

James/Kilmer

Condominium Association Newsletter

Lynn Conner, Editor

OPENING DAY!

An invitation from Lynn Conner, JK Board Member & Editor, JK Newsletter

Regardless of the weather, we invite you to a win-win opening of the new Northeast Penthouse Room. On Saturday, April 26th at 12 Noon, we will open this newly furnished jewel of an amenity. Those of you who have been here long enough will remember that this used to be the Management Office. As of April 26th, it will be available to all as a daily place to read, play cards, check your e-mails, or just meditate on the incredible views. It will be open all day every day, and all we ask is that you follow the rules which will be posted.

There will also be the opportunity to reserve the room for book clubs or small parties, and the details will be available from the Management Office. The combination of this lovely room, along with the surreally awesome new sun deck should help to forget the last few months, if you get our drift.

Hope to see you on April 26th. Light refreshments will be served!

Update on the Proposed Redevelopment of the North/Clark Property

Judy Barnes – President, JK Board of Directors

Since the update on this project in the February issue of our JK Newsletter, there has been a diversity of activities that has occurred. This article will provide some information on a number of events surrounding this project.

First, we have had a group of 'Interested Residents' who have worked to gain support for their position to support downzoning, or if that fails, to only support the current zoning (no **up zoning**) and to support an architectural design compatible with the neighborhood (brick/limestone).

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The result of that group's effort was to attain over 450 owners and some renters (registered voters) who signed these petitions. These petitions or opinion statements were duplicated and sent to both Aldermen Fioretti and Reilly, along with Commissioner Cabrera (Plan Commission) and Commissioner Solis (Zoning Commission).

With this activity, it has become loud and clear to the Board that the residents do wish the Board to take a position on this project. Feedback from other neighborhood organizations indicate they expect us to finally take a **position** as well. The majority of the Board (many of whom signed petitions as well) were prepared to adopt this position at the March Board meeting. However other events were shared at the March Board meeting in the Redevelopment Update, which postponed our decision. They are as follows:

- A. In my effort to convene (at the Board's request) the Aldermen and Howard Weiner, CDC after the February Board Meeting, I contacted first Alderman Fioretti in late February/early March. His office indicated he was too busy in the 2-3 weeks to meet, but urged me to come to his Ward Day the following Monday (3-5pm and take a number) to see him at his south side offices. So on Monday, March 10, Barb Mueller (Board VP) and I went down to the offices, took a number and did get in to see him (and his Chief of Staff, Tim Stevens) for about 30 minutes. We discussed a number of things going on with the development but were primarily seeking his current position on it. He said then "Mr. Weiner isn't listening; Mr. Weiner has a long way to go; I told Mr. Weiner to build 4-story town homes with commercial on the first floor". He also said he needed to meet with Mr. Weiner first prior to meeting with our Board. In short, we brought back no new or helpful information.
- B. On March 20, the JK Board had a discussion with a zoning attorney (referred by Draper & Kramer, who met with us at no charge) to gain greater knowledge and insight into the Zoning and Plan Development (PD) processes. She has over 30 years of experience in land-use law and indicated she mostly represents property owners, but has done a range of institutional property owner negotiations as well e.g. Water Tower Place, United Center, etc. She works to 'get the best optimal outcome for all parties'. She had a couple of important comments for us:
 - 1) Resident petitions provide appropriate support and influence for Commissioners and Aldermen—so the JK efforts can have an influence;
 - 2) Downzoning ordinances are challenging to pass and serve largely as leverage with the developers.

After her presentation, the Board agreed that we felt she was very competent and knows the Aldermen and the folks (and processes) in the Plan and Zoning Commissions very well. Although we agreed to not retain her services right now, we felt, if needed, we would consider engaging her to assist us at an appropriate stage of the Plan Development (PD) process where we wanted assurance that our needs/agreement would be met and included in the final PD. We also need to make sure nothing in this

process 'falls through the cracks'. Hiring a professional to oversee this part of the process seems to be the best option.

