

James Kilmer

Condominium Association Newsletter

Editors: Judy Barnes, Diana Cardenas, and Karla Ross



2010 Operating Budget & Finance Update

The 2010 Operating Budget has been mailed to unit owners. An open meeting for unit owners to discuss the proposed 2010 budget and ask questions was held on Wednesday, December 2nd. The Board approved

the 2010 operating budget at the Board Meeting held December 8th, 2009.

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Salvation Army Drive

Don't forget to get your closets cleaned and help folks in need by your contributions to the Salvation Army. As in the past, we will be collecting donations in the James House lobby (from 8:00 a.m.-5:00 p.m.) on December 29, 2009 and a Salvation Army truck will be coming to our building to collect them.



James/Kilmer Employee Holiday Fund

The James/Kilmer Employee Holiday Fund is a voluntary collection of monetary gifts from owners and residents for the employees to show their appreciation to employees through this once-a-year gift fund.

Please bring your check made payable to:

J/K Employee Holiday Fund to the Management Office or drop it in the suggestion box at Kilmer *by Monday, December 14, 2009.*

All contributions are kept anonymous and divided equally among employees with the gift checks given to them at their Annual Holiday Party on December 16, 2009.

All contributions are greatly appreciated.

Holiday Fund For Garage Employees

If monthly parkers wish to give holiday gifts to garage employees, please drop off in the garage or send a check to the garage by **Sunday December 20, 2009.**

Please make checks payable to:

James-Kilmer Condominium Garage/Holiday Fund
Garage Office
1560 North Sandburg Terrace
Chicago, IL 60610

The names of the individuals and amounts given will be kept anonymous.

Finance Committee Update

Update by Betty Latson, Association Treasurer

Next steps on the Windows and Balcony Project:

The Board approved the unit owner window and sliding door project as well as the balcony repair project on November 3, 2009. On November 17, 2009, a meeting was held to allow Unit Owners the opportunity to reject the window and sliding door project. The project was not rejected by Unit Owners.

The Finance Committee now awaits the selection of the window contractor and the determination of the final cost of the windows and sliding door replacement project. The

Association will also be seeking a time line from the selected window contractor to determine when payments will need to be made for the windows project. Once the Finance Committee receives these important pieces of information, we will be in a position to finalize bank financing terms and provide unit owners with information on the timing of the levy of the direct charge.

The next step will be for the Finance Committee to recalculate the direct charge based on the final cost of the windows, and to recalculate the financing option payments based on the finalized banking terms and interest rates. Unit owners will then receive the final and official survey, which will ask unit owners to commit to one of the payment options provided. Official notice of the timing of the direct charge will also be provided to home owners.

Our current best estimate is that the direct charge would be levied sometime toward the end of the first quarter or potentially later.



President's Corner

Update by Duane Hickling, Association President

At the JK Board Meeting on December 8, the following slate of officers was elected:

- Duane Hickling, President
- Judy Barnes, Vice President
- Betty Latson, Treasurer
- Dave Beck, Secretary

As the new President, this brief note is to share with Unit Owners (not present at the Board Meeting), my view of how we, as a Board and an Association, move forward in 2010. I have 4 points:

- 1) We all recognize that we have been a divided board. That condition won't change unless we WANT to change. Everyone acknowledges this, so let's take this new year to refocus on changing that division and working together for the benefit of the Association.
- 2) We need to hold ourselves accountable to a standard of accuracy of fact and information in our discussions and debates of Association business. We should all bring factual information to the table – or stop talking. Mark Twain once said, 'Clothes make the man -- naked people have little or no influence.' Debating or discussing issues without information or facts is akin to being naked – and those opinions should carry no influence.
- 3) We, as Directors, represent ALL owners—not just James or Kilmer or a subset of JK. I want all directors to adhere to that concept – regardless of who we believe voted for us.
- 4) As owners, we are all responsible for accurate communications and information as well. We need to resist reacting to or trading in hallway gossip or rumors. Our Property Manager, Rich Vicens, is the triage point for answering questions, clarifying information and the source you should go to for immediate answers. He can be reached by email, phone, in person (through extended hours mentioned in his Manager's Report) or the Suggestion Box. But please, get to Rich with your questions and do not perpetuate wrong or misinformation.

Kilmer Legal Update

Update by David Beck, Association Secretary

The lawsuit filed by two Kilmer residents, Dan McNamara and Suzie Ridenour continues to work its way through the Appellate Court. The Association has now filed its Appellate Brief seeking to have the court overturn the lower court's decision that Kilmer owners can not be assessed for the James windows. The plaintiffs will have thirty five days to respond and the Association will have time to reply. The Appellate court may or may not hear oral argument. It is estimated that it could take a year for the court to reach a final decision in this matter.

