

# James/Kilmer

## Condominium Association Newsletter

Susan Geffen, Editor; Schoen Smith, Associate Editor



### NOTE FROM THE EDITOR

*We did it! We lived through the wind, rain, and cold and we're ready to be warm. Sure we may hear some pounding as the North/Mall project is completed. And, yes, there may be some cleaning up in the garage; renewals of pipes and elevator modernization. But we have water aerobics in the pool, new events from our Community Activities Committee, strolling around the garden walks and art fairs in the neighborhood, and more.*

*It's summer, and at J/K the living is easy. Read on.*

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### MANAGER'S CORNER

By Tom Kristufek, J/K Property Manager

#### Capital Projects Update:

- **Plumbing Project:** As everyone at James House now clearly sees, the Domestic Horizontal Pipe Replacement Project has transitioned to the lobby. The plumbing contractor will be replacing horizontal domestic pipes above the lobby ceiling and later above the laundry room ceiling. This second and final phase of the project is anticipated to take about 6-8 weeks to complete or, until about mid-to-late July. There will be about 4-5 water shut downs during this timeframe. This is the last planned capital plumbing project of the year. *(CONTINUED)*

**Manager's Corner, continued**

- **James Freight Elevators:** The James House freight elevators are scheduled to be modernized starting on June 26<sup>th</sup> with car #4. This project will increase elevator reliability and provide for new, sleek looking cabs. Each freight elevator will be out of service for approximately 6 weeks, with the completion date in early September. Saturday moves and deliveries from the Receiving Room will be suspended during this project, which will mark the final planned capital project of the year.

**Other Smaller Scale but Important Projects:**

- **Roof Anchorage System:** The installation of OSHA-required roof anchors is currently underway, starting with the Kilmer House roof. This requirement, which Management and the Board complied with as quickly as possible, delayed the window washing this year. In fact, due to the timing, the spring window cleaning was cancelled. The summer cleaning has been scheduled for late July, a few weeks before the Chicago Air and Water show, as is typically done.
- **New Heat Exchanger serving Low Plumbing Zone:** A new heat exchanger, which will provide for more consistent hot water service to apartment units on floors 3-23 of James House and all of Kilmer House, was installed during the month of May.
- **New Electrical Panel Serving House Pumps and Chiller:** A new electrical panel serving the chiller and domestic water pumps was installed in late April.
- **HVAC Preventative Maintenance Program:** I'm pleased to report that this program came to a successful close in the month of May. A total of 173 apartment units had some level of service performed and a total of 312 drain pans were replaced. Management intends to offer this service again early next year.
- **HOA North Mall Project:** The contractor BACR has completed the pool concrete repairs and new membrane installation in time for its scheduled opening on Memorial Day weekend. However, the recent weather has delayed the remaining work around the perimeter of the pool, the Kilmer terraces (3 have been completed to date), and in front of the Townhomes. The next and final phase of the project will include the ADA ramp in front of James House. This may begin around the first or second week of June, depending on the weather. This phase will entail the closing of the James House garage basement entrance for about 3-4 weeks. Advanced notice will be provided.

## TREASURER'S REPORT

By Betsy Latson, J/K Board Treasurer

I am pleased to report that we have received a draft copy of the 2016 audit as well as the 2016 cost allocation study. The first finance committee meeting of the year is scheduled for Thursday, June 8 to review these documents with Marcum, our auditors. Once the Finance Committee completes its review and makes the necessary changes, the audit and cost allocation study will be presented to the Board for its final review. Upon Board approval, the audit and cost allocation study will be available for distribution to unit owners. All interested unit owners are welcome to attend the finance committee meeting. The date and time of the meeting are also posted on the bulletins.

On a year-to-date basis, the J/K Association reported a deficit of \$144,000 through April 2017 driven by lower garage revenue, the timing of certain operating expenses, and certain unplanned costs.

A deeper dive provides the following details:

Year-to-date through April 2017, total income was reported at \$2,070,000, which was on budget. Higher maintenance income from the HVAC preventative maintenance program offset lower year-to-date garage revenues as well as lower lease process fees, move-in move-out fees, and health club fees. We are happy to report that for the month of April, the garage operations have stabilized with the J/K garage reporting on budget operations.

