

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: Building Committee 1/11 ♦ Finance Committee 1/18 ♦ Board Meeting 1/25 ♦ Decor Committee 2/1

EMPLOYEES of the QUARTER 2010 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 2010 Employee of the Quarter awards:

Ismael Torres, Maintenance

Ismael has worked at The ParkShore since 2005. Each year, Ismael seems to be nominated by his fellow employees for this award. He takes his job seriously, does what he's asked to do, follows direction and helps however he's able. Ismael is a solid team player who just goes about his business with little talk and busy hands. He has an excellent work ethic and attitude that is deservedly recognized by his co-workers. Well done, Ismael. Keep up the good work!

Jerome Bell, Doorman

Jerome has been on the Door staff at The ParkShore since 1998. He is dependable, capable and reliable and strives for professionalism in his work. Jerome has high expectations for himself, so we've come to expect outstanding performance from him. This year, Jerome was approached by another building to consider serving as a coach and mentor on his own time for other Door staff employed in the neighborhood. That's pretty amazing, isn't it? Congratulations, Jerome!

Darryl Alexander, Lead Doorman

Darryl's been working at The ParkShore's Front Desk since 1997. As the Lead Doorman, he has additional responsibilities for work schedules, training new employees and monitoring the ongoing performance of the Door staff. This year Darryl shouldered a lot of responsibility with family concerns, but you'd never know it from his job performance. Fellow staff members said, "He always has a positive attitude at the Front Desk" and mentioned his "outstanding and consistent leadership of staff members" in nominating him for the award. We're proud of him and glad he's here. Wonderful, Darryl!

Paris Flores, Administrative Assistant

Paris is a relatively recent addition to the Management Office staff at The ParkShore, having worked at the property since the fall of 2009. She's made a great impression on both staff and residents in a short time. Staff members had high praise for Paris, saying she "has a great personality and is always very helpful and works with you to resolve whatever is asked" and that she's "always pleasant, jumps into help whenever possible." We agree. She's a pleasure to work with, and we're working on ways to keep her here. ☺ Outstanding, Paris!

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.

PAPERLESS ASSESSMENT STATEMENTS NOW AVAILABLE!

As of January, 2011, 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 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

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!

ASSESSMENT PAYMENT OPTIONS

The New Year also brings new payment options to ParkShore homeowners. You may now 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. Questions about or problems with the service may be addressed to DUESPAYMENT directly. Please look to the left for more details. Happy New Year!

President's Report By Dave Strouse

Summarized from the 2010 Annual Meeting

2010 Accomplishments

Major Projects

- The 2010 Façade inspection, as well as water leak testing and repairs and other concrete repairs identified during the 2008 critical exam.
- The North Garage Wall project, which included the installation of flashing, completion of exterior repairs and painting. We thank Tom Bogle for serving as a consultant on the project and for negotiating favorable terms for additional repairs that were completed while the rigging was still on the property. We also thank Bill Glotz and the maintenance leadership team for their contributions to the oversight of the project.
- 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 Mary Ann Holan and JoAnne McDonald for serving as project managers during the construction process.

Other Accomplishments

- Resurfacing of the P4 level floors.
- Selection of a new elevator consultant and a new elevator maintenance vendor.

We thank Management and the Building and Finance Committees for their contributions to the selection process.

- Signed new metal maintenance, HVAC and landscape contracts, as well as new leases with Olga's Day Spa, Unit 101 and the new owner of the ParkShore Market.
- Refurbishment of the Loading Dock Bay #2 door.
- Repainting of the exterior fence and railings.
- Installation of the Laundry Room Heat Exchanger.
- Painting of the Trash Chute Rooms and replacement of cracked floor tiles on the residential floors.
- Miscellaneous stairwell structural repairs.
- Large scale planting of Plaza Deck perennials.
- Replacement of the Parlor accessories by the Decor Committee. We thank Laurie Plumb and the DC for selecting the new accessories.
- An update of the building's insurance valuation, appraising the value at \$172.2 million.
- The Barbara Rinella and Rich Lindberg book events. We thank Phyllis Kenny for making the arrangements for the events, and Susan Ogden for assisting us with hosting the events. We also thank Susan for planning and hosting a great summer party and the upcoming holiday party.
- Property Manager Christine Friend was elected Second Vice President of ABOMA (Apartment

Building Owners & Managers Association of Illinois). Christine served as a Director over the past year, and she is now one of five officers on the 20+ member Board. Christine's contacts in ABOMA were instrumental in helping her negotiate a significant reduction in pricing in the elevator contract.

Financial Review & 2011 Outlook

Assessments will increase 1.59 % in 2011. Higher payroll and benefit costs related to union labor contracts, increased electricity expense and higher miscellaneous costs account for the bulk of the increase in budgeted operating expenses. The increases in these expenses were partially offset by a \$29,000 decrease in 2011 natural gas costs and a \$54,510 decrease in budgeted garage expenses due to the elimination of the previous car-wash program and one full-time garage position, leading to a \$32,000 increase in total expenses and the corresponding assessment increase for 2011. We thank Property Manager Christine Friend and Garage Manager Steve Sasseti for suggesting options to reduce expenses in the garage and for researching car wash program alternatives.