C. That same week, Howard Weiner, CDC and developer of the Clark/North property, made a request to meet with the JK Board with a 'new updated redevelopment concept' that was different than the PD concept filed at the end of February. So on March 24, the Board met with Howard Weiner. His revised concept included these 8 points:

PD Filed: Maximum Units--122 Rental

New Proposal on 3/24--Maximum Units-- 42 Condos

PD Filed: Parking Provided — 54 spaces (.45/Unit)

New Proposal on 3/24-- Parking Provided--50 spaces (1.19/Unit)

PD Filed: Vehicle Trips/Day—333 Fully Leased (260 w/vacant theatre)

New Proposal on 3/24 - Vehicle Trips/Day--155, a 54% reduction from 338; 155, a 41% reduction from 260 (w/vacant theatre)

PD Filed - Vehicle Entrance/Exit — Germania (entrance), Sandburg Terrace (exit)

New Proposal on 3/24 - Vehicle Entrance/Exit —North Ave w/CDOT approval (entrance), Sandburg Terrace (exit)

PD Filed - Site Improvements—Widen North Ave Sidewalk/Germania Loading dock

New Proposal on 3/24 - Site Improvements—Widen North Ave Sidewalk/Germania Loading dock (same as PD)

PD Filed - Improvement Allowance (external)--NONE

New Proposal on 3/24 - Improvement Allowance—\$400,000 Spending on external projects TBD by J/K Board

PD Filed - Design—Brick & Limestone

New Proposal on 3/24 - Design— Brick & Limestone

PD Filed - Height — 125 feet

New Proposal on 3/24 -- Height — 115 feet

We told him that it will be the Board's sole decision to support or oppose his 'best and final' offer. He has asked that we give him a few days (given our comments at the meeting) to come back with his FINAL offer, which the Board indicated he needs to also present to the residents. We shared with him that we had over 450 owners and residents who signed the opinion letters that have now been duplicated and are in the hands of both Aldermen and both Commissioners (Plan and Zoning) which supports downzoning (if passed), retaining the current zoning at B3-5 (80') and the structure must be compatible architecture (brick and limestone) with the neighborhood. We told him after his full presentation package to the residents, we will base our Board position on owner input (which will be one simple question on a questionnaire): 'YES, I support Mr.Weiner's FINAL' or 'NO, I do not support Mr. Weiner's FINAL'.

Weiner knows his 'goodies' (as he calls them) or area improvements have been controversial with JK Residents, which is why the Board feels Mr. Weiner moved to the \$400K cash stipend with his specific limitation that it be spent on the 'external improvements' to JK (no timing mentioned). We don't know how Mr. Weiner arrived at the \$400K and as we said before--most of his 'proposed improvements' are controlled by or need approval by HOA or the city.

D. In an effort this past week to obtain dates from Mr. Weiner to meet with us and JK residents to hear his 'Final and Best', Mr. Weiner indicated he met last Saturday with Alderman Fioretti and was wanting more time to be sure he included the aldermanic position and other important input into his presentation to us. In addition, other neighborhood groups who have worked on development projects with our various aldermen have indicated or advised that it is very **important** to closely follow any/all ongoing discussion between these parties to be sure we are knowledgeable of all participants' *current* input on the process and the final project design.

Towards that end, I called both Fioretti and Reilly's offices to make an appointment. Both aldermen preferred not to meet with the full board at this time, so Barb Mueller (Board VP) and I will be meeting with both aldermen in their offices this week. Our purpose, again, is to gain insight into their current (as of the date of our meetings this week) positions on the redevelopment and to find out if the downzoning ordinance will ever be placed on the zoning commission agenda. Barb Mueller and I will report back to the Board on each of these meetings this week. As with most political processes, it is a process that is constantly in flux and fluid.

President's Corner

Judy Barnes – President, JK Board of Directors

We have begun (finally) to experience some wonderful, warm spring weather. We, along with many other parts of the U.S., have been through a tough, long winter. But we persevere.

That is analogous to our JK residents who have experienced in the past few years, some invasive and costly 'limited common element' improvements to our homes (e.g. windows and HVAC pipes). But again, we persevere.