A significant development occurred last week. The plaintiffs have filed a motion with the trial court asking the court to prevent the James House owners from accessing the reserve fund for the window project

until the appeal is decided. If this motion is granted, it would prevent the reserve fund from being used as collateral for a loan until the appeal is decided. This means that the project would be delayed for a year or more with significant price increases that would accompany such a delay.

In the event the judge is inclined to grant the stay, the Association is requesting that McNamara/Ridenour post a \$1 Million appeal bond that will cover any losses to James owners due to a significant delay in the project start should their appeal of the reserve issue fail.

The Association is vigorously resisting this 'motion to stay'. A response has been filed. The motion will be heard on December 22, 2009 at 10:30am in Room 2304 of the Daley Center.

Management Corner

Update by Richard Vicens, Property Manager

James House Windows Project

There are two finalist vendors for the windows project and negotiations with them will begin in mid-December. The idea will be to: a) give them final instructions for the products desired, b) determine their approach to the project, c) determine availability of price discounts, d) tell them to come back with their BEST pricing and e) mutually agree on a time-line for the project. At this time, the *anticipated negotiations time-line* is as follows:

- 1) Finalize negotiations in December,
- 2) Select and recommend a single vendor to the Infrastructure Committee (IC),
- 3) Meet with the IC in early January to agree upon the recommended vendor selection,
- 4) Present recommendation information to the Board for discussion during January,
- 5) Obtain Board approval at January 25th meeting and
- 6) Obtain fully executed contract by mid-February.

Once the above steps are achieved, the following *window project time-line* would take place:

- 1) Manufacturer's preparation of shop drawings--10 to 12 weeks,
- 2) Shop drawing review--2 to 4 weeks,
- 3) Manufacturing lead time--8-10 weeks,
- 4) Site mobilization--1 week,
Steps 1-4 takes approximately 27 weeks in total
- 5) Window Installation work then begins Summer 2010 Window Installation will continue for 12 to 14 month with anticipated completion between late summer – early fall 2011.

A process for the windows implementation project will be established which will address owners concerns about unit preparation, security during installation, unit repair, window treatment reinstallation, etc.

James House Concrete Project

A contract has been signed with Golf Construction to perform concrete repairs at James House. Two-thirds of the effort is related to façade repairs and the remaining work is for the repair of balconies and railings. The work also includes painting of all the concrete and this is being coordinated with the selection of color schemes for the windows project. Work will begin in April of 2010 and continue for about 12 months. Golf will provide support to the windows project by making repairs to any defective concrete discovered as windows are removed.

Other Projects

■ Com Ed Vault Repair

The underground vault is on the east side of the James House fountain.

Originally we expected work to begin in early fall of 2009 and then we were notified that revised City procedures would require much more extensive permit application work. This would be a 12 week process and required that the property be re-surveyed. This has been done and we are now looking at a Spring 2010 start. When completed, all of the road surface will be repaired in the vault area.

■ **Kilmer House Concrete**

Klein and Hoffman have completed the inspection of representative samples of Kilmer House façade and balcony areas. Their report is due at the end of December and will quantify the amount of work that will be required to be done in the spring of 2010. We are told that the concrete at Kilmer House is in much better condition than that at James House.

■ **Garage Leaks**

HOA has completed a survey of the slab area over the garage using the firm of Wiss, Janey, Elstner. The scope of remedial work has been determined and the plan would be to start next April or May. The work area would include the eight Kilmer House patios facing west.

Management Office Unofficial Hours

The regular business hours of the Management Office are 9:00 a.m. to 6:00 p.m. Monday to Friday. Generally, I am in the office at 6:30 a.m. and Nichelle Wilson comes in at 7:30 a.m. Someone is always here until 6:00 p.m. Therefore, feel free to come in to conduct your business during these extended hours.

Rules and Regulations

It has been some time since the Rules and Regulations have been updated and there are a number of issues here at James Kilmer that need to be addressed. Some of these are noise between units, leases, remodeling, pets, visitors, parking in and around the receiving room, hearings, moves, door drops and unsolicited knocking on doors.

The Rules and Regulations will be redone in January and given to the Board for review and comment. The Board would vote to approve the proposed Rules and Regulations and then they would be sent to ownership for a thirty day review period. A town hall style meeting would then be held for owner comment. Revisions, if any, would be made and the package would then be given to the

Board for approval. Once approved, the revised Rules and Regulations would be sent to ownership with the effective date thirty days later. If you have any issues you would like to have addressed please inform the Management Office.

Suggestion System

We are very pleased to let you know that the recently implemented suggestion system has been very well received and that we are receiving many worthwhile suggestions which have given us the opportunity to respond to our residents' concerns and ideas. The suggestion system is very important because it allows us to have many eyes and ears of the community working for us and in turn working for the entire Association. This is a large Association and ideas that come forth have the potential to enhance value and the quality of life for residents.

