

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
Market: 312-616-7676
Olga's Day Spa: 312-929-3940

UPCOMING MEETINGS: Decor Committee 1/5 ♦ Building Committee 1/12 ♦ Finance Committee 1/19 ♦ Board Meeting 1/26

EMPLOYEES of the QUARTER 2009 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 2009 Employee of the Quarter awards:

George Clemes, Doorman

George originally began working at The ParkShore in 2004, retired in 2006 and continued working on a relief basis to fill vacations and sick days. He rejoined the staff full-time in 2009, back on the nightshift. George has done a wonderful job of keeping The ParkShore safe and secure in the wee hours, and he's handled his share of late night incidents in exemplary fashion. He was perfect in some particularly sticky situations this year. Way to go, George!

Refik Handanovic, Maintenance

Refik has worked at The ParkShore since 2001. He was promoted to a "Class A" Janitor position in 2007, and this year Refik graduated from the 2-year SEIU Local One apprenticeship program. Refik continues to grow as an employee, demonstrating his mechanical ability and accepting increasing responsibility. He is a hard working, ethical and honest, and he seems to be nominated for recognition by his co-workers every year. Well done, Refik!

Jim Shepherd, Maintenance

Jim joined the Maintenance staff in the fall of 2008. Although he has only worked here a short time, he's made a great impression! Jim brought a wealth of skill and talent to his position at The ParkShore, drawing on his previous experience managing commercial property as well as a successful run in high-rise maintenance work. He was nominated by six of his co-workers, and always seems to be willing to help others do their jobs well. We like him. Congratulations, Jim!

Wilfredo Plaza, Assistant Engineer

Wilfredo has worked at The ParkShore for just over 18-years, back to the building's rental days. Residents might recall the Pump Room flood in the spring of this past year, in which a number of dedicated employees demonstrated extraordinary commitment to the building, working through the night to restore hot water delivery to the units. Before corrective work could begin that night, the water supply had to be safely shutdown. Wilfred made that happen. Outstanding, Wilfred!

STAIRWELL NOISE

Please be prepared for some workday noise in the stairwells beginning on **Monday, January 11, 2010**. Some minor concrete repairs are necessary at the 15th floor, 38th floor and 46th floor levels. Although work takes places within the stairwells, residents can expect drilling noise and dust to travel from the work area. The vendor hopes to complete the project within one week, but work may continue into the week of January 18. We apologize for any inconvenience the work may cause, and appreciate your understanding.

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. The Board of Directors recognizes the following employees who reached the 10-year work anniversary in 2009. Congratulations to:

Ali Amin, Maintenance
Lonnie Greene, Doorman
Tony Vergara, Doorman

U.S. CENSUS JOB OPPORTUNITIES

The United States Census Bureau is now hiring for the 2010 Census and will be testing any interested residents right here! Field and office positions are available. The ParkShore is sponsoring two hiring days:

TUESDAY, JANUARY 19 @ 1:00 PM
THURSDAY, JANUARY 21 @ 6:00 PM
56th FLOOR LIBRARY

The test is a 30-minute basic skills test consisting of 28 multiple choice questions. Please be on time, and bring two forms of ID. Good luck to those that choose to apply!

**President's Report
By Dave Strouse**

Summarized from the 2009 Annual Meeting

2009 Accomplishments

Major Projects

- The \$375,000 roof replacement project, which includes the resurfacing of the pool and sun decks and the mechanical tower roofs, is ongoing. We thank Tom Bogle, Christine Friend and the Maintenance leadership for their work to bring the project to fruition, and Bill Glotz for serving as the project manager during the construction phase.
- The swimming pool interior was stripped and recoated by Chicago Tank Lining in May. The new coating carries a ten-year warranty and is a significant improvement over the prior painted surface, which was prone to peeling.
- The heat exchanger for the Concourse Bike Room was replaced, and the replacement of the Laundry Room heat exchanger is pending.
- The bar area in the Library was remodeled. We thank the Décor Committee for doing an excellent job with the design and management of the project.

