

# At A Glance

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

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Loading Dock: 540-6647  
Garage Management: 616-9030  
Garage Valet: 565-9240  
Dry Cleaners: 946-0700  
Market: 616-7676  
Olga's Day Spa: 929-3940

**UPCOMING MEETINGS:** Decor Committee 1/6 ♦ Building Committee 1/13 ♦ Finance Committee 1/20 ♦ Board Meeting 1/27

## EMPLOYEES of the QUARTER 2008 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 2008 Employee of the Quarter awards:

### **Eileen Danovich, Office Manager**

A little over a year ago, Eileen had resigned her position due to a number of issues at the property that affected the work environment. When former Assistant Manager Shannon Hauppa announced her pregnancy, Eileen continued working with us through a very challenging time in the Management Office. She's now been here 3½-years and we couldn't be happier Eileen has remained with us and been promoted to her new position as Office Manager. Her dedication and loyalty in trying times deserve special recognition. Even more impressively, Eileen was nominated for this award by four Maintenance staff members. Congratulations, Eileen!

### **Bill Glotz, Chief Engineer**

Bill has been with The ParkShore for the past 2-years. As most residents are aware, the Association recently completed the residential corridor remodeling project. Bill took the lead on-site to oversee coordination of the involved

vendors and to inspect project work on a daily basis. He prepared detailed punch-lists and resolved all issues in a timely fashion, all while maintaining a full schedule of routine duties. During the final days of the project, he also completed the Fire Safety Director Training Program in conjunction with the City of Chicago Fire Department and City Colleges. Well done, Bill!

### **Jerome Bell, Doorman**

Jerome recently celebrated his 10-year work anniversary at The ParkShore. This past year, Jerome was the Doorman who made all the right moves and some particularly good judgment calls in tricky situations. He is dependable, capable and reliable and strives to achieve professionalism in his work. He has high expectations of his job performance, so we've come to expect outstanding performance from him. Jerome is a valuable team player and a real asset to the Door staff. Way to go, Jerome!

### **Mike Jergovic, Leadman**

Mike has now worked at The ParkShore for over 15-years, back to the building's rental days. No employee exhibited greater growth or accomplishment this past year than Mike. He completed the 2-year Local One apprenticeship program this year on a voluntary basis. Mike became The ParkShore's first ever Certified Pool Operator® this year. He also completed the Fire Safety Director Training Program in conjunction with the City of Chicago Fire Department and City Colleges. To top it all off, with the sponsorship of Chief Engineer Bill Glotz, Mike took the required test with the City of Chicago Department of Buildings and received his Stationary Engineer's License. Outstanding, Mike!

## 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. The Board of Directors has chosen to recognize the following employee that reached his 10-year work anniversary in 2008 with a monetary gift and service pin:

### **Jerome Bell, Doorman**

## THE GOLDEN FAUCET AWARD

### **Dave Strouse, Board President**

At the employee holiday party, The ParkShore Staff awarded the *Golden Faucet* award to Board President Dave Strouse. Past recipients of this very rare and special honor are Assistant Engineer Wilfredo Plaza and Leadman Mike Jergovic. The *Golden Faucet* is The ParkShore equivalent of an Oscar statue! The award itself is a gold faucet spigot, suspended and supported in the air by pooling blown glass. In this case, the staff wished to recognize Mr. Strouse for his many years of dedication and ongoing commitment to the Association. We all appreciate his hours of volunteered time and effort. Congratulations!

## **President's Report**

**By Dave Strouse**

### **Summarized from the 2008 Annual Meeting**

#### **2008 Accomplishments**

##### **Major Projects**

- The corridor project was completed in August. The total project cost including the expenses for the two sample floors was \$848,000, just under the original budget and well below the \$1.05 million approved by the Board in 2007. Coming in under the original budget was a significant accomplishment, considering that we upgraded the carpeting to the more expensive and durable 80/20 blend and replaced the carpeting in front of the elevators with marble tile. The savings of \$115,000 that was realized from our decision to use a non-union vendor to install the wall paper was a major factor in completing the project under budget. The Board thanks the members of the Décor Committee for their contributions to the project. We also thank Tom Bogle, Al Green, Rusty Strouse and Andre Zotoff, who served on the Ad-Hoc Committee that came up with the plan that ultimately led to the final corridor design, and Chief Engineer Bill Glotz for his great work developing the punch-list. We extend a special thanks to Andre Zotoff for his contributions and for lending us his expertise on the project.

- The front entry project was recently completed. The installation of water proofing membranes and reconstruction of the entry subsurface is expected to prevent water infiltration and upheaval from freezing under the lobby door thresholds. Thank you to Tom Bogle for his leadership and oversight on the project.
- The 2008 critical inspection of the exterior facade was completed. Water infiltration remediation was also undertaken during the inspection process.

##### **Other Accomplishments**

- Two new treadmills were purchased and installed in the Fitness Center.
- The lobby and concourse benches were re-upholstered with fabric selected by the Décor Committee.
- New window shades were installed in the Club Room as recommended by the Décor Committee.
- The flooring in the 56<sup>th</sup> floor chute room was replaced with more durable rubber tiles.
- Granite selected by the Décor Committee was installed over damaged wallpaper on the front of the bar in the Club Room.
- New leases were signed with the new management of the spa and the dry cleaners.
- Suite 101 was leased for 12-months, with the full amount of the lease paid one year in advance.

- The management agreement with Community Specialists was renewed for 2009-2011.
- A contract for a new carpet maintenance program was signed with ACR. Property Manager Christine Friend was very proactive and found a vendor who has a cleaning and maintenance program that will protect the large investment we made in the carpeting.
- The Standard Parking garage management contract was renewed for three years.