Year-to-date operating expenses were \$2,214,000 and were above budget by \$133,000 largely from higher HVAC preventative maintenance expense, filter costs, garage repairs, and \$19,000 in additional payments to withdraw from the doormen and receiving room staff pension. We believe that, as timing issues are resolved and year-end audit adjustments are processed, we will see a reduction in our operating deficit.

On the capital side, J/K reported year-to-date net income of \$228,000 as the J/K capital reserve income through April amounted to \$394,000 while capital expenditures were only \$14,000 for the same period.

At the end of April 2017, the J/K operating fund cash balance including garage cash was reported at \$133,053 and the J/K capital fund cash balance was reported at \$5,400,526. The bank loans were reduced to \$356,260.

## OUR AMAZING STAFF: Charlie (not Charles) Collins



Being greeted by Charlie Collins is its own reward. In that deep southern-seasoned voice he says, “Welcome back, Ma’am.” Or, “How are you doing, Sir?” With his elegant white hair and genteel demeanor, he surely could have been a gentleman farmer in another life.

But in this life, Charlie Collins was a different kind of farmer; the kind that works the fields. “I did it all; all the cultivating, picking and chopping cotton and corn just like my father did. He named me for himself. He was Charlie Collins, too, and of all of us twelve kids, I was the most like him. He used to say to me, “Hard work makes you a good man.” And those words shaped my life.”

*Photo by famous fashion photographer Arthur I. Reich*

### **How did you wind up in Chicago?**

*When I was out of school, I came to Chicago because I had a sister and a brother here. This town has been very good to me.*

### **Oh, how so?**

*At about the age of 20, I went into the garage business. My brothers joined me. I worked at the Constellation garage for twelve years, and was in charge of the garage at Alcott for 30 years. I retired, but within three weeks I knew I hated it. I wanted to be out there; in the mix again. I jumped back in working in the garage here at J/K when Standard Parking took it over, and then I came into the buildings.*

### **Which do you like better?**

*In lots of ways, they’re the same. It’s all about people and making them feel comfortable and happy. At first, J/K hired me to fill in. I worked whenever they wanted me to, double shifts, whatever. The minute they called me, I was here.*

### **What about now?**

*I work full time from 4-12. Two days a week at Kilmer and two days a week at James House. I love it. The people here are wonderful. Very friendly and appreciative of all that we do. People: that’s what I’m all about.*

### **Do you have a family?**

*You might say that. My parents had 12 kids, and I have 13! Eight girls, five boys; 21 grandchildren, 18 great grandchildren, and some great greats. I’ve lost count. (CONTINUED)*

**Our Amazing Staff, continued****Do you call them by their names?**

*Oh, yes. I know each and every one. They mean the world to me.*

**But you don't call us by our names, even if we ask you to.**

*It's just not the way I was brought up. I worked in a garage downtown and they had the motto, "We serve with courtesy". That's my motto, too. But if someone asked me to call them by their first name, I would certainly try to do that.*

**So, from now on will you call me "Susan" instead of "ma'am?"**

*Yes, Ma'am.*

**PRESIDENT'S CORNER****By Judy Barnes, President, J/K Board of Directors**

Within the past 2 months, I have had conversations with Alderman Brian Hopkins at a couple of neighborhood events (at Wintrust and the North Dearborn Association Annual Meeting). In those conversations, I had lengthy discussions on neighborhood events concerning J/K and The Alderman shared some information about other issues/projects in Ward 2. I invited The Alderman to come to J/K to share this information with our whole Association. Because of his busy schedule, and to be sure we would make the best use of his time by getting a respectful J/K attendance, I invited him to speak just prior to our May 23 Board meeting. The Alderman also requested that we provide, in advance, the questions/issues that our owners wanted him to address. Thus, on the 23rd, the Alderman spoke and answered our questions for almost an hour in the James House Penthouse. Below are the notes which his Community Relations Director, John Geahan (who accompanied the Alderman), provided to us to ensure accuracy and authenticity. There are also answers to additional questions from some of the 100 attendees at the meeting.

Many of us were impressed by and appreciative of the Alderman's candid responses to our questions and for the action he and his staff continue to undertake on our behalf.