The outcome, though not necessarily fun going through the process, has left our homes (and Association) in a much improved state in terms of infrastructure, comfort and market value. So again, thank you for your patience and support. I hope you are continuing to appreciate your investment.

This is a year when you (in turn) will be able to enjoy some new amenities that are soon to open and are common element areas/projects, which include:

- 1) The Northeast Penthouse Room, which will be available on April 26 for resident use as a reading room and card/game room.

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2) The newly renovated Roof Deck, which is largely expanded and renovated with beautiful pavers/ lighted wind screens, and expected to open in May.

We continue to focusing on 'an overall improved look' for our buildings. Now that the 'exterior has attained such a stellar look', we are focusing on improving the 'inside look' in terms of cleanliness and housekeeping.

As we know, our JK Association is a 'community living experience'. That means we all have a responsibility to think about our own actions as it relates to cleanliness of our common area space.

I'd like to also take a moment to thank the efforts of the staff and many board members who have taken on new responsibilities. It takes the efforts of many--including important resident volunteers on various committees and task forces to make our Association a wonderful, progressive living environment. We have new task forces (mentioned in the newsletter) as well as others that will take on important issues for us in terms of new capital projects scheduled for implementation next year, but requiring planning this year.

We have added some new columns to our newsletter and created other practices we hope reassures you we are listening and attempting to respond to your questions/concerns. We are also creating a new 'Welcome Effort for New Residents' chaired by 2 Board members to help the staff guide new resident acclimation to our JK Association. We have 'reshuffled' the deck a bit with Board responsibilities, which we hope reflects our efforts to stay current and responsive to new and changing needs of the Association.

Last but certainly not least, we want to extend a warm welcome to Regina Gubic, our new Draper and Kramer Supervisor. Regina is a seasoned condominium supervisor with over 30 years of experience, and I encourage you to learn a little bit more about her in the brief article below.

I want to extend a sincere THANK YOU to all of you who serve as board members, heads of committees and task forces, and member volunteers of these efforts that represent a variety of causes and roles—all which contribute to making JK a wonderful place to live.

**Welcome, Regina Gubic –
JK's new Draper & Kramer Supervisor**

Please welcome Regina Gubic, the new Property Supervisor for James Kilmer. Regina is well qualified for her role here, with over 30 years of experience in the real estate industry.

Regina grew up on the north side of Chicago and enjoys music, theatre, old movies and reading. She is an avid Cubs fan and dog lover.

Welcome to James Kilmer, Regina!

Property Manager's Corner

Tom Kristufek – Property Manager

Projects Update:

■ **Roof Deck Project**

This project, which was delayed because of prolonged and severe winter weather, should now be substantially completed by the week of April 14th. We're looking into furniture and hope to open the Sundeck soon after the project is completed.

■ **Air Balancing**

At the March meeting, the Board approved Elara Engineering to perform an air balancing or pressurization study. Elara has informed management that the study will begin May. It is anticipated that the study will enable us to better understand the shortcomings of the air pressure system of makeup and exhaust, and will point toward solutions and betterments that will help with such things as negative air pressure (difficulty opening doors, especially in the winter months), odor migration problems, and energy savings.

■ **Elevator Freight Car Upgrades**

Otis confirmed September 1st as the start date for the freight car "mini-modernization" project and plans to complete this project by the end of November or early December. (One of the two freights will be out of service during this timeframe.) The cabs and controls will remain the same, but the motor drives will be updated to provide faster speeds.

■ **NE Penthouse Room**

I'm pleased to report that the NE Penthouse Room is scheduled to officially open this month on Saturday, the 26th. It is intended that the room be utilized by residents for reading, board or card games, or simply to take in the view and enjoy some quiet time.

■ **Garage Renovations**

Wiss Janney Elstner, (WJE), the Association's structural engineers for the garage concrete and membrane repairs, began their investigation of garage conditions last month and are scheduled to return this month to complete their survey. Based on my conversations with WJE, I anticipate specified repairs beginning this summer.