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 is fixed through December 2013 through our contracts with Exelon.

As a reminder, our electricity budgets for 2012 and 2013 are expected to decline by more than 20% versus what we expect to pay in 2011 due to lower contracted prices for electricity. 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 53% of our projected natural gas usage for 2011, including 64% of our winter usage, at prices that are approximately 16% less than the weighted average price that was budgeted in 2010. As a result, we remain well protected against energy price volatility going forward.

In an effort to further reduce our energy costs, we have contracted with Elara Engineering to conduct an energy audit, which is now in progress. We expect that the firm will give us a number of recommendations in 2011 of actions we can take to reduce our energy usage. Elara has already provided a preliminary estimate of the cost to leave the swimming pool open during the winter, and we expect the company to refine the projections further during the audit. We thank Tom Bogle for recommending Elara and for preparing the RFP, and we also thank the Building and Finance Committees for their contributions in evaluating all of the energy audit candidates, and Management for composing all of the information on potential consultants.

Foreclosures and collection issues continue to be 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 increased 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. We also changed collection attorneys this year. Our new attorney is hard-working and very aggressive and takes our account very personally. We thank Christine Friend for her recommendation to make the change.

The budget reflects a projected reserve fund contribution of \$300,000 in 2011. The contribution to reserves will nearly offset proposed capital expenditures totaling \$316,237 (including pending projects that will carry over into next year), leaving a projected reserve fund balance of approximately \$2.14 million at the end of 2011. This continues to be a healthy level, considering the age, condition and size of the building. The Board and our Committees continue to utilize the Reserve Study prepared for the Association by Klein & Hoffman, and we plan to update the Reserve Study in 2011.

2011 Projects

- Remodeling of the Laundry Room.
- Additional remodeling in the Club Room.
- The garage membrane project and final coating on the roof in the spring.
- Installation of a landscaped deck on the rooftop. We thank Al Green for the idea and for his work with vendors to bring a proposal to the Board.
- Replacement of the elevator communication system.
- Interior and exterior lighting replacements.

- Enhancements to security doors and locks in the service areas.
- A number of smaller projects, including painting of balcony walls and railings, replacements of screens and nets for the tennis court, and electrical, HVAC and plumbing replacements and refurbishments.

In closing, the Board thanks the staff for the great job they did on the 4th of July and during the Air & Water Show weekend 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 a 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 2010. We're happy we had another good year at The ParkShore and we're excited about our plans for 2011.



NEIGHBORHOOD NEWS

By Phyllis Kenny, Social Committee

A LABOR of LOVE and PERFECTION... Our resident Social Committee Chair, Susan Ogden, found herself in the hospital in the days leading up to the annual ParkShore Holiday Party. She had done a lot of planning and some shopping, but orchestrated the rest from a hospital bed. Some wonderful ParkShore elves stepped in to make this year's holiday party another great success. Susan and the Association extend heartfelt thanks to the following holidays helpers:

**Phil Lasky, Beverly & Pat Soellinger,
Audrey Quinn, Eileen Peck,
Beverly Paonessa, Pearl Gordon
& The ParkShore Market**

Please remember that these folks are all residents who volunteer their time to help all of us enjoy a special party. We thank Susan for her annual labor of love, and hope some of you will consider volunteering to help with the party next year. A few parents did contact the Office to offer assistance with the return of the Santa Party for ParkShore children. The next party will be here before we know it. Hope to see you there!

BOOKS ANYONE? After a busy 2-months of holiday activities, The ParkShore Book Club will reconvene on **Thursday, January 27, 2011 at 7:00 PM in the Library.** The book selected is **A Mercy** by Toni Morrison. It's a short novel of America in the 17th century, told by several characters giving insight into America's history of slavery and that of Native American relations. New members are welcome!

BABY GIRL NEWS!

We are pleased to announce the birth of a couple of pretty new baby girls, courtesy of ParkShore staff members. Janitor **Dion Offord** became the proud father of his daughter, London, born on Thanksgiving Day in November. Former Assistant Manager **Shannon Hauppa** gave birth to second daughter, Aubrey, in October. Congratulations and welcome to the world, little ones!

2011 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

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.

SERVICE PHONE NUMBERS

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

SALVATION ARMY PICK-UPS

The Salvation Army continues to make weekly pick-ups of donated clothing and household items at the building on Monday each week. You may leave bagged donations with the Loading Dock Office. If you have larger furniture donations, please confirm elevator availability with the Loading Dock and call the Salvation Army at (888) 574-2587 to arrange your donation. It's a great way to recycle and repurpose those things you no longer use or plan to replace, and your generosity can benefit someone else. ☺

OUR SINCERE THANKS

Thank you to everyone who contributed to the 2010 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, 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 & Tamara Pagel

The Garage Staff: Steve Sassetti, Yared Demilew, Sunny Gebrehiwot, Carlos Jucaban, Ali Kadum, Abdul Mohamed, Oluremi (Benson) Osideko, Wube Tilahun, Jose Gonzalez & Jesus Garcia.