**CRIME UPDATE:**

- May 22, 2017: 11pm: A strong-arm robbery was committed by two individuals in the 1500 Block of North Dearborn. Possessions were taken; victims were also pistol whipped after giving their items away. Both offenders are in custody. Offenders were out on early release from previous crime and not on parole. This will be a case court advocacy focuses on.
- 18th District has added 20 officers: 5 Long Terms and 5 Training Officers (Each officer may have anywhere from 1-3 trainees with them at a given time). (CONTINUED)

**President's Corner, continued**

- Commander Bauer has committed 20 bike police to the Lakeshore trail, with emphasis on patrols at North Avenue Beach to manage any disruptions there this summer.
- The Division Street Entertainment District detail was assigned an experienced Lieutenant with military and extensive policing experience to help ensure that this stretch of the District sees a reduction in late-night incidents.

**Can the City solicit federal assistance for addressing the crime?**

- Not long after President Trump declared interest in 'sending in the Feds' to Chicago, Alderman Hopkins sent a letter to the Bureau of Alcohol, Tobacco, and Firearms (ATF) and offered the use of the former 13<sup>th</sup> District Police Station in West Town for inter-agency efforts to fight crime. To date, there has been no response from ATF on this offer.
- The Alderman pointed out that neighboring states' lax gun laws allow for the flow of guns into our city through straw purchases. Chicago will benefit from stricter gun laws from neighboring states.

**Can your office please address the increasing crime in your newsletters or special email bulletins?**

- The 2<sup>nd</sup> Ward Newsletter does include periodic crime updates. Any information sent out in the newsletter on criminal activity or assistance with an investigation comes at the request of CPD. This is done to ensure that investigations are not jeopardized.
- To ensure you receive local community alerts, or to receive other local alerts from the 2<sup>nd</sup> Ward Newsletter, sign up for the newsletter, or update your subscription preferences and sign up for your neighborhood alert by visiting [aldermanhopkins.com/newsletter](http://aldermanhopkins.com/newsletter).

**BUS SHELTER AT CLARK/NORTH**

- The relocation of bus shelters citywide is left up to the Chicago Transit Authority and usually does not receive notice to or input from Aldermanic Offices.
- The relocation of the bus shelter for N/B 22 and 36 buses has been approved by Alderman Hopkins and has received support to be relocated in front of the Chicago History Museum.

**REPAVING OF GERMANIA PLACE FOR 2018**

- Alderman Hopkins has requested a study from CDOT to determine how much width could be taken away from the center median on Germania without harming the tree roots. Gaining additional street width would make a significant difference in allowing cars to move through this area during busy periods of the day.
- Resurfacing this street has been identified by CDOT and the 2<sup>nd</sup> Ward Office, but may not be completed until the North & Clark development is completed.

**NORTH/CLARK DEVELOPMENT UPDATE:** See '1546 Clark Update' by Judy Barnes, which includes the Alderman's comments. (CONTINUED)

**President's Corner, continued****CAN THE CITY DO SOMETHING MORE DRASTIC, NOW, TO ADDRESS THE RODENT PROBLEM?**

- Between a mild winter and cuts to rodent abatement crew staffing, Chicago's rodent population has exploded. The Mayor's Office recently sent 20 staff members back to Streets and Sanitation to help solve the problem.
- The 2<sup>nd</sup> Ward had been selected for dry-ice burrow treatments last summer; but a 'cease-and-desist' order from People for the Ethical Treatment of Animals (PETA) put an indefinite hold on the plan. The City currently baits burrows with poison pellets.
- Rodent Abatement services are offered through the 2<sup>nd</sup> Ward Service Office by calling (312) 643-2299 or by emailing Ward02@cityofchicago.org. Be sure to be as descriptive as possible in providing locations where you see rodents or burrows, as it can be challenging for crews unfamiliar with Sandburg Village to find an exact location.