There are two suggestion boxes--in the Kilmer House lobby and outside the Management Office door. We very much want you to contribute to the system. Fifty percent of the comments received so far have been anonymous and if you would prefer that, it is certainly acceptable. On the other hand we would like to be able to let persons making suggestions know what has been done with them. Providing feedback to owners who have taken the time and interest to make suggestions is important to us.

Fire Safety Tips for James/Kilmer

1) Immediately Call 911—

State specific street address:
1560 or 1555 N. Sandburg Terrace

2) Notify the Door Station

Don't assume someone else has called.

3) Our buildings have speakers on every floor.

Once the Fire Department has arrived, they will announce verbal instructions. Fires are generally confined to individual units and there is no cause for panic. It may not be necessary for you to evacuate.

4) Before you attempt to leave your unit, feel the door with the back of your hand.

If the door feels warm to the touch--DO NOT OPEN IT.

Keep the door closed; use wet towels to seal the cracks around the door. If smoke enters your unit, open a window slightly, remain close to the floor.

If the door is NOT warm to the touch, carefully open it a few inches to check for the

possible presence of smoke in the corridor.

- If you determine the corridor can be used:** Close the door but do not lock your door. Please alert other apartment occupants on your floor.
- Proceed to the closest exit stairway—DO NOT USE THE ELEVATOR;** go down the stairs to exit. The doors are LOCKED to the roof. Always go down...
- If the fire is from outside and may spread to your unit through the window-** close your windows and remove combustibles – drapes, shades.

5) Know Your Building (And buildings you are visiting...)

- Know where all the stairways

are on your floor –

- Do not attempt to use the elevator!
- Always exit DOWN the stairs... (Only in the movies do they rescue from the roof...)
- Know where the fire extinguishers are on each floor.
- Know that we also have call buttons in the stairways.

NOTE: Check to make sure your Owners and/or Renter's Property Insurance is current!!

Engineer's Corner

Update by Kurt Kruger, Association Engineer

On drain trap maintenance

- A. Drains that aren't used present a problem to the rest of the building occupants – they dry out and sewer gas then backs up through the rest of the building ventilation system
- B. Owners/occupants have an obligation to perform maintenance on their drains if they are planning an extended absence from their unit.
- C. That maintenance can take 1 of 3 forms:
 1. Schedule someone to come in and run the water for 15 seconds in each drain during their absence greater than two weeks (a chore for someone who is coming into water plants)
 2. Put an airtight plug on the drain
 3. Put mineral oil in the drain to forestall evaporation of the water in the trap.

Homeowners Association Update

Update by Jack Vedra, HOA Representative

The Carl Sandburg Village Homeowners Association (HOA) is pleased to announce that the Sandburg Village landscaping has earned an Honorable Mention in the 2009 Mayor Daley's Landscape Awards Program. Each of the hundreds of entries in the program is first judged on the photos and descriptions submitted. The landscapes that make it into the second round are then visited and judged on site. Sandburg Village is judged in the High Rise City Wide category of the program.

HOA is ending the year by looking ahead to 2010 with a budget that remains at the same level as 2009. There is no increase in the assessments that the seven member associations pay to HOA. Each individual association passes its assessment on to its unit owners based on their percentage of ownership.

HOA's projects in 2010 include a major renovation of the South Mall — that's the mall built over the Eliot House garage. Most of the construction work will take place outside of the south pool area. There will be some minor construction work within the pool area, but that is

planned to be completed before the pool season begins, as is the installation of new doors on the south pool cabanas.

Work will be done also in 2010 on the North Mall, primarily to fix leaks into the James/Kilmer garage.

Announcements will be made as soon as the schedule for this work has been developed and it is known how the work will affect J/K's residents, garage operations, and the pool area.

JK Board Elects HOA Representatives

At the December 8th, 2009 Board Meeting, the Board of Directors elected the following HOA representatives:

Jack Vedra

Marcie Johnson

Dave Beck

Alternates:

Frank Mustari

Darwin Spurling

The next HOA meeting will be held on January 27th at the Alcott House at 6:30 p.m.

Friendly Reminders.....

The ***Chicago Public Library*** has changed the hours of the majority of its branches (including Near North) beginning January 1.

The new hours are:

- Monday and Wednesday 12-8,
- Tuesday and Thursday 10-6,
- Friday and Saturday 9-5,
- Closed Sunday.

Reminder from the U.S. Post Office

To assure prompt delivery of your mail, please be sure your address is formatted at follows:

Your Name

1560 N. Sandburg Terrace,

Apt. # _____

Chicago, IL 60610