

At A Glance

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

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Management Office: 312-540-6800
Management Fax: 312-540-6819
Front Desk: 312-540-6821
Loading Dock: 312-540-6647
Garage Manager: 312-616-9030
Garage Valet: 312-565-9240
Dry Cleaners: 312-946-0700
Olga's Day Spa: 312-929-3940

UPCOMING MEETINGS @ PARKSHORE: Building Committee 1/12 - 7:00 PM ♦ Finance Committee 1/19 - 6:30 PM
Board Meeting 1/26 - 7:00 PM

EMPLOYEES of the QUARTER **2015 AWARDS**

Each year four employees on The ParkShore staff are recognized for extraordinary job performance above and beyond the norm. Some of the factors taken into consideration for these awards are exemplary work performance, outstanding or consistent leadership, excellent work ethic and attitude, outstanding response in an emergency situation, compliments and comments from residents, 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 2015 Employee of the Quarter awards:

Wilfredo Plaza, Assistant Engineer

Wilfredo has been at ParkShore since 1992's rental days, before there was an Association! With all of that experience, Wilfredo capably filled in as the Chief Engineer while former Chief Bill Glotz was out on extended medical leave and eventually resigned. He took on additional responsibilities, and worked extra hard this year. Special thanks to Wilfredo for captaining our ship throughout the year!

Jennifer Gorski, Assistant Manager

Jennifer began her career in community management working as our Administrative Assistant in 2003-2005, and then returning as our Assistant Manager in January of 2014. Over the past two years, Jen has handled a variety of challenging duties with patience and skill. She recently returned from maternity leave, and she worked right up until the week before giving birth to her daughter Leah, which earned her high marks from her co-workers. Her value to the Association was clearly realized during her maternity leave, and we sure are happy she's back. Well done, Jen!

Ali Amin, Maintenance

Ali has been part of the ParkShore team since 1999. While Maintenance was a bit short-staffed this year with various medical leaves, Ali took responsibility for maintenance of a larger area of the building. That's dedication! He also exercised great judgment and compassion when assisting a resident with a medical emergency. We're particularly proud of that, and Ali's kindness and professionalism in the emergency situation were truly outstanding. Way to go, Ali!

Carmen DiGiacomo, Dock Supervisor

Carmen has worked at ParkShore since 1997. He's been stationed at the Loading Dock just over 15-years! Carmen's job is never easy. He's charged with enforcing the Association's rules for deliveries and moves, scheduling the use of the elevators, and monitoring the comings and goings of contractors. With the elevator project, his job has been extra challenging. A lot of residents recognize the difficult nature of the Dock responsibilities, and Carmen sometimes has to be a little tough to get the necessary message across to vendors with little regard for building rules. We acknowledge and appreciate that he handles it all quite well. Good job, Carmen!

PAY by PHONE or ONLINE

To pay your assessment online, visit the Community Specialists website and click the "Web Payment" menu item. Create your account and you're ready! There is a \$4.95 fee for web payments made using your bank account, and a \$14.95 fee for web payment by credit/debit card. There is an additional fee if you prefer to pay by phone. Call PayLease at (866) 729-5327. Select option #1 and follow voice system prompts to pay by phone.

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

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 a notification by e-mail confirming your request was received, as well as a letter via US postal service confirming your statement preference. The "Go Paperless" form can also be used to stop e-mail statements, or you can stop e-mail statements by contacting The ParkShore Management Office, or send an e-mail to:

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 *PayLease*. Convenience fees do apply. Please note the fee is paid to the payment provider at the time of payment. Neither The ParkShore nor Community Specialists receives any portion of the 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!

The ParkShore Annual Information Update 2015-2016

Major Accomplishments & Projects

- Continued the elevator modernization project with installation of new software and operating components; an ongoing 2½-year project into the fall of 2016.
- Elevator modernization will include installation of new hoist machines for the tower cars, replace car buttons with new touchscreens, and provide new interior finishes in the cabs.
- Extended the 2014 facade inspection into 2015 with ongoing repair and maintenance of the building exterior.
- Approved the protest and appeal of the 2015 Triennial Assessment of property tax valuation for all unit owners.
- Approved a new 3-year waste removal contract, largely reducing current rates and locking-in lower rates for the first 2-years with an increase capped at 5% in the 3rd year of the contract.
- Locked-in window washing services with no increase for the next 3-years.
- Locked-in landscaping services for the next 3-years with no increase.
- Significantly reduced the garage payroll with the reduction of part-time hours and the elimination of one full-time position.
- Purchased natural gas futures delivery at a very low fixed rate for a 2-year period through March of 2017.
- Extended the electricity purchasing contract at specified rates into December of 2018 to assure future pricing and minimize budget fluctuations.