**PLEASE STOP APPROVING DEVELOPMENTS AND BIKE LANES.**

- Any project that requires a zoning change or a variance, or is proposed as a planned development, is subject to Aldermanic approval. In these cases, Alderman Hopkins seeks input and recommendations from the established neighborhoods and/or community organizations before deciding to approve or deny zoning changes.
- However, when a project or development does not require any sort of zoning changes, an Alderman is powerless to prevent the project from moving forward. These 'as-of-right' developments can be built with no input from the community or the Alderman, so long as the project conforms to existing zoning on the land parcel.
- The same is true of bicycle lanes. The Alderman's office does not ultimately get a say in the creation of bicycle lanes. CDOT and the Mayor's office are committed to making Chicago into a more 'bike-friendly' city. Demand for alternative transportation options is growing in Chicago as commuters and residents alike are seeking alternatives to reliance on automobiles and buses.
- Alderman Hopkins will work with CPD to better enforce responsible cyclist etiquette on the public way, especially around areas (identified by J/K Residents) at the Clark & Division Red Line stop and along the sidewalks on LaSalle.

**WHAT IS THE CITY GOING TO DO ABOUT PENSION REFORM THAT DOES NOT INVOLVE PLACING THE BURDEN ON TAX PAYERS?**

- Governor Rauner axed a bill that would have helped provide relief to Chicago Public Schools this session, and a bill died in Springfield that would have helped address municipal pensions as well.
- Alderman Hopkins is still committed to voting NO for any new property taxes in Chicago. The City recently announced bond borrowing, which isn't the best option to address pension reform either.
- No single solution exists to address pension reform, and no single solution is going to be easy.

**WHAT CAN BE DONE TO MAKE THE INTERSECTION AT LASALLE AND NORTH AVENUE SAFER FOR PEDESTRIANS, CONTROL WRONG-WAY SPEEDING DOWN SANDBURG TERRACE, AND MONITOR PARKING AS PARENTS DROP KIDS OFF AT GERMANIA NURSERY SCHOOL? (CONTINUED)**

**President's Corner, continued**

- Chicago's traffic control systems are in serious need of modernization, and Alderman Hopkins has asked CDOT to pilot traffic control technology in the 2<sup>nd</sup> Ward. Technology, like electromagnetic traffic control sensors used successfully in a Pittsburgh pilot program, can help to better predict and control the flow of traffic along congested areas.
- Alderman Hopkins has requested that the Chicago Department of Transportation assess this LaSalle and North intersection and determine whether "staggering" the light signals would be appropriate and to determine how adjustments can be made to the timing of the intersection to better allow pedestrians to cross the street.
- Chicago recently secured VisionZero grant funding. The goal is to reduce pedestrian fatalities to zero! Grant funding will be used towards driver education.
- We will ask CDOT to consider this area for traffic enforcement, and pedestrian crossing restriping and signage improvements.
- State of Illinois law requires drivers to stop for pedestrians at a crosswalk, and it will be recommended to CPD to help better enforce this as well.
- As for traffic on Sandburg Terrace and Germania Place, signage will continue to be put in/replaced.

**WHAT CAN BE DONE TO STOP THE NOISE THAT COMES FROM THE GERMANIA CLUB IIN THE EARLY HOURS? CAN EVENT VENDORS PACK UP AT AN EARLIER HOUR?**

- The Alderman's office has not had many recent complaints about noise after hours; but residents must call 911 to report noise violations. It's recommended that you also call the 2<sup>nd</sup> Ward Service Office and report the time that the noise is occurring, and (if it's an event set-up or break-down crew) the name of the company on-site.
- CPD needs 911 calls to help establish patterns of incidents, as these calls establish a record. These records are also used by the Police, as well as city departments, to enforce poor business practices.
- Staff in the Alderman's office have established a good relationship with the management company of the Germania property, and have been advised by the management company to report any incidents to them for assistance with after-hours noise issues, as well.

**WHY ARE THE HOMELESS ALLOWED TO CONGREGATE ON NORTH AVENUE BY I-90/94? CAN THEY BE RELOCATED TO A SHELTER OR CAN THE CITY BUILD ONE PARK INTENDED SOLELY FOR THE HOMELESS? WHAT ASSISTANCE IS OFFERED TO THESE FOLKS?**

- The Alderman's office has been working in coordination with the City's Department of Family & Support Services, Department of Health, the Department of Streets and Sanitation, and the Chicago Police to hold regular cleanings. At each cleaning event, services are offered and refused by the individuals under the bridge. The City may NOT force or compel them to seek assistance.
- Alderman Hopkins approved the use of Ward MENU Funds to improve the lighting along the underpass and has been pushing IDOT and CDOT to move the fencing forward, thereby eliminating the alcove spaces between the highway overpass supports.

