring and lighting fixtures in the closets, electrostatic painting of the windows, doors and heat registers, and purchase and installation of a new flat screen TV, Blu-Ray player and additional stereo equipment. Thanks to the Décor Committee for its recommendations on the improvements, and to Leadman Mike Jerovic for serving as project manager on the lighting, wiring and audio visual upgrades.
- Elara Engineering completed an energy audit of the building.
- Refurbished both chillers for improved efficiency and performance.
- Approved an updated Reserve Study which is currently underway and will assist the Board and Finance Committee with long range physical and financial planning.

**Other Accomplishments**

- Eliminated the \$7,000 property tax bill for the Management Office/Suite 100 by protesting its use for a common purpose. We thank Property Supervisor Rosemarie Wert for suggesting the idea.

- The Barbara Rinella book event. We thank Phyllis Kenny for making the arrangements for the event, and Susan Ogden for assisting us with hosting the events. We also thank Susan and Phil Lasky for planning and hosting a great summer party and the upcoming holiday party, and we thank Sakshi and Jason Bindra for volunteering their time to plan and host this year's Santa Party.
- Association members gave generously throughout the year to the BinDonated and Cell Phones for Soldiers programs.
- And finally, after 2-years and without having to spend wasted money on attorney fees and court costs, the full completion of the roof project addressing all the issues to our satisfaction!

**Financial Review and 2012 Outlook**

Assessments will not increase in 2012. Dramatically lower energy costs along with the combined impacts of several well negotiated contracts and active labor management collectively decreased budgeted operating expenses for next year. The projected natural gas expense line declined by almost 11%, and projected electricity expenses are projected to decline by just over 27%. The savings achieved via utility management provided for an increase in the reserve contribution to \$419,000 from \$300,000 in 2011. The contribution to reserves will partially offset proposed capital expenditures totaling \$686,280 (including pending projects that will carry over into next year), leaving a projected reserve fund balance of approximately \$2.2 million at the end of 2012. This continues to be a healthy level, considering the age, condition and size of the building.

- Purchased new rubber dumbbells for the Fitness Center.
- Extended the property management contract with Community Specialists for three years, the garage management contract with Standard Parking for three years, and the lease for Unit 101 for one year.
- Refurbished boiler hot water, corridor supply fan, and chilled water pumps.
- Completed the caulking and sealing of cracks in the surface of the tennis court in preparation for resurfacing in the spring of 2012.
- Repainted the residential balcony railings. Thanks to Mike J, Sinan Rebronja and Wilfredo Plaza for doing a great job on the railings.
- Installation of new exterior security doors on the P4 pedestrian hall way and on the P4 Commonwealth Edison (CECO) Vault.
- Approved a new contract for testing and maintenance of the upgraded fire protection panel.
- Replacement of the elevator emergency intercom communication system.
- Renewal of the Association's commercial insurance package with a tight bidding process.
- Renewal of the Association's participation in the Community Specialists master workers compensation program at an estimated savings of over \$17,000.
- Conducted an audit of the garage guest parking transactions with good results.
- Approved a new 5-year Comcast contract with a greater benefits package and a lower annual increase cap of 5%.

The Board and our Committees continue to utilize the Reserve Study prepared for the Association by Klein & Hoffman, and the study is in the process of being updated for 2012.

Prudent management of our energy expenses has been a major factor in minimizing operating expense volatility over the last several years. We continue to be extremely proactive in purchasing natural gas and electricity in the forward markets. The generation component of our electric budget is fixed at attractive prices through December 2014 through our contracts with Exelon. We have also continued our practice of purchasing a significant portion of our natural gas requirements in the forward markets. We have stored and/or purchased forward approximately 37% of our projected natural gas usage for 2012, including 42% of our winter usage, at prices that are considerably less than the weighted average price that was budgeted in 2011. As a result, we remain well protected against energy price volatility going forward.