Other Accomplishments & Good Things

- Installed a new cable motion pulley (CMDAP) and rowing machines for the Health Club and provided training seminar on how to use the new piece.
- Purchased a new Cross Trainer, Upright Bike and Seated Leg Press for the Health Club.
- Appointed Mary Hess and Jordan Noble as Social Committee Co-Chairs.
- Preliminary investigation of front entrance doors and glass, and approval of specifications for 2016 project.
- Reviewed and approved a standard 22.1 Resale & Disclosure form for use with unit sales.
- Updated the standard Permission to Enter form for resident use.
- Updated the annual candidate election form to provide information on the length of ownership for candidates.
- Annual generator inspection, testing and maintenance.
- Annual infrared scan of electrical components and major operating equipment.
- Installed an upgraded P4 garage door operator.
- Purchased a stock P4 garage door operator for future use.
- Installed an upgraded alarm beacon for the P4 garage door.
- Approved minor concrete repairs for the P4 garage level.
- Performed concrete repairs in the vault beneath the front entry.
- Purchased a new riding scrubber for garage cleaning.
- Annual testing and maintenance of the garage Carbon Monoxide detection system.
- Annual testing and maintenance of the fire panel and annunciator system.
- Annual testing and maintenance of the fire pumps and fire extinguishers.
- Bi-Annual rodding of kitchen drain lines where the vertical drain lines meet the horizontal drain lines.
- Initiated new program of rodding kitchen drain stack risers for all units.
- Seasonal HVAC filter changes in all residential units in spring and fall.
- Annual evacuation drills to help residents know what to do in case of emergency.
- Annual water treatment testing and maintenance for heating and cooling systems.
- Installed new piping and electrical for garage elevator pit sump pump.
- Twice yearly pumping and cleaning of the Association's catch basins, located in the garage, Loading Dock, P4 service drive and Pump Room.
- Quarterly carpet cleaning of the residential corridors.
- Approved the refurbishment of the 1st floor lobby marble.
- Approved participation in a ComEd Building Optimization Study to enhance usage of the new Building Automation System for maximum benefit.
- Renewed the holiday décor contract with updated trim for holiday decorations.
- Obtained an updated insurance valuation for the building, valuing the property at **\$208,600.000**.
- Renewed the Association's commercial insurance package, with the new building valuation.
- Renewed participation in the Community Specialists master workers comp insurance program at an annual savings of **\$20,608**.

- Olga's Day Spa 5-year lease renewal. Congratulations, Olga!
- Unit 101 1-year lease renewal.
- Offered an "Aging in Place" seminar for interested residents with a panel of experts.
- Hosted a ParkShore residents' night at the nearby Mid-America Club.
- Residents participated in a petition drive to direct Alderman Reilly's attention to the P4 service drive.
- Maintenance staff members attended a safe practices seminar provided by Community Specialists.
- Six Maintenance staff members trained and received certification for manlift operation.
- Leadman Mike Jergovic renewed his CPO® (Certified Pool Operator) certification, and Maintenance staff member Jim Shepherd earned his CPO® designation.
- All ParkShore staff members participated in on-site training for evacuation drills and fire safety.
- Staff planned and executed 4th of July event with assistance from off-duty police officers.
- Children's movie nights happened through the volunteer efforts of Eric Frost and Jason Bindra.
- Residents donated used cell phones to the *Cell Phones for Soldiers* effort.
- Residents once again enjoyed the sound of music in the lobby on Fridays in December with harpist Clare Happel, and pianists Frank Carruso and Don Stille.
- The garage staff offered participation in the U.S. Marine Corps Reserve's *Toys for Tots* program.
- Children's holiday party was arranged with food, music, a magician and Santa Claus, all through the efforts of Jyothi Lakkakula. Thanks, Jyothi!

- Special thanks to Doorman Tony Vergara for helping make Santa's appearance at the children's holiday party a fun reality.
- The Margarita Party and annual Holiday Party were orchestrated with much thanks and appreciation to Mary Hess and Jordan Noble for hosting both magical nights.

2016 Planned Projects

- Continuation of the elevator modernization project.
- Full façade inspection completion and painting of the building.
- Vacant Concourse space development.
- New media contract.
- Front entry glass/door project.
- Health Club equipment upgrades.

2016 Board of Directors

David Porter, President
 Allen Green, Vice President
 Chris Bellmore, Treasurer
 Jerry Moriarty, Secretary
 Rasha Elganzouri, Director
 Terry Nordlund, Director
 David Piell, Director

Board Service Thank You

We would like to acknowledge and thank in a special way outgoing Board member John McDonald. John served the Association as a Board member the past two years, but has contributed 20-years of time and talent on the Finance Committee. His strong commitment to the greater good of the Association, and his thoughtful guidance are a large part of ParkShore's long-term financial success. There aren't many community associations of our size and prestige that can claim no special assessments in an entire history, and still maintain a healthy reserve. We thank John for his time, effort and contributions on behalf of The ParkShore community!

EMPLOYEE 10 & 20-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! For the purposes of the employment anniversary awards, the earliest employment date for the Association is 1995. The Board of Directors recognizes the following employees who reached the 10-year or 20-year work anniversary in 2015. Congratulations to:

10-YEAR ANNIVERSARY

Eileen Danovich, Office
Dion Offord, Maintenance
Ismael Torres, Maintenance

20-YEAR ANNIVERSARY

Byron Davis, Doorman
Mike Jergovic, Maintenance
Wilfredo Plaza, Maintenance

These employees were honored at the staff holiday party in December, with each staff member receiving a pin to commemorate their length of service. In a tradition started by late Board President Dave Strouse, employees also received a piece of iconic sports memorabilia. Congratulations to these fine people!