Other Accomplishments

- Resurfacing of the P4 level floors.
- Refurbishment of the wood panels in all of the passenger elevators and the brass panels in the Service Elevator.

- Repairs and sealing of the plaza area aggregate.
- Resurfacing of the floor and new plumbing in the pool equipment room, and installation of new pool filters.
- Hardware and software upgrades for the Association's access (key fob) system.
- The upgrade and expansion of the CCTV security camera system.
- Upgrades of the building's fire panel and the garage's carbon monoxide detection system.
- Energy efficient lighting has been installed in the bike rooms, and the upgrade of the lighting in the storage locker rooms is in progress. We thank Bill Glotz and Refik Handanovic for completing the installations.
- Four sets of pressure reducing valves were installed on the domestic water system that provides hot/cold water to the units. The new PRVs give us better control over the water supply and return.
- Isolated stairwell structural repairs are pending (work may carry over into 2010).
- New contracts for The ParkShore Market, the ATM machine and the Laundry Room. The new ATM and Laundry Room contracts will generate increased income for the Association. In addition, the washers and dryers will be upgraded and a new card payment system will be installed in the Laundry Room.
- A new Lifecycle recumbent exercise bike was purchased for the Fitness Center.
- New 46-inch flat screen TVs for the Fitness Center were approved by the Board in November. We thank Mike Jergovic for his research on vendors and TV options.
- The approved repainting of the residential trash chute rooms will overlap into 2010.
- New holiday decorations, including the new design on the front of the building. We thank the Décor Committee and Joanne McDonald in particular, who spent a lot of time with McFarlane Douglass developing the new décor and the design.

Financial Review & 2010 Outlook

Assessments will increase 3.07 % in 2010. Higher payroll and benefit costs related to union labor contracts, primarily those related to the operation of the garage, account for the bulk of the increase in budgeted operating expenses. A \$74,000 decrease in 2010 natural gas expense more than offset increases in a number of other operating expense categories, leading to a decline of \$14,000 in total operating expenses for the Association. However, higher budgeted garage expenses and a \$100,000 increase in the reserve contribution more than offset the reduction in budgeted operating expenses, leading to the assessment increase for 2010.

Prudent management of our energy expenses has been a major factor in minimizing assessment increases 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, which was fixed through December 2011 through our contracts with Exelon, was extended into December 2013. Due to declines in forward prices for electricity, our electricity budgets for 2012 and 2013 are expected to decline by more than 20% versus what we expect to pay in 2011. This amounts to a savings of more than \$100,000 on an annual basis. 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 50% of our projected natural gas usage for 2010, including 36% of our winter usage, at prices that are 25%-40% less than the weighted average price that was budgeted in 2009. As a result, we remain well protected against energy price volatility going forward. We are also talking to energy consultants about steps that we can take to further reduce our energy costs.

Foreclosures and collection issues have been a problem for many condo associations. While the ParkShore is not immune to the crisis, the Board, Finance Committee, and Management have continued to be extremely vigilant with collection efforts. We have created a budget contingency in order to avoid undue hardship on the Association, and we believe our past due accounts are very manageable at this point in time.

The budget reflects a projected reserve fund contribution of \$300,000 in 2010. The contribution to reserves will nearly offset proposed capital expenditures totaling \$310,500 (including pending projects that will carry over into next year), leaving a projected reserve fund balance of approximately \$1.9 million at the end of 2010. This continues to be a healthy level, considering the age, condition and size of the building.

2010 Projects

- The remodeling of the Club Room kitchen, including new cabinets, countertops and appliances, adding an additional pass through, and upgrading the electrical system. We thank the Décor Committee for coming up with a great design, and Kathy Clumpner, Mary Ann Holan, Tom Bogle and Christine Friend for putting in a tremendous amount of time on the contract with Globus. We also thank Bill Glotz and the maintenance staff for their efforts to facilitate the upgrades to the electrical system.
- Remodeling of the Laundry Room.
- Additional remodeling in the Club Room, and remodeling of the 56th floor hallway.
- Repainting of the exterior hand railings on the pool deck.
- Repairs on the north wall of the garage.
- Recoating of the garage ramp membrane.

