



# JAMES / KILMER NEWSBRIEF

NOVEMBER 2017

DAVE BECK *Editor* SHERIE PRESTA *Creative Director*

## MANAGER'S CORNER

by Tom Kristufek, J/K Property Manager

### CAPITAL PROJECTS UPDATE

\* Management is pleased to report the completion of the James House freight car modernization project, with the City approving the elevators after they passed the fire safety test early Friday morning October 27th.

Once again, Management extends a warm and heartfelt thanks to all the residents who were inconvenienced during this second large capital project of the year. Just like the recent plumbing improvements, this elevator upgrade should provide for more consistent service for many years to come.

\* The James House lobby travertine wall restoration is currently on schedule to be completed before Thanksgiving. Then we intend to take a holiday from capital projects for the remainder of the year!

### ELEVATOR ETIQUETTE: PLEASE FOLLOW!

\* Speaking of new, modernized elevators...the DH (Door Hold) buttons in the new freight cars provide an extra 25 seconds or so of door open time. Therefore, *instead* of worrying about the elevator door closing before a cumbersome luggage cart filled with belongings or a second load of laundry, residents should employ this feature for easier ingress or egress. The close door button (arrows pointing towards each other), will close the door without further delay. Homeowners employing contractors should inform them of these features also, which can assist when loading tools or a limited amount of materials onto or off of a freight elevator. (Large deliveries of materials always need to be scheduled in advance.)

One more important elevator button feature: All elevators have open door buttons (arrows pointing away from each other). It is far better to admit a late-arriving passenger by pressing the open door button *instead* of grabbing onto the elevator door!

Residents should really get in the habit of using these elevator button features, and get out of the habit of grabbing or blocking the door, which can cause the elevator to become disabled.

### PLEASE VOTE !!!

The JK Annual Meeting is almost upon us. It is scheduled for November 14, 2017 at 6:30 pm in the James Penthouse. It is important that all owners vote so that there is a quorum.

You may vote in person by bringing your ballot to the management office during regular business hours (9 am to 6 pm, Monday through Friday) prior to the meeting, or you may vote in person at the meeting. You may only cast your ballot. If you are unable to make it to the office or to the meeting, please contact the office to arrange to have your ballot collected.

Those owners not living in the Association or are away on vacation may mail, fax, or email their ballot to the management office. Those ballots must be received prior to 6 pm on November 14, 2017.

## HOLIDAY FUNDS

Information on the Funds will be coming with your next assessment statement, and notices will be posted around both buildings shortly after Thanksgiving. Both the J/K staff and the garage staff have done a great job this year. So let's all remember them during the holidays.

## 1550 NORTH CLARK UPDATE

by Judy Barnes

The 1550 N. Clark development project by Golub & Company is progressing. The utility poles have been erected on Sandburg Terrace and all utilities are being moved off the old development site to provide continued utilities to the businesses located in the North/LaSalle building, in preparation for demolition of the old structure.

The demolition and foundation permit process has been ongoing with the City. Given the high volume of construction projects in Chicago, the timeline for this project continues with slight delays from earlier reports to the JK Association. An updated schedule shows demolition starting in early 2018 and full construction beginning soon afterwards. Golub expects this to be a 16-17 month construction project with completion near the fourth quarter of 2019. Expect to see fencing along Clark Street soon, with the remainder of fencing after the City moratorium on street work from November 17 to January 1 for seasonal holiday purposes ends.

The sales center is opening on Wells Street in the next couple weeks and will be taking 'application only', since there is no pre-sale requirement on this project given its funding sources.

The Golub Group will follow City protocols for rat control during demolition and construction.

The JK Association will continue to meet/communicate regularly with the Golub Group to keep the Association informed of the project's activities that may impact our Association.

## TIPS FROM THE MAINTENANCE STAFF

by Freddie Arnett, JK Lead Engineer

Hello everyone! Summer was very pleasing now we are headed for winter. The HVAC filter change has begun. This will be completed near the end of November.

### BALCONY TIPS

- \* Now that winter is near we need to make sure our balcony contents (flower pots, chair cushions and any other unsecured items that you may have.) are properly secured. Because of the high winds we experience during this time of the year, it is necessary to remove or properly secure any items that may take flight .
- \* Lubricate your window and balcony tracks with dry silicone spray before the severe cold sets in.

### CONSTRUCTION TIPS

- \* When doing do-it yourself plumbing (bath or kitchen fixtures) please make sure the water supply is turned off to that fixture.
- \* If you are using hired contractors for construction work inform them about the plumbing risers that exist behind your sink walls and shower walls. If drilling is being done precautions must be taken to insure no water risers are drilled into. **DO NOT BEGIN ANY CONSTRUCTION PROJECT WITHOUT THE PROPER APPROVAL OF THE MANAGEMENT OFFICE.**





---

## **DID YOU KNOW?**

by Barbara Mueller

### **UPCOMING EVENTS**

#### ***Old Town Holiday Drive 11/28 - 12/18.***

The Old Town Merchants and Residents Association's annual Holiday Charity Drive to support local Chicago Charities begins the week of November 27. The charities are all Chicago-based: Chicago House, Deborah's Place, and Mercy Home for Boys and Girls. Donations needed include toiletries, new/gently-used clothing (especially winter clothing), and non-perishable food.

From November 28 through December 18, items can be dropped off at participating Old Town businesses. See <http://oldtownchicago.org/events-archive/2017holidaydrive/> for a list of drop off locations.

#### ***6th Annual Old Town Tree Lighting. 5:00 PM November 28th*** at Burton Park Place. 1501 N Wells.

Old Town Merchants and Residents Association will be providing complimentary hot cocoa, apple cider and sweet treats from local businesses to all in attendance. The youth chorus from Franklin Fine Arts Center will be on hand, singing their favorite holiday tunes and Christmas carols. The tree lighting itself will occur at 5:30pm with special guests Alderman Walter Burnett Jr. and our Alderman, Brian Hopkins.

***Did You Know? Where you should be disposing items like old electric toothbrushes?*** Hint-not your garbage can! All electronics, even small things like old computer mice, old cables, electric toothbrushes etc. should be placed in the electronics recycle bin in the garage. (If there are batteries that you can remove first, tape the ends with scotch tape and deposit them in the battery bucket located in the James House basement across from the recycle bins and bags.) A complete list will be posted by the electronic recycle bin in the garage and also the JK website.

***Did You Know? You can replace those old broken, yellowed, plastic HVAC louvers/grids*** for just \$2 each. Simply call the Management Office, tell them how many you want and Maintenance will drop them off.

***Did You Know? There has been a recall of Kidde brand fire extinguishers.*** I bring this up because I wrote about the importance of checking the expiration date of your existing fire extinguishers in the June Survival Guide column. Mine had expired, so I ordered new ones on line. As luck would have it, they're among the 4 million that are being recalled. I called the company and they are sending me replacements (for free, of course) in the next 10 days. If you purchased the Kidde brand, call 855-271-0773 or go to their website.

---

***Warmest Wishes for a Happy Thanksgiving to Everyone!***

---