Building Matters:

■ **Window Washing**

Corporate Cleaning was awarded the window washing contract this year, their first year at James Kilmer. They were scheduled to begin the window washing in early March, and completed Kilmer House fairly quickly, but there were many delays at

Property Manager's Corner, continued

James House due to the inclement weather. I know some residents were disappointed and frankly surprised by the prolonged delays, particularly during a few days in March when the weather seemed more cooperative. To be sure, I checked around, and subsequently learned that other property managers, using different companies, also experienced very long delays. In my experience with window washers (I talk to the guys on the boatswain chairs), they don't get paid if they don't work, so they have every incentive to work. Another thing is that even if the wind is calm at street level, it may be really windy at the 44th floor. Wind not only produces unsafe conditions for the window washers, but it also makes it likely that the water they use will end up splattering on windows they just cleaned. I know when the weather is bad several days in a row they get backed up with other buildings that were scheduled around the same time. Even so, I tend to take their word for it when they say it's too windy, knowing wind conditions change – just on their own - and vary depending on elevation and location.

For a vignette into the day and life of 3 Chicago window washers, please go to corporatecleaning.com and click on the video tab. The New York Times ran an article about this short documentary film called Paraiso, or Paradise, which can be viewed from the Corporate Cleaning website. I highly recommend this film.

■ **Kilmer Building Security**

In response to concerns about inadequate security at Kilmer when there is no door person on duty, Management met with several security device vendors to come up with a security improvement plan. Proposals were presented to the Board at the March meeting. The Board subsequently approved an allowance for Management to move forward with these security enhancements, as follows:

It is proposed that the front entrance door (entrance into outer lobby vestibule) will be locked when there is no door person on duty at Kilmer House. An outside intercom will be installed and located directly below the (outside) camera on the wall just south of the front entrance door.

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**BON VOYAGE,
A.W.**

After 29 years of dedicated service with James Kilmer, A.W. has decided to throw in the towel!

Over the past 29 years, A.W. has been one of the most sincere, dedicated, and hardworking role models of the Association.

A.W., just as your work has been long and satisfying with JK, we wish you a long and satisfying retirement with your family!

**Congratulations
on your
retirement, A.W.,
you will be missed
by all here at
James Kilmer!!!**

Property Manager's Corner, continued

door. It is here that, when there is no door person on duty at Kilmer, visitors will “ring” the front desk of James House and speak to the door person there. The door person at James House will be able to view the visitor and require the visitor to announce his or her intentions, before “buzzing” the visitor into the outer lobby vestibule of Kilmer. (The James House door person will not be able to “buzz” anyone into the inner lobby.) The visitor will then need to use the telephone directory, as is the current procedure, in order for the Kilmer resident to “buzz” them into the inner lobby and building. In addition, a card reader will be installed on the outside of the front entrance door, so that during the times when there is no door person stationed at Kilmer, residents will be able to “fob” their way into the outer lobby vestibule, as this door will now be locked 24/7. When the door person is on duty at Kilmer, residents will receive the service of the door person opening this front entrance door.

■ Anticipated Proposed Rule Changes and Protocol for Noise Disturbances

Management is working on revamping portions of the James Kilmer Condominium Association Reference Guide, Including Rules and Regulations, (Rules), with the intent that the Board approves such proposed changes to be distributed to ownership for review, prior to their adoption at a special meeting. Rule changes are a collaborative effort; however, Management is charged with producing the first draft in this effort to improve the Association's Rules. With this in mind, the Rules do currently specify an enforcement protocol, which is important. However, the protocol is not specific to noise disturbances, which in practice are typically responded to in the form of a warning letter from the Management Office - at least for the first reported incident – in response to a *written* complaint. Subsequent complaints are likely to be dealt with by the Board at a hearing. Management believes that the Rules would be improved if there was a fine schedule, which would indicate fines for first, second and third violations and would be specific to the type of violation. Of course, owners that violate the Rules would retain their right to a hearing to protest any such fine. But a fine schedule would allow Management to proceed with rule enforcement more expeditiously.

