

At A Glance

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

Vol. XIV No. 10 October 2009

Management Office: 540-6800
Management Fax: 540-6819
Doorman Station: 540-6821
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: Décor Committee 10/6 ♦ Building Committee 10/13 ♦ Finance Committee 10/20 ♦ Board Meeting 10/27

ROOF REPLACEMENT POOL & DECK CLOSURES

Roof replacement for the rooftop sundeck, swimming pool deck, cooling tower roofs and elevator mechanical room roof is scheduled this fall. Work will likely begin in early to mid-October and take 6-8 weeks. To ensure the project is completed prior to winter, the Association's vendor is scheduled to work Mondays - Saturdays on this important effort. The swimming pool will be closed when the project begins, and remain closed until next spring. The rooftop sundeck will also be closed for safety during the project. When work dates are confirmed, residents will receive additional information and details via door-drop.



BOARD RESOLUTIONS SUMMARY

From the September Board Meeting:

- Motion to Approve Category C Remodeling Projects
- Motion to Approve Health Club Equipment Purchase
- Motion to Approve 2010 Guest Parking Rates
- Motion to Approve 2010 Laundry Room Rates
- Motion to Approve 2010 Market Lease Terms
- Motion to Approve Annual Meeting Auditor
- Motion to Approve Roof Replacement

TRICK OR TREAT

Trick or Treating at The ParkShore
is scheduled for

Saturday, October 31, 2009

4:30 PM - 6:30 PM.

Residents who welcome trick-or-treaters to their doors may sign up at the Front Desk or the Management Office until **NOON on Friday, October 30th**. Those units who wish to welcome trick-or-treaters will be provided with a door sign to display for our young and scary costumed visitors. ☺

A list of the units that welcome trick-or-treaters will be available to ParkShore parents at the Front Desk on Friday evening, October 30th.

HAPPY HALLOWEEN PARTY

Some great ParkShore parents are helping to arrange a little party on **Saturday, October 31, 2009** in the **1st Floor Club Room** for the little ones.

The party details are being finalized, and the party will take place in the mid-afternoon prior to the scheduled trick or treating hours. So plan your tricks, bring your treats and get out your costume.

We hope to see you there!

ANNUAL MEETING & ELECTION REMINDER

Unit Owners should remember to mark your calendars for the Association's Annual Meeting and Election scheduled for:

TUESDAY, DECEMBER 1st
7:00 PM in the 1st Floor Club Room

We hope to see you there!



CLUB ROOM REMODELING EARLY 2010

Please make a note on your calendars that the 1st floor Club Room will be unavailable for parties for the first few months of 2010. The Décor Committee has been hard at work planning the remodeling of the Club Room kitchen. That work is scheduled to take place in January, February and March of 2010. No events may be booked in the Club Room those months. If things go according to plan, the Club Room work will hopefully be completed for parties in April of 2010. The Library is open and available for events. Plan to book your party early if you have a particular date in mind!

COLD WEATHER REMINDERS

It's just starting to get colder 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.

HAND-HELD SHOWER DEVICES – TURN THEM OFF!

Some residents have chosen to install handheld shower devices in addition to shower valves. Sometimes those shower sprayheads have different settings that change the water flow through the head, and frequently heads may have dials that allow you to turn the water completely "on" or "off." If you use a hand-held shower device, you need to be certain to turn the shower valve itself "off" when you're finished showering. Otherwise, the failure to turn "off" your shower valve could result in cross-feeding; i.e., allowing cold water into the hot water supply or hot water into the cold water supply. That means the water temperatures in your bathrooms will be affected, as well as the water temperatures of your neighbors above and below you. Please remember to turn "off" the shower valve!

SERVICE PHONE NUMBERS

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

AIR CONDITIONING SEASON IS ALMOST OVER...BUT THAT DEPENDS ON THE WEATHER!

In the fall, residents should know the air conditioning will eventually be turned "off." The ParkShore mechanical systems cannot operate both heating and cooling functions at the same time. It's one or the other!

Residents have electric heat that is available at any time in dwelling units. Heat in the common areas is provided by hot water circulating through system piping. The building systems heat all of the common areas, including residential hallways, the commercial spaces, and the garage offices. The building systems cool those same areas, and also provide cooling to dwelling units. AC for all areas is provided by the building systems. The Health Club actually has an independent auxiliary unit installed to cool it. Residents only have air conditioning available when the building systems are converted to AC. When the system is converted to heating function, you no longer can receive AC in your unit.

The AC is provided by chilled water circulating through system piping. During the winter, the chillers are off and the water for the resident units' AC remains in the pipes throughout the entire building. It just isn't being chilled or circulated. That's why it's so important to keep your windows closed in the winter to avoid frozen pipes damaging your unit and those units below you!



WHEN IS THE AIR TURNED OFF?

There is no set date for the conversion from AC function to heating function. Management and the Maintenance staff have to consider a number of factors including daytime and nighttime temperatures, weather projections, resident requests and mechanical requirements in making the decision to convert between cooling and heating capabilities.

There are a lot of questions to ask: What is the 5-7 day forecast? Are temperatures going to drop too low at night? What will the air temperature be during the day? Will there be enough residents using AC to prevent the chillers from idling? If it will only be cold this week; should we convert the system? How many residents have called the Management Office? Is the weather consistent yet?

It isn't simple, is it? Switching between heating and cooling can take up to 10-hours of gradual circulation of heated or chilled water, and does involve a series of manual procedures with large (and expensive!) equipment. When the building can no longer maintain comfortable interior temperatures in the common areas overnight, it becomes necessary to convert to the heating system. We've had a very pleasant and relatively warm September. Who knows what weather October will bring? For the time being, the AC is still on. Notice will be posted for residents when it becomes necessary to convert the system to heating. In the meantime, enjoy the warmer weather!

PACKAGE DELIVERY REMINDERS

The holidays are fast approaching and judging by the number of boxes being delivered to The ParkShore Cleaners, many residents have already started holiday shopping. ☺ Please remember that when you are ordering large items or purchasing multiple items to retrieve them promptly from the Cleaners. Large deliveries may only be accommodated for a limited time. Your cooperation is appreciated!