**CURBS IN FRONT OF JAMES HOUSE ARE NOT UP TO CODE FOR THE DISABLED.**

- The Alderman is aware that the curbs in front of James House make it very difficult for wheelchair access. He ensures that an ADA consultant will be brought in to make the necessary changes to our curbs.



## DID YOU KNOW???

By Barbara Mueller,  
VP - JK Board of Directors



**Summer is fast approaching** (even if the weather sometimes says it's not!). There will be many festivals, exhibitions and activities occurring in and around our neighborhood. Of course, the Old Town Art Fair and Wells Street Art Fairs descend upon us (I mean that in the best possible way – I think ☺) the weekend of June 10<sup>th</sup> and June 11<sup>th</sup>.

For a really complete look at all that's happening, subscribe to our Alderman's 2<sup>nd</sup> Ward Newsletter, as mentioned in the President's Corner. It's an invaluable resource and provides a comprehensive listing of what's going on: <http://www.aldermanhopkins.com/newsletter>.

Many of you attended the session on Tuesday, May 23<sup>rd</sup> where Alderman Hopkins spoke and answered residents' questions. A table set up outside the meeting room offered an opportunity for everyone to sign up for our ward's newsletter and the newsletters for our adjoining wards.

For the 42<sup>nd</sup> Ward: [http://www.ward42chicago.com/sharing\\_ideas.html](http://www.ward42chicago.com/sharing_ideas.html)

For the 43<sup>d</sup> Ward: <http://ward43.org/news/newsletter/>

**Nag, Nag, Nag.** Did you remember to send in your 2017 Senior Sewer Rebate Application? I just received my 2016, \$50 rebate check last week. July 1<sup>st</sup> is the application deadline. For more information, see this column from the April 2017 Newsletter [http://www.jameskilmercondo.org/JK/newsletters-2017/JK\\_Newsletter\\_April\\_2017.pdf](http://www.jameskilmercondo.org/JK/newsletters-2017/JK_Newsletter_April_2017.pdf) page 13.

**Sadly, the little strip mall at North and Larabee** which houses Marcello's Father and Son Pizza, a Chase branch, Bentley's Pet Stuff and Tiptre Hardware, will soon be torn down to make room for yet another mixed use development project (14 stories). Tiptre has most of its merchandise on sale for 10-50% off until their stock is gone. At that point they will close the business for good. Stop by for hardware or to shed a tear for yet another neighborhood Mom n' Pop store being driven out by developers. (Just my opinion. Does not necessarily reflect the opinion of the entire J/K Association).

Speaking of hardware, please refer to the Survival Guide for information on Fire Extinguishers.

**"Fit Food"** on North Avenue has shuttered their door. A sign on the front says Pop's Beef is coming. It's a franchise, and from their corporate website, appears to be an Italian beef and sausage place. Corporate plans the opening for mid-August.

**Follow UP:** \$2 Taco Tuesdays from 5-7PM at Broken English on Wells Street turned out to be great fun ( and really cheap if you don't consume any alcohol ☺). Finally, another sad note: the latest word from Alderman Hopkins, Elly's will be closing their doors at the end of August due to the Clark and North project.

I am already in withdrawal!



## ENGINEER'S CORNER

By Freddie Arnett, J/K Chief Engineer

Hello Everyone,

Summer is around the corner which means the cooling season has begun. The Maintenance Staff has completed the filter changing project and we thank everyone for making their fan coil units accessible. The staff also checked the drains in each drain pan making sure they are flowing, so you will have no worries.

**Tip:** Drain pan alarms are still available. If you would like to purchase them, please contact the Management Office.

We thank everyone for your understanding and patience during all of the projects that have been in the works recently. We know the lobby doesn't look like our lobby! But when it's over, we can all enjoy great results.

Have a happy, fun-filled summer.

Freddie

## EDDIE'S EDICTS

By Eddie Main, Standard Parking Supervisor

**Security:** Please report anything you feel is suspicious in the garage to garage staff, immediately.

**Reminder to all Self Park customers:** Lock your cars and do not leave your keys inside. Take your keys with you. The garage has a spare on file that is kept in a locked box. In addition to the security measures already in place, new security measures have been implemented in the garage operation. Those who utilize the garage should not feel any impact from these measures in terms of convenience or staff efficiency. The world we live in today is different than it was five years ago.