##### **Financial Review and 2009 Outlook**

- Assessments will increase 3.09 % in 2009. An 8.8% increase in projected electricity costs and higher payroll and benefit costs related to union labor contracts account for the bulk of the increase in budgeted operating expenses. It is important to point out that the increase in electricity costs is related only to higher costs for transmission, delivery, and taxes, which are beyond the control of the ParkShore. The generation component of our electric budget, which was fixed through December 2010 via our contract with Exelon, was extended into December 2011. Consequently, the unit price we pay for electricity will not increase for the next three years. We 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 65% of our projected natural gas usage for 2009, including 77% of our winter usage, at attractive prices. As a result, we remain well protected against energy price volatility going forward. The association will also benefit from a slight reduction in insurance costs, as well as the new management agreement with Community Specialists. In recognition of the upcoming 10-year anniversary of CS's management of The ParkShore, there will be no increase in the management fee for the first year of the contract. We also signed new landscaping and window washing contracts that lock in our prices for the next two and three years, respectively. In short, the actions we have taken to manage energy costs and the new contracts with our vendors should have a big impact on limiting upward pressure on assessments.

The budget reflects a projected reserve fund contribution of \$200,000 in 2009. The contribution to reserves will partially offset proposed capital expenditures totaling \$434,000 (including pending projects that will carry over into next year), leaving a projected reserve fund balance of approximately \$2 million at the end of 2009. This continues to be a healthy level, considering the age, condition and size of the building.

### 2009 Projects

- The interior of the swimming pool will be sandblasted and coated with Chicago Tank Lining's Pool Armor™ product. The coating has a 10-year guarantee and it is expected to greatly improve the protection and appearance of the pool surface.
- Repairs to the cooling tower roof and replacement of the Dex-O-Tex system on the sundeck.
- Resurfacing of the P-4 level floors.
- Remodeling of the bar area in the Library.
- Refurbishment of the brass panels in the service elevator.
- Repairs and sealing of the plaza area aggregate.
- Hardware and software upgrades for the Association's access (keyfob) system.
- The upgrade and expansion of the CCTV system.
- Upgrades of the building's fire panel and the garage's CO2 system.

In closing, the Board thanks the staff for the great job they did on the Fourth of July holiday. We especially thank Christine Friend and Eileen Danovich for keeping the office running smoothly after Assistant Property Manager Shannon Hauppa left the association. As long-time ParkShore residents know, we used to have four people working in the office until Christine came on board and streamlined the staff down to three. Shannon had a lot of expertise and experience and was involved

in a number of key administrative functions, and the fact that we lost Shannon and were able to keep the office running with only two people for most of the last half of the year with minimal disruption is nothing short of remarkable. We would be hard pressed to find another two-person team in the property management business that would have been able to pull that off. We're happy we had another good year at The ParkShore and we're excited about our plans for 2009.



**2009 BOARD OF DIRECTORS**

Dave Strouse, President  
Tom Bogle, Vice-President  
Victoria Halas, Treasurer  
Phyllis Kenny, Secretary  
Al Green, Director  
Dennis Sinclair, Director  
Tom Zic, Director

**BOARD SERVICE THANK YOU**

We would like to thank Debbie Eaves and Andre Zotoff for their contributions to the Board of Directors over the past two years. We also acknowledge and thank Debbie for her past service as a member of the Finance Committee. We wish both Andre and Debbie well with their new found "free" time. ☺

**WHAT DID YOU HEAR?**

Everybody loves to know what's going on. Have you heard the latest gossip? Really? Are you sure the person sharing some juicy tidbit actually has accurate information? Some gossip is innocent enough, and good news is always welcome. Sometimes people get a bit carried away and say hurtful or derogatory things about other residents or staff members. It seems true that bad news travels quicker than good news, doesn't it? Before you believe what you hear in an elevator or a hallway, take a moment to consider the source. Some residents may not realize that behavior which creates a nuisance, an annoyance or causes unreasonable disturbance is a violation of the Association's Declaration. If you have concerns about anything happening on the property, please contact The ParkShore Management Office to let us know. Thank you!

**OUR SINCERE THANKS**

*Thank you to everyone who contributed to the 2008 ParkShore Employee & Garage Holiday Funds. Your generosity is very much appreciated, particularly during the current economic times. You have brightened our holidays and our families' holidays. We thank you for that!*

**Door Staff:** *Darryl Alexander, Jerome Bell, Byron Davis, Lonnie Greene, Jerrold Franklin, Warnyeneh Pyne, & Tony Vergera*

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

**Loading Dock:** *Carmen DiGiacomo*

**The Office Staff:** *Eileen Danovich & Tiva Johnson*

**The Garage Staff:** *Steve Sassetti, Jared Demilew, Emmanuel Dowuonah, Jerrold Franklin, Jesus Garcia, Jose Gonzales, Carlos Jucaban, Ali Kadum, Abdul Mohamed, Oluremi (Benson) Osideko, John Thomas Jr., Wube Tilahun, & Norman Waugh*

**SERVICE PHONE NUMBERS**

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

**IS THAT YOUR DOG?**

We've been seeing some new canine faces around the building lately, and we know some of you haven't registered your pets. Please remember that all dogs must be registered with the Association. A pet registration form should be completed and proof of current inoculations and compliance with City of Chicago ordinance is required for the safety and welfare of all residents and pets. We'll also need a picture of your pet. The current pet registration fee is \$10 per pet. Visiting dogs must also be registered with Management, and the maximum limit of two (2) pets per unit must be maintained. Please remember that failure to register your dog may result in fines. Dog-walkers, mention this to those new dog owners you may meet. Do the right thing and register your dog today!

**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.