

James/Kilmer *Condominium Association*

NEWSLETTER 3

JULY 2008

City of Chicago Façade Ordinance Inspection and Repair Project Underway

On June 25th, the Inspection process began on James House 02 and 15 tiers and is proceeding on schedule. Code requires that the engineer ride the scaffolding drop and 'touch' 100% of the required surface area looking for and directing removal of concrete that is unstable and hazardous.

During the Inspection phase the Balconies of 02, 15 (*done*) and 03, 01, and 12 will have to be vacated for the scheduled inspection days. *[You may leave only your propane gas tanks on the balcony during the inspection.]*

Barring any unforeseen problems, the balconies can be used again the next evening and you will be free to move your furniture, plants and grills back in place following the completion of the inspection. Should there be an immediate repair necessary, you will receive a notice and that repair will likely occur within 2-days.

The inspection dates for remaining balcony tiers:

**03 Balcony (July 28), 01 Balcony (July 29) and
12 Balconies (August 1)**

These dates may fluctuate depending on weather or unanticipated work conditions. We will post a schedule each week throughout the building and on the James Kilmer website that will give the most current schedule. Residents of each tier will receive a reminder at their door the week before inspections will be conducted and balconies must be cleared by that scheduled day.

If you are traveling you may want to make arrangements to clear your balcony before you leave anticipating the possibility that weather could move the dates back a few days. Please contact the Management office for any assistance or questions. Thank you for your patience during this required work.

Visit <http://jameskilmercondo.org>

BOARD MEETING OF JUNE 24,2008

The Board of Directors appointed **Ron Miller** and **Marcie Johnson** to fill the unexpired terms of two members who had resigned at the May Board Meeting.

Our treasurer, Betty Latson, reported that the Association has approximately \$181,000 in its operating fund and \$3,973,000 in the capital reserve fund as of May 2008.

The approved 2007 Audit reported that the Association had a \$56,639 operating surplus for 2007. Owners may obtain a copy of the audit from the office or at our website.

Dave Beck reported that the **Window Advisory Committee** met on May 27th with Klein and Hoffman (KH) to develop scenarios for four different window samples. The purpose of the samples is to give the residents a look at a number of different colors of glass and frames as well as different mechanical functions of the movable parts. The installation of these samples allows the engineers to determine any problems they may encounter if and when a full window replacement is undertaken, particularly with regards to the concrete.

As a result of the meeting, KH has developed and submitted to the four different manufacturers four different specifications; these include grey, bronze, green and clear glass, frames

that are different shades of brown (including one that is brown on the outside and off-white on the inside), lower panels that are different shades of brown and beige, three variations of sliding doors and one terrace door (swing out style) for the balconies, and one hopper window (like we have now) and 3 examples of double hung windows (sliding up and down).

It is anticipated that these windows will be installed in early August. The installation and samples are at no charge to the association. We also plan to have samples placed in the lobby so that residents may express their preferences.

The Board approved **lifting the washing machine moratorium at James House for all new washers to be connected to kitchen lines only.** The moratorium for any new washers to be connected to bathroom lines remains in place for the time being.

The board further approved the installation of cleanouts in three apartments on the third floor in an effort to make it easier to clean out vent pipes before there is any flooding to third floor units.

The board will monitor the situation and determine at some point in the future whether it is prudent to lift the moratorium for residents wishing to connect washers to bathroom lines.

June 24 Board Meeting continued

The **Association's Declarations and By-Laws** have not been updated since the Association was established in 1980. The board approved an update project that will bring these governing documents in compliance with the Illinois Condominium Property Act.

Association Electric Contract: The board approved a one-year contract with Excelon Corporation to provide Electricity to the Association. Three bids were considered with Excelon clearly the lowest. This contract is for common area and cooling and does not affect the electricity provided to your individual homes by Commonwealth Edison

A **new entry garage door** (west ramp) for the Association's garage was approved, as the current door is over 30 years old and was having significant problems.

Association Energy Analysis: Lastly, the board approved a contract with Siemens Corporation to provide a complete analysis of the Association's energy usage and how much energy might be saved with a window replacement and other energy conservation measures. This study is being done as part of the Clinton Climate Initiative. It is hoped that this study will provide us accurate data as to energy savings from a window replacement thus using that savings

toward the payment of our new windows. Siemens, as part of the initiative, will possibly guarantee an energy savings and make up any monetary shortfall.

Update on Kilmer Legal Window Challenge. On June 16, 2008, four owners in Kilmer House filed what is known as a declaratory judgment action in the Circuit Court of Cook County against the Association. They are seeking to have a judge declare that the Kilmer owners should not be obligated to participate in any future special assessment for the James windows. For any of you who attended the December 2007 board meeting this is the same position that was publicly stated by a Kilmer owner.

As was indicated at the board meeting Tuesday, the board cannot discuss it any further as any strategy etc. is strictly a board matter that will be discussed in executive session.

This should have NO effect on our planning underway for the window project to reach a decision this fall on what the window solution will be, how and when to do it and how to fund it. Please be assured that the board will represent the best interests of ALL association members in this potential action.

Submitted by Dave Beck

HOA June 2008 Report

A new standing committee of the Homeowners Association (HOA) has been formed and is to be known as the **Sandburg Neighborhood Committee**. This committee will interface with the Alderman on issues of our surrounding community such as development, zoning, density, traffic, crime and safety and other issues that would have an effect on the Village. This committee will work with the Alderman and neighboring community associations on common goals, to provide a unified voice for the Village and to communicate these activities and concerns with the Village's seven member associations.

Germania Club Building update

In an initial meeting with Alderman Reilly, we were advised that preliminary landmark status has been granted to Germania and to the Village Theatre buildings, but no further information on what Kimco (the new property owner specializing in retail developments) is planning for the building at this time.

On another note, Alderman Reilly revealed that **CDOT has reviewed the possibility of a small pedestrian island in the crosswalk area opposite Potash**. We have not seen the drawings of such an island as yet and will keep you informed.

Landscaping continues with Moore replacing some existing plantings and adding more trees, bushes and other enhancements to the Village.

Our Pool Management team at FFC has moved **all water aerobics classes** to the North Pool beginning June 30, 2008 per requests by class members.

The fountain in front of James House will have new coping stones installed (around the top surface) and will be painted sometime this summer.

Please be aware that drug activity has been observed near the church and playground on Goethe and the police have been informed.

Submitted by Marcie Johnson

Upcoming Events in July

Tuesday, July 22 – JK Board Meeting at 7pm

Finance meetings will begin July through September to prepare the 2009 Budgets.

Bike Space Renewal will be conducted this month. If you have a space, please make sure to register your bikes. Watch for postings on all dates and times.

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