**HOA Project:** We are anticipating the interior garage construction to end in late June 2017. The final interior garage phase will begin the first week of June. As you know, this final phase will impact garage access from the James House. All residents will need to access the garage by exiting the James House front door and entering the garage through the garage exterior pedestrian door (located next to the garage ramps).

**Extensive Cleaning:** The J/K garage will receive extensive cleaning post construction. This will be performed by BACR construction. Rich Mullins, Garage Manager, and I will oversee/coordinate the cleaning. This will include both levels of the garage and will include the floors and walls.

Thank you for your continued patience during the many changes that affect all of us.

Eddie

## HOA REPORT

By, Dave Beck, Barb Fiacchino and Marcie Johnson

- Many thanks to Steve Habib who managed HOA for the past 10 years. Steve has decided to pursue other opportunities in his hometown in the Detroit area.

With Steve, leaving, HOA hired a new property manager, Melissa Goodwin. Melissa was the former Assistant Property Manager for HOA. Melissa has 15 years of property management experience with Draper and Kramer.

HOA has also hired a new administrative assistant, Cassandra Juarez who will be starting on May 30, 2017.

Please feel free to stop by the HOA office in the CD Mall to say “hi” to both Melissa and Cassandra.

- Pickle Ball has come to the tennis courts. Court 4 has new lines drawn specifically for Pickle Ball. Free Demonstrations for anyone interested in learning the sport will be announced shortly. Watch for posted announcements.
- See [csvhoa.net](http://csvhoa.net), HOA's new website, for meeting minutes, HOA activities, and more. Thanks to James House resident and J/K Webmaster, Ron Miller, for developing the HOA website.

## WEBMASTER'S REPORT

By Ron Miller, J/K Webmaster

Remember, that the J/K Website is your most complete source for information. It covers everything from project updates to the most frequently asked questions to neighborhood business. It's all there.

To access the website just use the link: [JamesKilmerCondo.org](http://JamesKilmerCondo.org)

## SURVIVAL GUIDE TO CONDO LIVING

By Barbara Mueller, J/K Vice President

(This article is actually *about* Survival.)

As you know, the Task Force and the Board have been working feverishly to update the rules for Association. We started a mere 16 months ago. 

While doing a final review before forwarding the new Rules to our Association Attorney, I was struck by a suggestion in the Fire Procedures Section. It says, "Purchase a multi-purpose fire extinguisher for the home and *replace annually*."

Well, I have a fire extinguisher. In fact, I have two. But I had no idea where they were. I finally located one in the back of the kitchen cabinet under the sink buried by a lifetime supply of sponges, boxes of baking soda, and random dishwasher tablets (you know, the kind that look like candy that you're supposed to keep away from children). Was it five years old? Ten? According to our Fire Procedures, waaay too old!

Next, I checked out how to use it. The instructions on the can were so small; I had to get my reading glasses. It dawned on me that if I did have a fire I'd probably be a crispy critter before I could figure out how to work it! Finally, I saw a little tab you are supposed to pull which according to the tiny print, makes it a one-time use can. So there's no way to actually test it. (By the way, I finally found my other fire extinguisher way in the back of the walk-in closet behind an old pair of snow boots. A perfect place should the boots spontaneously catch on fire!)

Then I remembered those big red fire extinguishers in the stairwells on each floor. Problem solved! I went down to talk to Freddie, our Chief Engineer to see how they worked. We went to a stairwell where Freddie very carefully removed the glass from the cabinet holding the fire extinguisher, took it out, placed it on the floor and showed me how to hold it. It was so heavy; I could only lift it 3 inches off the floor. Of course, this would only be handy if my feet were on fire (no doubt due to the burning boots from the walk-in closet.). We then took it into the office where Nichelle tried to lift it, and couldn't. Next we took it into the workout room and discovered it weighed 20 pounds! My conclusion is that only very strong maintenance personnel, burly firefighters (or Donna Moore---the 2017 strongest woman in the world) will be able to use these in an emergency.

**CAUTION: DO NOT CONSIDER THIS A CHALLENGE TO TEST YOUR STRENGTH.**  
Tampering with Fire Equipment is against the law!

I did order new fire extinguishers on-line. Most of them have 4-6 year limited warranties and instructions I can read without glasses.

