



Photo by Marty Levin, J/K resident

J/K NEWSBRIEF

Editor, Susan Geffen ♦ Associate Editor, Schoen Smith ♦ Creative Consultant, Ludivine Marche

EDITOR'S NOTE

Dear Readers,

As you can see, we did change the format of the Newsletter to a succinct bulletin that gives you snapshots of the news you need now. Again, as the e-blast on July 20 stated, if you have any suggestions please put them in the Suggestion Box next to the office. And, if you want a hard copy, the Management Office will accommodate you.

In addition to the newsletter format, there is another change afoot. I will be stepping aside as your editor. The reason? I have been tapped for some amazing new career opportunities and need to give them all of my time and effort. Dave Beck will be the new editor and will do a great job. I thank Schoen Smith, our associate editor for her talent and wisdom in making the Newsletter so graphically appealing and consistently on time. And, I thank Ludivine Marche, a new member of the communications team, for her insights in creating this new format.

It has been my privilege to spearhead this effort for the past three years. I thank each one of you for a truly gratifying run.

Susie

James Kilmer

AUGUST CALENDAR

* Window Washing: **Has begun!**

* **August 18-20:** Chicago Air & Water Show including practice day

* Elevator Car #5 modernization:
Expected completion: Early August.

* Pool membership reduced to \$99 **till closing, Saturday, Sept. 30**

* Sara Feigenholtz will speak to J/K residents at 6:30 **on August 22** before the Board Meeting.

* **August 11-13:** Great Chicago Hot Dog Fest.

* **August 31:** Elly's restaurant scheduled to close.

* **August 31:** Pet Registration and Bike Registration due.

MANAGER'S CORNER

Capital Projects Update:

- Management is pleased to report that the Domestic Horizontal Pipe Replacement Project was completed on Friday, July 21st with the re-installation of the hanging lights over the lobby elevator vestibule. (There is some water damage on the ceiling– unrelated to the project – that will be repaired as soon as the painter is available next.) All the corroded and leaking galvanized steel main horizontal domestic water pipes located above the lobby, 2nd floor and 43rd floor of James House were replaced with all new copper pipes. This will provide for much more consistent water service and drastically reduce, if not completely eliminate for a long time, the damaging leaks and subsequent emergency shut downs the building has endured over the last several years.

Management extends a warm and heartfelt thanks to all the residents who suffered through the water, particularly hot water, difficulties over the course of this project and going back to last year when we began replacing the old, non-functioning domestic water valves.

- James Freight Elevators: The James House Freight Elevator Modernization project is proceeding according to schedule. The elevator contractors expect to complete car #5 in early August and car #4 by the second week of September. The Board of Directors approved an expedited schedule, which shortened the project's duration (and resident inconvenience) by 7-8 weeks.

Notable Operational Projects and New Personnel:

- Roof Anchorage System and Window Washing: The installation of OSHA-required roof anchors was completed during the week of July 24th, as scheduled. The anchors have been certified and window washing has begun.
- Garage Clean-up and Limited Re-painting: BACR, the contractors for the HOA North Mall Project plan to power wash the garage around the second week of August. Additionally, Management intends to have the walls in the area of the garage near the James House basement entrance, which were sullied by the recent construction work, repainted.
- Garage Pedestrian Door: As a security measure and in response to the attempted car theft this spring, Management intends to install a fob reader on a timer for the garage pedestrian entrance. Between certain late hours, the door will need to be opened by using a fob. Non-residents will no longer be able to access the garage so freely during these late hours. A doorbell will be installed and the garage attendant will need to open up for non-residents. Residents will be provided further details in advance of the fob reader installation.
- Please welcome Janine Hodes, our new J/K Bookkeeper, replacing John Zissis who moved to Minneapolis with his family.

North/Clark Update

By Judy Barnes, J/K President

The Golub project at North/Clark continues to move forward with both the CDOT (since the project involves Germania and Sandburg Terrace) and IDOT (since it involves North Avenue, which is also Illinois Route 64).