Until the Rules are revised, I would recommend a general protocol that residents disturbed by a neighbor's noise should attempt to report it *at the time of the disturbance*. After business hours, this would entail a call to the front desk. The staff will investigate and if the noise can be verified from where it is emanating, the doorman will contact the offending party and the incident will be corroborated in the door report. (Management has and will continue to review this process with the door staff.) Much of the time, a call from the front desk will prompt the offending resident to quiet down. If there continues to be a problem, a written complaint (the following business day if necessary), should be lodged with Management Office.

Of course there are other ways of dealing with a noise disturbance caused by a neighbor. One is that if you are comfortable enough to approach your neighbor

Property Manager's Corner, continued

yourself, whether in the form of a knock on the door or a note under the door, this often proves to be the more productive manner in which to deal with this issue – as long as your approach is respectful and considerate. On the opposite end and depending on the severity and nature of the noise disturbance, at some point it may become a police matter. In these instances, please keep in mind that the police typically require the resident to contact them directly in order to report a disturbance of the peace or threatening behavior.

■ Other Open Forum or Suggestion Box Matters

- As the cold weather has receded, and with it much of the severe negative air pressure making it difficult to open lobby-level doors, so too went the signs allowing dogs to be taken out the front door. Please follow the building's rules and walk your dog via the back door only.
- The wind constantly blows all sorts of litter (and sand) up against the front entrance areas, and Management reminds the maintenance staff to be mindful of this. These areas are checked routinely every day for litter accumulation and we strive to keep it clean!
- In an attempt to decrease elevator wait times for calls from the floors, I contacted Otis Elevator Company to find out the feasibility of programming the elevators to better locate their resting places. I received an initial response to my inquiry that seemed optimistic, but am awaiting the details.

Website Committee Update

Ronald Miller – Chair, James/Kilmer Website Committee

Have you visited your JamesKilmerCondo.org website recently?

We encourage you to take a look. It's a handy resource for information about the James and Kilmer buildings, as well as Association amenities, forms, and documents.

If you haven't visited the site recently you might have missed some recent updates. Major Project Updates now are available via the main menu. The neighborhood section has been updated with real-time CTA bus arrivals for our local bus stops, and we've updated the list of local businesses. New-Residents, and even old-timers, can now access the Welcome Packet from the main menu. And there is much, much more great information available to you 24/7 from anywhere in the world.

The web committee is dedicated to providing a useful website for all. We'd like to hear from you if you have a website feature you would like added. And if you have any comments or feedback about the website you can use the online feedback form or just email Ron Miller, the webmaster: webmaster@JamesKilmerCondo.org

Treasurer's Report

Betty Latson – Treasurer, JK Board of Directors

I am pleased to inform the JK unit owners that the 2012 audit has been finalized. For 2012, the JK Association reported a surplus of operating revenues over expenses of \$214,212. The operating surplus rebuilds JK's operating fund that had been depleted by expenses related to the lateral pipe leaks at both the James and Kilmer buildings. At the end of 2012, the operating fund had a healthy balance of \$534,723.

In 2012, the Association completed the James House window and concrete projects and the Kilmer House exterior project. The Association incurred a deficit of revenues over expenses in its 2012 capital fund of \$972,092 related to these projects. As a result, the Association's capital fund balance was reduced to \$4,427,463 at the end of 2012.

The Association is in the process of completing the 2012 annual cost allocation study. This study provides unit owners with information on the costs each building incurs compared to the assessments collected from that building. This study was initiated several years ago as a result of the many questions raised by JK unit owners on whether one building was subsidizing the other in our Association.

Upon completion of the 2012 cost allocation study, JK's management office will be mailing the 2012 audit, the 2012 cost allocation study, and the 2012 tax letter to each unit owner.

The Association's auditors will begin work on the 2013 audit in May 2014. The first Finance Committee meeting of the year will be planned upon completion of the draft 2013 audit when the Finance Committee will meet to review the draft audit. Notices of the meeting will be posted once we near that time.

HOA Update

Jack Vedra - JK HOA Rep

With the arrival of some spring weather, HOA's management and maintenance staff are busy with preparations for the warm weather months in Sandburg Village. Our landscaping service is cleaning up after the winter snows and will be installing new fill-in plants throughout the Village when it is determined what has survived. They have also put spring flowers in the planters at the entrances to the buildings.