Now, I would be remiss if I didn't also mention Baking Soda. Throwing lots of it on a grease fire can help, but a fire extinguisher is still better. Nevertheless, keep a large box of baking soda under your kitchen sink and also out by your grill if you have one. You may have to sacrifice your nice steaks to the fire gods, but it is better than the alternative. (CONTINUED)

**Survival Guide, continued**

**IMPORTANT RULE:** The one big no-no when it comes to a grease fire in the kitchen (the most common cause of household fires), DON'T EVER, EVER THROW WATER ON IT! (Counter-intuitive, right?) It will result in an explosive force that will create a much larger fire.

Lastly, I urge you to spend a little time on line and research articles on how to control a fire in your unit.

For proper disposal of fire extinguishers, see the Management Office. Replace fire extinguishers every year unless the brand states differently. And for more information about Fire Procedures in the building/units, please refer to the J/K Rules.

Be safe.

Barbara

## BOARD MEETING AGENDA AND ACTION ITEMS

### Board of Directors Meeting

March 28, 2017

Hospitality Room

**Executive Session 6:00 PM – 6:15 PM (Closed)**

**Alderman Brian Hopkins 6:30 PM – 7:30PM**

**7:30 PM**

Board Meeting Agenda

- I. Call to Order
- II. Approval of Minutes from the April 25, 2017 Regular Board Meeting  
(Action Item #1) *Approved*
- III. Management Report
- IV. Treasurer's Report
- V. Committee and Task Force Reports
- VI. Owners' Forum (15 Minutes)
- VII. Action Items
  - Approval of Proposal for Roofing Work for Anchor Installation (Action Item #2)  
*Approved: Riddiford Roofing*
  - Approval of Remodeling Requests (Action Item #3)  
*Approved*
- VIII. New Business, if any
- IX. Adjourn Meeting

## OWNERS' CORNER

By Susan Geffen, Editor and J/K Secretary

*This is the place where you can receive answers to your questions about life at J/K. Please submit any inquiries you have to the suggestion Box or bring them up at our monthly Board Meetings. If you feel an answer is insufficient, let us know and we will update it.*

**I hate to bring this up again, but the flowers in the pots in front of both James are second rate. They put in daffodils for height, yet those flowers die in days. And did. Why can't we hire the people who do the beautiful flower arrangements in front of Potash?**

*Actually, the flowers in front of Potash are done by the same company that does ours. The problem continues to be the strong winds around James that limit flower choices. Our reps made HOA aware that many residents are unhappy with the flower arrangements. Summer plantings are scheduled for early June.*

**The curbs in front of James House continue to look terrible. I thought they were going to be fixed as part of the North/Mall project?**

*According to our HOA representatives: The HOA curbs in front of James House and the area south of the fountain cannot be repaired by HOA until both Germania and Sandburg Terrace are repaved and/or rebuilt. The levels of both roads, the area south of the fountain, and the curbs need to be all one level (per HOA's engineer Paul Gaudette of Wiss Janney and the 2nd Ward Superintendent) or there could be water backing up toward James House. The last time the city paved these roads, the level of the street in front of James House was raised making it impossible to keep portions of the curb repaired because of water buildup in that area. As Alderman Hopkins pointed out, repairs to Germania and Sandburg Terrace need to be coordinated with the development at North and Clark. HOA will coordinate its work on the area south of the fountain as well as the curbs with the city's timing so that the level of all the areas is correct and the curbs can remain intact.*

**We were all very upset at the recent attempted car theft in our garage. What are we doing to increase security?**

*The incident on May 14th has been given the highest attention. Eddie Main, Senior Manager of Standard Parking has drafted a list of garage security measures which are being evaluated by his company, the J/K Board and the Community Specialists Management team. Many have already been put into place.*

**Why was the air conditioning turned on and kept on while the weather is so cold and rainy? We are freezing!**

*Technically, we have a 'Single Pipe System' which means we use the same pipes for each season. The water will be set for warm/hot or cool/cold. Once the date for switching to air conditioning is determined, we can't go back and forth within one pipe. It has to do with the date of this building and the engineering developed in that design stage in 1970-71. We have experienced some beautiful days. But don't put away all your sweaters just yet!*