Dealing with these agencies (who have no timelines and also many other projects), makes it more challenging to delineate specific timelines. However, please note the Elly's lease expires at the end of August and plans remain in place for demolition of the property this fall. As noted previously, a sales office for this proposed development is expected to open this fall, as well.

Also, we were notified in advance by the Golub Group that the trees on Sandburg Terrace would be removed and they were. This allows ComEd to move ahead with temporarily shifting the power lines on Sandburg Terrace to the west side of the street for North/Clark building demolition in early September.

J/K COMMUNITY ACTIVITIES COMMITTEE (JK/CAC)

By Bill Winter, J/K Activities Committee Chair

Summer Rooftop BBQ

Thanks to everyone who came to the July 21 Rooftop BBQ and made it such a wonderful evening. It was great to see so many new faces and families. Also, a huge THANK YOU to the Committee, who worked so hard to make the event go so smoothly, and to the office and maintenance staffs, who were there every step along the way — from signage to clean up. Our party attendance doubled this summer from last with an estimated 100 guests. We thank you for your support

Survey Results and Future Activities

We had a good response to the Survey so keep your eyes open for future activities. In September, we will start a "lecture series" with guest speakers on topics of mutual interest. We're still analyzing the Survey results to determine best days and times to schedule a Card and Board Games get together. The Survey showed great interest in many areas and we'll do our best to "pilot" these activities and times and see the results.

jkactivities@icloud.com

J/K Corridor Renovation Project Nancy Slattery and Lynn Conner Co-Chairs/Corridor Renovation Task Force

The Corridor Renovation Task Force has been busy and has made a lot of progress since our re-kick-off meeting, on March 29th. In the next week or so, you will see the Design Options that the Task Force has landed on, after reviewing many options, for both James and Kilmer.

We hope that everyone will take some time to review the displays in the lobbies of both James and Kilmer. There you will find the proposed options for each building, respectively. We will be asking you to fill out a Feedback Form, once you've reviewed the options, and give your opinions and comments on what you like. Task Force members will be in the lobbies during the "high traffic" times of the day, while the options are on display, to answer any questions you might have.

After all the Feedback Forms are completed, the Task Force will review them and take all comments into consideration as we develop a recommendation for each building, which will then be presented to the Board of Directors.

This is a very important project to us all, and your opinions mean a lot. This is just one more step that we are taking to continue to improve the beauty of our home.

So, please be on the lookout for an email outlining the entire project, and the process that we have gone through on this journey.

Hail to the Chief

By Freddie Arnett, J/K Chief Engineer

Hooray! We finally got our lobby back! Now that the majority of the exterior construction project is complete, some of the balconies have been coated with a lot of construction dust.

Here are tips to remove that dust from balcony doors:

- Vacuum all debris from the exterior tracks.
- Clean all glass and framing with clear water using a sponge.
- When dust is removed from the glass, thoroughly clean it with a glass cleaner.
- Spray tracks with non-greasy lubricant.

Hints for the trash chute:

- Do not throw un-bagged glass bottles down the trash chute. They can burst into many pieces and that can be a big safety issue to the guys changing out the containers.
- Do not throw lamps, folding chairs or ironing boards down the chute. They can get stuck inside the chute causing the trash to back up.

Thank You.

Freddie

Eddie's Edicts

By Eddie Main, SP+ Supervisor

- **Parking for the Air and Water Show** (August 19 and 20 with practice day Friday, August 18) is on a first-come-first-served basis. There will be no **reserved parking**. Please purchase guest coupons in advance to reduce delays in the garage the days of the show
- **Self-Park customers** may NOT substitute guest vehicles into their spaces. The entire garage staff will be on site working. I will be on site both days (Saturday 8am to 11pm and Sunday 8am to 8pm).
- Proud to introduce new **Garage employee Ryan**. Ryan comes to SP+ and the J/K Garage with many years of valet experience. He is a perfect fit: high energy, extremely friendly, always smiling and very welcoming. Kudos to Rich on the hire!
- The interior garage construction work for the HOA project is over. The punch list items are being completed now. Power washing will be completed August 7, 8, 9. Again, thank you for your patience during this most recent project.