CONGRATULATIONS AGAIN!

ABOMA is the Apartment Building Owners & Managers Association of Illinois. The ParkShore is a member of ABOMA, and ABOMA negotiates the collective labor bargaining agreements with SEIU Local 1. The Association's Door and Maintenance personnel are all members of the Local 1. At ABOMA's Annual Meeting in December, ParkShore's Property Manager, Christine Friend, was elected and is now serving her second term as President of ABOMA. Congratulations, Christine!

OUR SINCERE THANKS

Thank you to everyone who contributed to the 2015 ParkShore Employee and Garage Holiday Funds. Your generosity is so very much appreciated. You have once again brightened the holidays for all of us and our families. We thank you!

Door Staff: Darryl Alexander, Jerome Bell, George Clemes, Byron Davis, Lonnie Greene, Warnyeneh Pyne, & Tony Vergara

Maintenance Staff: 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: Christine Friend, Eileen Danovich, Jennifer Gorski & Emily Ryan Burns

The Garage Staff: Steve Sassetti, Yared Demilew, Jesus Garcia, Jose Gonzales, Michael Green, Hadley Janvier, Carlos Jucaban, Ali Kadum, & Oluremi (Benson) Osideko

OFFICE STAFF AWARD

We are pleased to share that The ParkShore Office staff received *The Kathy Patton Award* at the Community Specialists holiday party this year. The award is named for the former Community Specialists controller, who passed away a few years ago. *The Kathy Patton Award* is presented based on nominations from the Community Specialists accounting, IT and corporate office professionals. The award is given to the professional or team of professionals that embody the attributes of accuracy, being on-time, effective/proactive and persistent communication, anticipating needs and doing one's best to meet those needs. The award names the entire office team of Emily Ryan Burns, Eileen Danovich, Jennifer Gorski and Christine Friend, and reads: *In appreciation of your dedication, attention to detail, accuracy and work ethic.* This was a wonderful surprise, and means a lot to the Office staff members. Nice work, Ladies!

BOOK CLUB for JANUARY

The ParkShore Book Club will meet on
WEDNESDAY, JANUARY 27, 2016
at 7:00 PM in the
56th Floor Library.

The book selected this month is
Rosemary
by Kate Clifford Larson.

The author delivers a portrait of Rose and Joe Kennedy's tragic misunderstanding of their daughter's capabilities and how her fate changed the Kennedy family forever. Rosemary herself shines from the pages of this profoundly revealing family story. All residents are invited to attend for discussion of the book, snacks and conversation. We hope to see you there!

LOADING DOCK CLOSED on SATURDAYS in 2016

As unit owners were informed when the 2016 budget was distributed to the membership, please remember that the Loading Dock is now closed on Saturdays. Saturday moves and deliveries may be arranged through the Management Office at a fee of \$150 per hour. Moves and deliveries may be scheduled Mondays - Fridays at no charge during regular Loading Dock hours.

COLD WEATHER REMINDERS

It's been pretty darn cold outside, so please remember that in cold weather, all residents are requested to follow these practical directions:

- Windows should be **CLOSED**.
- Windows should be **LATCHED**.
- Balcony Doors should be **CLOSED**.
- Balcony Doors should be **LATCHED**.

Open windows in cold weather 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.

MARK YOUR CALENDARS **COMED SMART METERS** **MONDAY, FEBRUARY 8 -** **FRIDAY, FEBRUARY 12**

Beginning on Monday, February 8, ComEd will be performing a week long project to upgrade all the electric meters at ParkShore to new Smart Meters. ComEd will be replacing all individual unit meters, as well as all common area meters. The actual exchange and outage time for each individual meter will be under 3-minutes. Most residents won't even notice an outage or electrical service interruption.

Here's what you need to know:

At some point during the weekdays noted above, between 9:00 AM and 3:00 PM, your unit will briefly lose power for 1-3 minutes, at the most. ComEd cannot provide a schedule for each floor and/or individual unit.

- ComEd will NOT be entering your unit.
- ComEd will reportedly conduct a door knock, informing you of the exchange and answer any questions/concerns.
- Between approximately 10:00 - 11:00 AM the common area exchanges will begin, with no loss of power for these areas.
- ComEd will leave a door hanger "Smart Meter Installed Today" informing you that the exchange is complete for your floor/unit.

Please make sure all your personal electronics are shut down prior to leaving for work in the morning. ComEd recommends hard wired computers are shutdown for the duration of the day to prevent data loss and corruption.

Please direct any concerns about the Smart Meter project directly to ComEd at 866-368-8326 or visit www.ComEd.com/SmartMeter.

SERVICE PHONE NUMBERS

AT&T	(800) 244-4444
Comcast	(866) 594-1234
ComEd	(800) 334-7661
GE (repairs & service)	(800) GE-CARES