In closing, the Board thanks the staff for the great job they did on the 3rd and 4th of July, Venetian Night and the Air & Water Show this summer. I would also like to thank Management, our Committee members and the Board for their contributions to the Association this year. The three groups do lot of work throughout the year, and without their dedication and commitment to teamwork we wouldn't have achieved the long list of accomplishments we had in 2009. We're happy we had another good year at The ParkShore and we're excited about our plans for 2010.



2010 BOARD OF DIRECTORS

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

BOARD SERVICE THANK YOU

We would like to acknowledge Victoria Halas for her contributions to the Board of Directors over the past six years. She was a member of the Finance Committee and also served as Board Treasurer for many years. We thank Victoria for her service and wish her well!

CHUTE ROOM PAINTING

Due to the ongoing roof project in December, the painting of the trash chute rooms on the residential floors was delayed until January. The chute rooms may be unavailable to residents for 1-2 days at a time during the project. If it becomes necessary to lock-off the freight elevator during the project, dog-walkers will be allowed to utilize passenger elevators during the limited work period. Please watch for taped-off work areas or posted notices on your floor to avoid wet paint or damage to the newly applied paint. Thank you!

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.

OUR SINCERE THANKS

Thank you to everyone who contributed to the 2009 ParkShore Employee & Garage Holiday Funds. Your generosity is very much appreciated, particularly during the current 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, 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, Paris Flores & Renne Holmquist

The Garage Staff: Steve Sassetti, Temitope Adekanmbi, Yared Demilew, Jesus Garcia, Sunny Gebrehiwot, Jose Gonzales, Carlos Jucaban, Ali Kadum, Abdul Mohamed, Oluremi (Benson) Osideko, John Thomas Jr & Wube Tilahun

SERVICE PHONE NUMBERS

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

NEIGHBORHOOD NEWS

By Phyllis Kenny, Social Committee

THE BRIDGE IS DOWN... Due to the escape of ParkShore residents to a warmer climate, The ParkShore Bridge Club is asking if other residents are interested in joining the cold weather survivors Bridge Group. Beginners to duplicate players compose the current group. If you have any interest in socialized Bridge, join the current players on Monday mornings from 9:30 to ??? in the Library.

BOOKS ANYONE? The ParkShore is sponsoring a revival of the Book Club on the last Thursday of each month in the Library. If you are interested in joining, please meet on **Thursday, February 25, 2010 at 7:00 PM in the Library.** The first meeting will be centered on formulating a method of book choice, determining leaders of the discussions, and the distribution of suggestions for questions to aid in the discussion. Yours truly will volunteer to lead the first discussion group in March. (This will ensure that once I pick up a book to read I will finish it!)

IF YOU WANDER OUTDOORS...

Snow Days in Chicago: January 29 from 4:00 - 8:00 PM, and January 30 from 11:00 AM - 8:00 PM. Snow sculpting, dog sled demonstrations, snowboard rail jam & kid activities in an igloo!
Winter Bike to Work Day: Wednesday, January 20, 6:00 - 9:030 AM. Celebrating the anniversary of the coldest day in Chicago history. For more information, contact info@activetrans.org.

Under the Picasso: Wednesday, January 13 at Noon. 2010 Korean American Day Cultural Celebration. Korean flag raising ceremony with a cultural performance featuring traditional Korean dance and music.

Dance Under the Picasso: Friday, January 29 at Noon. The Chicago Public Schools All-City Dance Ensemble features dancers from grades 8 through 10.

GET OUT OF THE COLD...

Martin Luther King, Jr. Day: January 18 at the Chicago History Museum, 1601 N. Clark. Musical performances by the Chicago Chamber Choir, craft activities & more. Free admission to the museum and all activities.