Eddie

J/K Sun Deck Rules and Regulations

With the Air and Water Show coming up, it's important to remember that the Sun Deck is available for the enjoyment of all residents and their guests. **Here are the rules in a nutshell:**

- **Smoking:** not permitted.
- **Glass containers:** not permitted
- **Littering:** not permitted
- **Standing on Sun Deck furniture:** not permitted
- **Parties:** not permitted
- **Pets:** not permitted
- **Tossing anything from the Sun Deck:** not permitted
- **Creating a noise disturbance:** not permitted
- **Rowdy/ disrespectful behavior:** not permitted

During the Air and Water Show, there will be a **4-guest limit per unit**; and a security guard (s) will be on the Sun Deck to make sure each of the above is adhered to so we all can take full advantage of this exceptional amenity. **Residents will be required to identify themselves to the roof deck guard. The roof deck capacity of 100 will be strictly enforced.**



DID YOU KNOW???

By Barbara Mueller,
VP - JK Board of Directors



***August 11-13:** The Great Chicago Hot Dog Fest celebrates its 5th year and is the largest festival in the world to honor the red hot. And of course, here in Chicago, we have the best dogs! (Ketchup –not allowed!). You won't have to go far to get your hot dog---the Fest is being held at the Chicago History Museum, August 11-13. Admission is free but a \$5 donation is suggested.

***August 19-August 20:** It's that time of year again-Ta Da! The Chicago Air and Water Show will feature the U.S. Navy Blue Angels. Expect the Sun Deck to be crowded so make sure you check the rules for that weekend ahead of time. They're reviewed in this issue.

***The new vision place across the street** is actually open. You know - that shiny, new, white building on the south west corner of LaSalle and North. It's called Sharp Vision and currently they do eye exams and Lasik Surgery. Future plans will include cataract surgery.

***Pop's Italian Beef and Sausage** (on North Avenue next to Magnifique Nails) should be opening soon. The sign in the window says they are hiring in case any of you are looking for what promises to be a new and exciting career or at least a possible discount on weenies. 😊

Last call: Elly's will be closing at the end of this month so you may want to stop by and partake of your favorite culinary delight one last time. Personally, I will miss the Spartan omelet. No matter how many times I've tried to make it at home, it never comes out anywhere near as tasty as theirs!

Wrong way drivers on Sandburg Terrace-I've written about this before. Now there is something we can do about it. I reported a taxi driver who entered Sandburg Terrace from North Avenue to the City's Cab Complaint Department:

https://www.cityofchicago.org/city/en/depts/bacp/provdrs/consumer/svcs/consumer_cab_complaint.html and I received this email from the City: "The taxi driver pled liable and an administrative law judge imposed fines and penalties against the driver. This order is now a part of the driver's permanent history." If you see a cab/Uber/Lyft, contractor, or delivery truck drive in the wrong way, write down their license plate, time of day and any other info displayed on the vehicle then call the company. If you get no answer, call the company again and tell them you will now be contacting the City of Chicago. You will get better results than calling the Alderman's office.

A SPECIAL NOTE

Unfortunately, or fortunately, depending on your point of view, the Survival Guide to Condo Living is too long for the new Newsletter format. I sincerely hope you enjoyed reading the column as much as I enjoyed writing it. With the many challenges we face day-to-day, we felt it would be fun to put a humorous spin on things. I personally appreciate that most of you took it that way. I wrote 17 columns covering an array of topics from getting locked out while being half naked to Rats, Gnats, and Bats (including one I wrote while visiting the Israeli /Syrian border complete with bombs bursting in mid-air.) If you have insomnia and need an alternative to counting those cute fluffy sheep, you can find these columns archived on our website.

<http://www.jameskilvercondo.org/newsletters-archive.htm>. Bye for now. Barb. 😊