In an effort to further reduce our energy costs, we contracted with Elara Engineering to conduct an energy audit in 2011. The firm gave us a number of recommendations of actions we can take to reduce our energy usage. The Building and Finance Committees and the Board made the decision to pursue the projects with the highest returns on investment first, and will evaluate additional energy saving projects in the future.

Foreclosures and collection issues continue to be a problem for many condo associations.

While the ParkShore is still not immune to issues with receivables, the Board, Finance Committee, and Management have continued to be extremely vigilant with collection efforts. We have maintained our budget contingency in order to avoid undue hardship on the Association, and we believe our past due accounts are manageable at this point in time.

**2012 Projects**

- City of Chicago façade inspection, spot repairs to the exterior walls and repair and repainting of the building's exterior soffit on the plaza.
- Resurfacing of the tennis court with an elastomeric urethane membrane (PedaGard system). Allied Waterproofing's solution will save the Association over \$100,000 versus the alternative proposal. Thanks to Tom Bogle for his guidance and for putting together the original RFP for the project, and to the Building Committee for its time and diligence reviewing the various tennis court surface alternatives.
- Refurbishing of the 1<sup>st</sup> floor lobby marble.
- Installation of new energy efficient lighting in the garage. Thanks to Bill Glotz for his research to date on various lighting alternatives and to the Building Committee for its evaluation efforts to date.
- Décor Projects: remodeling of the kitchen and flooring in the Library, refreshing of 1<sup>st</sup> floor parlor area, refurbishment of the 56<sup>th</sup> floor swimming pool hallway and men's and women's locker rooms.
- Completion of a new reserve study.
- Installation of Variable Speed Drives and new pumps for the domestic hot and cold water, which

- will also reduce energy costs.
- A mandatory replacement program for the residential smoke detectors.
- Replacement and upgrading of the energy management system.
- Interior and exterior lighting replacements. Thanks to Bill Glotz for his replacement recommendations.
- Enhancements to the laundry room exhaust system.
- A number of smaller projects, including new life safety/security equipment on the 56<sup>th</sup> floor, replacements of air conditioning equipment, and refurbishments in the car wash bay area.

In closing, I would like to thank Tom Bogle, Kristine Frost, Al Green, Phyllis Kenny, Sarfaraz Niazi and Tom Zic for volunteering their time and talent on behalf of the Association. It takes dedicated people to run for the Board, and it's hard to appreciate how much work goes into running the Association if you've never participated on the committee or Board level.

I would also like to thank Management and our committee members for their contributions to the Association this year. We have a great group of hard working volunteers and a staff of strong professionals who work hard every day to serve our homeowners and residents. As the building passes its 20<sup>th</sup> year since construction and the Association concludes its 16<sup>th</sup> Annual Meeting and Election, we know there are new challenges ahead. We welcome the membership to be part of the plans for the future, and to help maintain our gracious community here at The ParkShore.

### COLD WEATHER REMINDERS

Please remember that in cold weather, all residents are requested to follow these practical directions:

- Heat should be ON.
- Windows should be CLOSED.
- Windows should be LATCHED.
- Balcony Doors should be CLOSED.
- Balcony Doors should be LATCHED.

Open windows or unheated units often result in frozen pipes inside the unit. When those frozen pipes burst and the gushing water infiltrates other dwelling units, the Unit Owner with the frozen pipes is responsible for the resulting damage. Please be a considerate neighbor and be certain your heat is on and your windows are closed and latched.

### A LETTER ABOUT DOGS

Dear Condo Board:

I think there should be more/better signage with dog rules on our outside terrace. I have seen (and smelled) a number of dogs urinate right outside the door from the building to the tennis court as well as people who walk their (usually small) dogs around the path along the terrace and let their dogs pee on the grass and in the bushes - despite the small signs out there. It seems to be some of the same dog owners who continually break the rules.

