

James/Kilmer

Condominium Association Newsletter

Editors: Judy Barnes, Diana Cardenas, Karla Ross



Window Replacement Program Update

Richard Vicens, J/K Association Property Manager

General: We are pleased to report that the window installation has been proceeding without any major problems and that windows are presently being installed on the 38th floor. As you might expect, there is a learning curve for the contractor to go through in dealing with the specifics of James House. This process has necessitated that the contractor reduce the number of units that were originally planned for installation each day.

You may recall that the original plan called for the contractor to start the installation on the 43rd floor, and working down, complete one floor per day. This was changed to accommodate the “learning” process and the project began by completing one or two units per day. During the third week, a situation developed wherein a substantial amount of concrete in studio units had to be removed to allow fitting of the new windows. The contractor has changed plans and will now begin the replacement of entire floors in mid-January.

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Upcoming Meetings and Events

- **Salvation Army Drive**
December 28th
8 a.m. to 5 p.m.
James House
South Lobby
- **Website Committee Meeting**
January 10th
7 p.m., Penthouse
- **Board of Directors Meeting**
January 25th
7 p.m., Penthouse

Weather Delays:

There are three weather issues that can cause delays in the project:

- **Extremely cold temperatures** may cause the cancellation of a planned day's work. The consensus among Management, Engineers and Contractor is that whenever the predicted high temperature for a workday would be less than 20 degrees Fahrenheit, work for that day would be cancelled. For forecasting purposes, we will be using www.weather.com and the Northerly Island zip code of 60601. Readings would be taken at noon the day before work is scheduled and a decision would be made accordingly. Thus, you would be able to determine if the installation for your windows might be postponed.
- **Moisture** from frost, snow, or rain will probably mean that the work would be cancelled. The window sealants cannot be installed properly if moisture is on the concrete. On the other hand, if the concrete were to thoroughly dry out from early morning moisture before the sealant is applied, everything would be fine. Moisture is a much more sensitive and controlling issue than temperature for the sealant, since, in theory, it could be installed at temperatures as low as -40 degrees Fahrenheit.
- **Wind** is the last of the weather-related constraints. Whenever the wind velocity exceeds 28 MPH, there would be a possibility of shutting the installation down. This almost certainly would happen if the contractor were using swing stage scaffolding, as the concrete contractor did this year. The fact that we are using mast climbers diminishes the effects of higher winds, especially if the work is being done on the lee side of the wind. That is to say if the wind is blowing from the east and the work is taking place on the west side of the

building, the mast climbers and workers would be protected.

Other Causes of Delays:

- **Electrical problems** can cause the work to be cancelled. On December 10, a problem developed in the electrical power feed to one of the mast climber hoist motors. The issue could not be resolved and the installation for two of the three units scheduled that day had to be cancelled.
- **Manufacturing problems** and delays could affect the installation schedule. At this point, this would be highly unlikely since the manufacturing process is far ahead of the installation process. This has happened because of the change from the original installation schedule.

Installation Process:

General - On the day of installation for a unit, the contractor enters the unit at 7:30 am, protects the floors and begins removal of the existing windows at 8:00 am. The next step involves preparing the opening for the new windows. This process includes a great deal of concrete and metal grinding. The dust and residue from these operations is very significant and blows directly back into the unit because of the missing windows. Additionally, balcony units will be having concrete chipped and ground to provide a slightly lower base for the sliding door assembly.

Unit Preparation - We have had two 'resident-prepared' units for which little or no preparation work was done. Time constraints did not allow us the time to bring in Tamas Partners to remedy the situation. The work could not be delayed, the installation began, and the result was that the residents' furniture and belongings were completely covered with concrete dust.

If you wish to have Tamas Partners prepare and restore your unit, it is a simple matter of filling out a form at the Management Office or at the Monday evening Manager's Information table in the lobby.

Concrete Drilling - We get a lot of questions regarding concrete drilling sounds and have to assure residents that the concrete project is over and that the drilling sounds are coming from balcony modifications associated with the installation of the windows sliding door assemblage.

Schedule at Press Time - A new installation schedule was published on Friday, December 10. It includes the fact that we know we will not be able to work on Monday, December 13, because of extremely cold temperatures. Additionally, no work will be done the weeks of December 20 and December 27. Finally, no work will be done on January 3, since for many people, this is a holiday in observation of New Year's Day. Work will start again on January 4 and it is anticipated that the floor-per-day schedule will begin on Monday, January 10.

Finance/Treasurer's Report

Betty Latson, JK Association Treasurer

The JK Board voted to distribute the proposed 2011 budget developed by Management and the 13-member Finance Committee at the October 26th, 2010 Board meeting. A unit owner meeting was held on November 30th, 2010 for unit owners to discuss the proposed budget, ask questions, and share their thoughts. The November 30th meeting was well attended. Over 35 unit owners were present along with JK management and the Finance Committee. Most of the questions and comments surrounded the proposed change to the dog registration fee, the proposed change to the JK garage coupon rate, and the proposed reduction of the doorman coverage at Kilmer. Extensive discussion also occurred regarding the existing rental fee charged to unit owners who rent their unit(s). Further discussion occurred at the December 7th, 2010 Board meeting by both unit owners and by the Board. Ultimately, the Board approved the 2011 budget, as proposed and distributed to unit owners. However, a couple important points resulted from the unit owner meeting and Board discussions that should be highlighted.

The \$15 increase to the annual dog registration from \$30 to \$45 reimburses the JK association for the doggie bags supplied to our dog owners. Most unit owners and the Board believe that providing the doggie bags is an important service and that it should continue to be offered by the Association and paid for by the dog owners. Management will investigate alternative doggie bags of comparable quality to insure that the Association is paying the most competitive price for its doggie bags.

