



JAMES/KILMER NEWSBRIEF

FALL 2018

DAVE BECK *Editor* SHERIE PRESTA *Creative Director*

MANAGER'S CORNER

by Tom Kristufek, J/K Property Manager

CAPITAL PROJECTS UPDATE

- * **Chiller Replacement:** According to the production schedule, the Board of Directors will be asked to approve the order of new chillers at the September Board meeting. Pursuant to the lead time of the new chillers, work is expected to start in January 2019, which allows plenty of time before turnover to a/c mode in May.
- * **Corridor Renovation Project:** This long-awaited project has started according to schedule on August 20th, with removal of carpet and light fixtures, installation of temporary lighting and wall and ceiling work performed to the first 5 floors from the top at both James and Kilmer House. It is anticipated that Kilmer House will be completed in mid-October and James House in mid-December. Leopardo is the General Contractor that was awarded this important job. The Project Coordinator, Chris Hill will be sending weekly updates and one week "look-aheads" as this project moves forward.
- * **Façade Inspection and Repairs:** The contractor, Quality Restoration, has completed concrete repairs to deficiencies found during the ongoing façade inspection on the '03 tier of James House. There are 2 façade inspection drops remaining; both on the east elevation: The first in the proximity of the '04 tier and the second (later in the fall), on the '12 tier. Unfortunately, the sun deck will need to close during this '12 tier inspection in the fall.

OPERATIONS

- * The next and final window washing of the year is scheduled to begin on October 29th.

ADVICE FROM MAINTENANCE

by Freddie Arnett, Lead Janitor

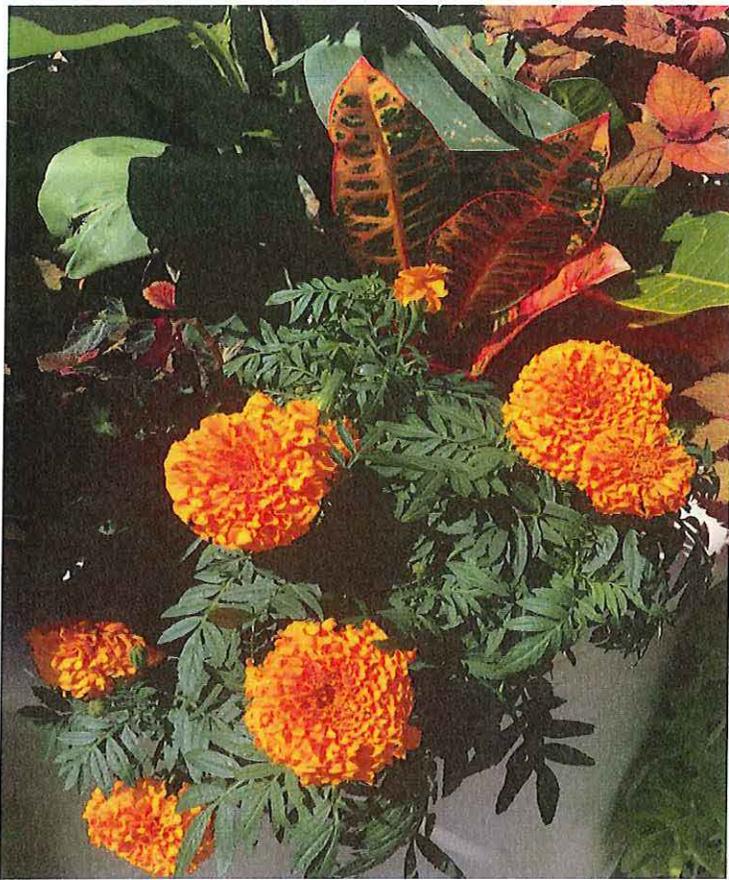
Hello All:

Earlier this year, management announced that the maintenance department would be able to offer more plumbing services to residents. I am pleased to report that the plumbing division is in full bloom with very positive results. We try to stock a variety of plumbing parts to meet everyone's needs. Sometimes it is not possible because of the many different types of fixtures. If that is the case, we can refer you to the appropriate location. Please feel free to call the office with any plumbing issues.

Tips:

- * For those who have not had your condensate drain pans replaced on the original McQuay HVAC units, it would be a good idea to consider replacement. Maintenance has found several that may not last another cooling season.
- * When doing any plumbing work in your unit, it is critical that you turn off the main shut off valve. If you are not sure where they are located, the maintenance staff will be more than happy to point them out to you.

Let's enjoy the last few months of 2018!



CONSTRUCTION ACTIVITY FOR 1550 ON THE PARK

by Judy Barnes, JK Board President

On a monthly basis, Tom Kristufek, Andy Warner and I meet with Golub and Company's Project Manager, as well as, the Superintendent and Assistant Superintendent from Power Construction, the company building 1550 On The Park.

As many of you on the East side of James House can observe, the sub-ground work has begun. The footings, caissons and sheeting for the foundations are and will continue to be installed in the next few weeks. The concrete pouring for foundational work and perimeter walls will soon begin. The construction work to date has required the use of about 30 folks. As Power Construction begins to do the concrete pouring for foundations and perimeter walls, it will require about 40 work staff in this next phase of construction. The first floor of the building is expected to be poured in early October. So in about 5-6 weeks, there will be an increased number of concrete trucks in our area for this concrete pouring for the building. Keep in mind, the concrete pouring will continue ALL winter long. This is possible because the concrete is heated to pour in ANY weather. There also are security cameras installed on the site to assist Power Construction in maintaining security 24/7.

DID YOU KNOW?

by Barbara Mueller

Sorry---no events or neighborhood news this time, but here are some things you might find useful.

* ***Did you know you can practically eliminate robo calls?*** If, like me, you get dozens of robo calls on your land/voip line or cell phone, there is something you can do to help stop those nuisance calls. Like most people, I am on the do not call list, but it doesn't seem to help anymore. The robo callers have figured out a way to circumvent that and they change their numbers daily. They have even started using our area codes which tends to make us pick up the phone. I heard about No Mo Robo on the network news and through Consumer Reports. It's called: NOMOROBO. You sign up with them and also coordinate with your telephone provider. (I have RCN for the home line). Since doing that, the number of robo calls I have received has decreased by 90%. Oh-and it's free for land/voip lines and \$1.99 a month for mobile devices. For more information, go to their website: <https://www.nomorobo.com>.

* ***Did you know the temperature of the water James/Kilmer gets from the city during the summer is 69-70 degrees and even warmer toward the middle or end of a hot summer?*** I called maintenance because I was wondering why I had no really cold water. Turns out, that's the reason. The water standing in the pipe is actually slightly warmer than the City water. Since the building cold water does not circulate like the hot water, and is not chilled, it just sits there and absorbs the warm building temperature. This happens especially during low usage times, like in the middle of a weekday. (Running your water for 5-10 minutes can help.) The building can't chill the water it gets from the City so our units get what the building gets. In the winter, the temperature of the water we get from the City can be in the 40s, so what comes out of our taps that time of year will be colder. Of course, if you think you still have a problem, definitely call the office, or go online, and put in a work order.

* ***Did you know, you can get 100% green energy from Clearview Energy (www.clearviewenergy.com) cheaper than from ComEd.*** When I last checked on August 20th, the price from Clearview was 6.49 per kwh vs. ComEd's 7.3-7.5 per kwh. At the end of the month it doesn't result in a huge savings, but if your goal is to go green, it's a good option. FYI: to get the best Clearview price you have to sign up on line-not through a rep.

Enjoy the rest of the summer!