There should be reminders in the "At A Glance" newsletter regarding this. I also think a letter outlining the rules about dogs relieving themselves in the common areas should be dropped under all the dog owners' doors.

When dogs relieve themselves, in the grass for example, other dogs who smell it will relieve themselves there, too.

People who continuously break these rules should get fined. At least then if they want to continue to break the rules, our association would benefit from the increased revenue.

Thank you,

A Concerned Homeowner

### OUR SINCERE THANKS

*Thank you to everyone who contributed to the 2011 ParkShore Employee & Garage Holiday Funds. Your generosity is very much appreciated, particularly during these difficult economic times. You have brightened our holidays and those of our families. We thank you for that!*

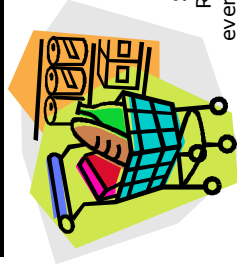
**Door Staff:** Darryl Alexander, Jerome Bell, George Clemes, Byron Davis, Lonnie Greene, Wamnyeneh Pyne, & Tony Vergera

**Maintenance Staff:** Bill Glotz, Wilfredo Plaza, Michael Jergovic, Ali Amin, Refik Handanovic, Reggie Jackson, Winston Nard, Dion Offord, Sinan Rebronja, Jim Shepherd, Ismael Torres, & Brandon Walls

**Loading Dock:** Carmen DiGiacomo

**The Office Staff:** Eileen Danovich, Paris Flores & Emily Ryan

**The Garage Staff:** Steve Sasseti, Yared Demilew, Jesus Garcia, Jose Gonzales, Carlos Jucaban, Ali Kadum, Abdul Mohamed, Oluremi (Benson) Osideko, & Wube Tilahun.



### A Note from The ParkShore Market Staff

Sophia, Nick, Isha, Joy, Rachael, Jim and Ed want everyone to know how much they enjoy working here at The ParkShore. It seems like a few residents have been telling our Market employees they should go work at *Mariano's*. While the new big store is a nice addition to the neighborhood, please know the Market staff members are happy to be working HERE! They all hope you'll continue to patronize The ParkShore Market where they are personal service. Stop in and see them today!

### 2012 BOARD OF DIRECTORS

- Dave Strouse, President
- Tom Bogle, Vice-President
- Tom Zic, Treasurer
- Phyllis Kenny, Secretary
- Al Green, Director
- Kristine Frost, Director
- Sarfaraz Niazi, Director

### EMPLOYEE 10-YEAR ANNIVERSARY AWARDS

The ParkShore was built in 1991, and The ParkShore Condominium Association came into being in 1995 with the conversion of the property. A few of our employees, namely **Doorman Byron Davis, Leadman Mike Jergovic and Assistant Engineer Wilfredo Plaza**, have been working at the property longer than the Association's existence! In 2007, **Lead Doorman Darryl Alexander, Dock Supervisor Carmen DiGiacomo and Janitor Sinan Rebronja** celebrated the 10-year mark and **Doorman Jerome Bell** reached the milestone in 2008. 2009 saw **Janitor Ali Amin and Doormen Lonnie Greene and Tony Vergara** celebrating a decade of work. The Board of Directors recognizes the following staff member who reached the 10-year work anniversary in 2011. Congratulations to:

**Refik Handanovic, Maintenance**

### A SPECIAL BOARD ANNIVERSARY

The ParkShore staff would like to share with residents the very special 10-year anniversary of **Dave Strouse** serving as Board President.

This anniversary was noted at the 2011 Annual Meeting, where Dave was elected to the role of President once again. Unfortunately, the award ordered to present that night arrived and was actually for a Dr. Dieter. The company sent the wrong plaque! Dave received what we now call the "Dr. Dieter" award until the correct award arrived. See? You volunteer your time for a decade in a thankless job, and you get a plaque with somebody else's name on it. Happy Anniversary and congratulations, Dave! ☺