Work is being done to ready the tennis courts and the pools for their openings. The North Pool will be getting a new liner, and some additional pool furniture has been ordered to keep in readiness for what we hope will be warm and sunny weekends, when there is most demand for chairs and lounges.

The plant containers situated in the dog runs along LaSalle will be removed. They have become "home" for rats, and the plants contained therein are in bad shape. Rather than investing in new plants for those containers, the HOA board has decided to dispose of the rat-infested containers.

On Top of the World
~ An update on the James House
Roof Deck ~

Peter Cremer, JK Board of Directors
& Chair, JK Roof Deck Committee

If you have recently been to the top floor at James House you've seen all the work that's being done to get our new roof deck ready for summer. Yes, this summer! After a late start because of the terrible winter, construction is now quickly moving along.

When complete, the new deck will be considerably larger in usable area than we had in the past, extending further along the north side of the building and also south along the east side of the building, next to the penthouse party room. The extra space will come in handy on warm days and for the annual Air and Water Show. The deck features a new paver system that looks great and will survive our tough weather. There's a new railing system surrounding the deck designed with embedded lighting and a glass windscreen.

Watch for the opening of the deck sometime in May, followed shortly thereafter by the delivery of some new deck furniture. At the time we'll post deck hours and some guidelines (ok, they're rules).

The views from the top of James House are amazing and one of the building's great assets. And we hope that you'll take advantage of this great opportunity to enjoy them. Along with the new furniture in the northeast party room, our new roof deck is one more reason to take the elevator all the way to the top.

Save the Date:

Tuesday, April 22 – JK Board Meeting
7:00 PM, Hospitality Room

**An Update on the
Rental Restriction Task Force**

Juliet Beriou, JK Rental Restriction
Task Force

As those of you who attended the last J/K Board meeting know, the J/K Board has formed a Task Force to deal with the number of renters in our Association. It was created due to a concern by many owners that the rental rate in James Kilmer was climbing to unacceptable levels.

Presently our Association has 175 units (28%) occupied by renters, up from 22% in 2007. **The most pressing reason for initiating these limits at J/K is to maintain the value of our units. Traditional mortgage lenders prefer a rental rate of no more than 30% in any Association in order to approve mortgages for a specific Association. Although this is not a hard and fast rule, James Kilmer is coming very close to that limit.** Reaching the 30% limit could affect both owners' ability to sell their units as well as the value of all of our units.

Currently, a Condominium Association cannot become FHA approved if the rental rate is above 50%. Until the recession began in 2008, FHA had held their approved rental rate at 20%. Although James Kilmer is nowhere near that 50% level currently, the FHA could lower that rate at any time as the housing market improves. Losing FHA approval could make it more difficult for owners to sell, as buyers would need to have larger down payments. In addition, many potential purchasers, as well as owners,

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Rental Restriction, Continued

believe having a large number of rental units gives the impression of a rental building, rather than a well maintained condominium association. This perception also can negatively affect unit values.

In order to enact any rental restrictions, the Board has been advised by its attorney that the Association's Declaration would need to be amended. Amending the James Kilmer declaration would require an affirmative vote of two thirds of the ownership by percentage ownership.

Because the cost of the amendment process is so high, (legal fees, mailings, postage, etc.), the Board will only move forward with a rental restriction amendment if there is a strong indication there is sufficient support from the ownership to pass the proposed amendment. The task force was created to help make this determination by educating and informing the owners about what is being proposed. Ultimately, there would be a simple survey: Will you support this proposal? Yes or No.

The Task Force needs your help with the following sub-groups:

1. Writing of educational materials, notices etc. to help present the facts to the owners.
2. Telephone: Calling out-of-town owners to garner support.
3. Door drops, posting notices etc.
4. Informational tables in lobby.

To volunteer to work with the sub-groups, please sign up in the Management Office.

Owner's Corner

Susan Geffen – Secretary, JK Board of Directors

Thank you for contributing your concerns, questions, suggestions and ideas. Below are the answers and action plans for issues you recently raised in both the Suggestion Box and Board Meeting Open Forum Sessions.