**I've noticed a security guard walking around on the weekends. Is that a new addition?**

*There will be a security guard to monitor the Sundeck on weekends. When the weather prohibits people from enjoying the Sundeck, he will walk around our buildings to provide more security for us.*

**When will construction start for new building on Clark and North?**

*Nothing is official, yet. See "1546 Update" for details.*

**UPDATE ON 1546 N. CLARK DEVELOPMENT PROJECT****By Judy Barnes, J/K Board President**

*There have been many questions and rumors concerning the 1546 N. Clark Development Project, formerly the Clark/North Project. Here are the facts as we know them to date from the Golub Project Manager and Alderman Hopkins.*

- Golub & Associates completed the purchase of the property in early May 2017 and according to the Alderman when he spoke to us on May 23, intends to announce a proposed development this summer.
- Alderman Hopkins indicated he met with Golub and has received assurances that what will be proposed/developed is consistent with what was agreed to on height and density with J/K and the previous owner, Howard Weiner.
- Alderman Hopkins has conveyed to Mr. Golub that there will be NO up-zoning allowed on the site.
- Golub reportedly has bought out Elly's lease and has indicated they expect Elly's to be out by the end of August. No firm confirmation has been provided by Golub.
- Possible demolition might happen this fall - but again, no firm confirmation has been provided by Golub.
- ComEd still has to move the power lines from the east to the west side of Sandburg Terrace prior to any demolition.
- New architectural drawings are likely to be created for Golub's marketing purposes in the coming months. The only 2 design elements that are expected to change, and which have been approved by the J/K Board (from the original agreement with Weiner) are:
  - \*The façade will be modified from brick and limestone to structured limestone.
  - \*The pedestrian entrance will be located on Clark Street at the theatre, rather than North Avenue.
- In the future, the developer will meet with CDOT to discuss traffic issues on Sandburg Terrace and Germania.
- The Board has been asked by Golub to provide a general letter supporting changing the existing conditions on Germania to 'improve traffic flow and allow for wider emergency vehicles'. The Board has agreed and will also communicate that 'the trees and/or some sort of green' should remain on the Germania traffic divider while improving traffic flow.
- Golub has committed to the Board and the Alderman to working with the community to ensure that the project fits the neighborhood, and also has pledged to be a good neighbor throughout the planning and construction.
- The Alderman intends to work with neighbors and Golub & Associates to help make improvements to the surrounding neighborhood.

# Welcome to the Sundeck!



Open daily from 8:00 am – 10:00 pm.

Please keep in mind that the enjoyment of the Sundeck must be balanced by respect for others' rights to enjoy the open air and superb vistas. The rules below must be followed at all times.

- Smoking is NOT permitted.
- *Beverages are allowed on the Sundeck, but in non-breakable containers: No Glass Containers are allowed.*
- No littering is allowed.
- Residents must be mindful of wind conditions and remove all personal items when leaving the Sundeck.
- Nothing is to be thrown from the Sundeck.
- Residents are responsible for the behavior of their guests.
- No pets are allowed on the Sundeck.
- During inclement weather, the Sundeck will be closed.
- The reservation of the NE Penthouse room does not include exclusive use of the South Penthouse room or Sundeck.
- Use of the Sundeck for parties is prohibited.

In addition, entering and exiting the Sundeck must be through the main door located on the 44<sup>th</sup> floor corridor. Use of the *emergency* door located in the NE Penthouse room is strictly prohibited, except in *emergencies*. Also, use of the NE Penthouse room furniture on the Sundeck is strictly prohibited. *Interior furniture must stay on the inside.* Failure to abide by the Rules and Regulations of the Association may result in fines and/or ultimate loss of use privileges.

## MOI?

I thought they'd make allowances;  
That I would get a pass  
If I went up to the Sundeck  
With a container made of glass.

I thought that I was special  
So I could have a guest  
That blasted music up there  
And became a "Sundeck" pest.

I thought that on big holidays  
I could invite my every friend  
And nobody would notice.  
For me the rules would bend!

To my surprise the guard showed up  
And put in his report  
That I treated this amazing perk  
Like my own resort.

So I went before the Board  
Who had this to say:  
"You think that you're so privileged."  
And took my privileges away.