“In an effort to control costs, can we charge people for package delivery to their units?”
Delivering packages is an amenity that we offer in James/Kilmer, and one that other buildings of our caliber offer, as well. The cost savings would be minimal. The ill-feeling could be considerable.

“Can the staff turn off the TV's and lights in the fitness room after 11 pm to save on electricity?” One of our amenities is a fitness room that stays open 24/7. Travelers and early risers often exercise late at night or in the wee hours. We need to leave the lights on as a safety measure. And, we need to have the TV's on as a courtesy gesture.

“Why is the J/K Holiday Fund Committee a committee of one?” This committee needs to be limited in because of liability and confidentiality issues. Members of this committee (and there will be more than one) are responsible for accurately processing the monetary gifts

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Owner's Corner, continued

given to the staff. That contribution is the way to show the staff your appreciation of them, not being on that committee. The Holiday Party itself is planned by the Social Committee. That committee has many members and would certainly welcome your participation.

“The owners want to get involved in the Corner Redevelopment project. How can we do that?”

The Board has specifically asked the developer, Howard Weiner, to make a presentation to the owners explaining his final plan. As soon as The Board sees it; the owners will. We will notify all owners, in plenty of time, when that presentation will be and where (probably the Penthouse.) The owners will have a vote on the final plan, and the Board will act in accordance with the owners' wishes. *See Cover Article*

“Could we replace the wooden art objects in the lobby with plants? They do not blend with the style of the furniture and fixtures.”

When The Board establishes a Lobby Renovation Project, we will reconsider the art, and all other lobby decoration issues. We can't take each suggestion as it comes, because owners have the right to weigh in on changes.

“Can we put a ‘go slow’ sign near the fountain to make drivers aware that cars are coming out our garage? Cars continually cut us off.

Management is looking into this. The place for the sign would be near the mailbox so drivers would see it as they enter from Clark Street. A sign of this nature would also help increase the safety of the kids in the pre-school. It has also been suggested that speed bumps strategically placed could help solve this problem. Since this isn't “our street” we need to see what the city says. Management is handling.

“Can the elevators in the lobby be re-programmed to be more staggered so there isn't so long a wait?”

Management is in the process of discussing this with Otis.

“I suggest the Board develop a set of procedure to address complaints between unit occupants.”

The rules and regulations for the building are being revised to address this concern. There will be a set protocol to follow along with a Fine Schedule for pet violations. *See Manager's Corner and Survival Guide to Condo Living.*

“I understand we are trying to control the percentage of renters in our building. Is there a way we can also make sure renters understand the rules and regulations of James/Kilmer?”

The revised Rules and Regulations are distributed to each new renter, and are also on our J/K website. In addition, we have formed a “Welcoming Committee”. At the renter's request, a committee member (at this point either Barbara Mueller or Susan Geffen) will meet with people who have just moved in so they fully understand what we expect.

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Owner's Corner, continued

“Can we get boxes or bins for the newspapers by the mail boxes to make that area neater?
Absolutely. Management will handle.

“Can someone ‘walk’ the main and back entrances of our buildings more often to make sure they are neat and clean? See Manager's Corner

“We need to change the ‘wind’ signs at our entrances when it's not windy, so dog owners will know not to take the main elevators. See Manager's Corner.

“Can we replace the flag in the Kilmer Lobby with a nice plant? It looks like a VFW post!”
We can investigate options and run them by the Kilmer owners for a consensus.
Management is handling.

Let us hear from you. We're listening!

Engineer's Corner

Kurt Kruger – JK Chief Engineer

- In an effort to maintain enjoyable living conditions, I remind all residents to adhere to the existing rules regarding refuse disposal - **please wrap/tie all garbage, bags, cans, bottles, etc. before putting in chute.** Leave large items on floor in Chute Room the maintenance crew will remove them. The timeframe within which one may dispose of refuse down the chute is:

Weekdays - 7:30 a.m. to 10:00 p.m.

Weekends - 9:00 a.m. to 10:00 p.m.

- Cooling season is not far away, I remind all residents who don't clean and oil the original metal filters, to have disposable fiberglass filters replaced at least every six months. All residents can benefit by having Anti-bacterial tabs placed in the condensate pan during the cooling season. Filters and tabs can be ordered from the Management Office and installed or delivered to your unit or left at the Receiving Room for your pickup.

Spring Cleaning the JK Resident Database

The Management Office will soon begin to update personal & emergency contact information for all JK residents, as well as asking everyone to register their key fobs with the Management Office. Verifying and updating this information helps Management and Staff to provide the most comprehensive security for you.

Watch for instructions to be door dropped (or mailed, for offsite owners) beginning next week!

Survival Guide to Condo Living: Topic: Noisy Neighbors

Barbara Mueller – Vice President, JK Board of Directors

NOISY NEIGHBORS (not to be confused with nosy neighbors — that's for a different newsletter☺)

So - let's say it's really late and you can't sleep because your neighbors are having a raucous party. Well, you could always call the door station and report them. But what if you don't want to alienate them and create ill will which could carry over for a long time? Over the years, I've experimented with some alternative solutions, some successful, some, not so much.

My all-time favorite, and definitely the most fun, was when I knocked on my neighbor's door who was having a really loud party with a bottle of wine in my hand (it wasn't expensive because I figured they'd be way too wasted to notice). When they answered, I said "Hi. I'm your neighbor, Barbara. You know there is a building tradition that says if you are going to have a loud party that prevents your neighbors from sleeping, you have to invite them. You're new so you probably didn't know about this."

Now if you try this, one of two things will happen. The first scenario is that they invite you in and you get to know them and their friends. It might even turn out that you're having so much fun you stay until the very end. That was my experience the first time I tried this. When you finally decide to leave, you say how tired you are and ask if they could tone it down a bit. Usually they are pleased to do that because now you are their new best friend and they feel lucky to have such a cool neighbor.

Hopefully, the next time they have a party, they may have actually believed you about the building tradition and invite the whole floor. In fact, I've noticed when you get invited to a party, even if you decide not to go, you seem to be a lot more tolerant of the noise. In any case, I've found that the next time, they usually are a lot more considerate. And, in the event you knock on said neighbor's door and they don't invite you in (how rude!), I guarantee, in most instances, they will turn down the volume of the music and their voices.

Of course there is always the chance that, not only will they not invite you in, but they won't apologize or lower the sound. They will just continue to be jerks. (I was going to use a word that started with the letter "A", but the editor wouldn't let me). Now it's time to call the J/K Door Station. And trust me, when they come up, they won't be bringing wine! Remember that permanent record they always threatened you with in school? This could wind up there. ☺

However, there is one thing I think we all need to remember: stop and check the time. If it's 9:30 PM on a Saturday night, in my opinion, you just suck it up and realize you're living in a communal setting - not a library.) If it's after midnight-throw on some clothes, grab your wine, and ask to join the party!

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Survival Guide, continued

Of course, noise isn't always generated by a party. Once I had an upstairs neighbor who had tile floors and wore her high heels while she was getting ready for work at 5:00 AM. It sounded like she was tap dancing on glass next to my bed. So, one day I just knocked on her door and asked if she could wear slippers until she got into the hall. I actually offered to buy her a pair if she didn't have any (all said in the nicest possible way.) She declined my offer, but did say she was sorry, and the problem stopped.

We all know that noisy neighbors can be one of the most disruptive and aggravating experiences in any building. As our property manager, Tom Kristufek, states in his column, there is a protocol to follow (and let's face it, having them publicly flogged is probably not an option). It starts with notifying the management office during their office hours. After hours, the doorman should be notified.

The moral of the story (these articles will always have one), is that, as Tom mentioned in his Property Manager's Corner, the best, first line of defense you employ, may be to knock on your neighbor's door and nicely ask them to dial it down a bit. Most people are glad to oblige. Even a nice note the next day slipped under their door can be effective. If it affects more units than yours, getting it signed by a number of residents on the floor may work even better.

After all, most of us would rather be approached personally, *before* being reported. Being a good neighbor works both ways!