The \$5 increase to the JK garage coupon rate to \$15 per coupon for parking 13 to 24 hours continues to be advantageous for JK unit owners. Parking in the JK garage for the same 13 to 24 hours without a coupon would cost \$24. The new coupon rate goes into effect on January 1, 2011. The JK garage will continue to honor all garage coupons purchased prior to the January 1, 2011 rate increase.

The proposed 2011 budget called for one doorman shift at Kilmer each day. However, the budget provided money for two shifts on the weekend, if such coverage would be more appropriate at Kilmer. Having heard commentary on the Kilmer doorman coverage from the unit owner meeting and the Board meeting, the Board voted to use the money in the budget to provide one doorman shift coverage at Kilmer on weekdays and two shifts of doorman coverage at Kilmer on weekends. The exact hours of doorman coverage will be determined after consulting with Kilmer unit owners.

Several unit owners requested that the Finance Committee revisit the current rental fees. Many unit owners believe that the current rental fee rates are low and encourage a higher level of renters in the Association. Too many renters in the Association could impact the Association's ability to be certified for FHA mortgages. The Finance Committee will revisit rental fees,

while management will look into other qualifications that should be required of renters renting in the JK Association.

Lastly, as Treasurer and Chair of the Finance Committee, I would like to take this opportunity to thank both JK management and the members of the Finance Committee for their important contributions this year. It has been a very busy and challenging year for JK Management and the Finance Committee. We could not have accomplished the results of the Finance Committee without their great work. A final thank you to our unit owners for their support and understanding.

Happy Holidays to all!

Property Manager's Corner

Richard Vicens, JK Association Property Manager

Manager's Information Desk: The Manager's information desk in James House lobby on Monday evenings has been very well received and I am pleased that we have been able to disseminate a wide range of information to residents who had not been able to regularly attend various meetings. The topics of concern have included proposed budget changes, windows scheduling and the preparation of units for the installation, results of the tax appeal, proposed Kilmer Façade work, types of washing machines, requests for general information and concerns about outside policing and grounds keeping. Please note that the information table hours are Monday 4:30 p.m. to 6:30 p.m.

James House Windows Project:

Mast Climbers - The mast climbers are all fully operational and greatly facilitate the window installation process. They carry parts, tools, fasteners and sealant materials needed for the installation. Recently the ends of the mast climber platforms were enclosed to protect workers from the cold and thus improving their efficiency.

Information Sessions - Unless there are some major developments, we do not have any plans to have penthouse "Information Sessions" at this time. The **Manager's Information Table**, mentioned above, will provide detailed windows information as the need arises.

Unit Preparation - Recently a survey was delivered to the Phase I units to determine if their intention was to use Tamas Partners for unit preparation and restoration work. Most of those responding will be using Tamas. We cannot emphasize enough that a great deal of work is involved in properly preparing a unit and in protecting belongings from dust infiltration. A description of the process together with pictures taken in prepared units is available in the Management Office and will be available at the **Manager's Information Desk**.

Project Coordinator - Our Project Coordinator, Paulette Demers, continues to staff a full-time office in the penthouse. She can be contacted as follows:

Office 312-654-1560 ext. 9

Mobile 773-526-6585

Email demersp@draperandkramer.com

Paulette will be able to assist you with any issues or concerns you may have regarding the windows project

James House Concrete Project:

Phase I Completion - All of the work planned for 2010 has been completed and the contractor has de-mobilized. The scaffolds are gone and their motors, along with other equipment, are being stored on the roof.

Phase II Work - Next spring, Golf Construction will be repairing and painting railings, installing new membranes on balconies and painting the entire building. In February, we will be presenting a schedule for the work and outline the scope of work in detail.

Laundry Contract: We have received proposals from four vendors to replace all laundry machines in both buildings. We are reviewing this material which provides for the installation of both top and front loading machines. Additionally, there will be a different mix of dryers. The process of replacing the machines will probably take about two weeks as plumbing, flooring, lighting and carpentry work will be required. The change would probably take place sometime in March.

North Area Mall: HOA will be bidding and awarding a contract in February to repair concrete, replace expansion joints and generally waterproof the north mall area over the garage. We have been holding off garage interior refurbishment until the leaks are fixed. Work on the mall would begin around Mid-March.

IMPORTANT NOTE:

SEWER GAS

Some owners in two bedroom units use their second bathroom for storage and typically place belongings in that tub. Water is never run, the trap dries out and sewer gas then escapes into that unit and is drawn into other units through the bathroom exhaust system. This gas is dangerous to inhale and is poisonous in high concentrations. **Please make sure that you run water into plumbing fixtures and flush toilets on a weekly basis.**

2009 JK Property Assessment Appeal

Karla Ross, Communications Co-Chair

We are pleased to announce that the Cook County Board of Review has acted favorably upon the 2009 Tax Complaint filed by our attorneys, Worsek & Vihon, and that property assessed valuations were reduced by 7.9 % for James/Kilmer owners participating (Five units filed separate appeals and are excluded from this specific ruling by this board.)

This reassessment sets your property value to the lower amount for 2009. Remember, you pay your property tax bill the year after (2009 being paid in 2010). This new lower value is shown on the right hand side of the tax bill received in November.

The one-year savings range from \$148 - \$550 per owner depending on your unit size and location. The savings are before any further exemptions you may receive, as a senior for example.

When our attorneys succeed on our behalf, they collect a 15% fee of the total reduction for one year. This special legal fee will be passed on to participating individual owners through your December 2010 Association assessment bill. Management will send out a specific report shortly to show you your unit's reduction and prorated fee. Management did a great job negotiating a lower attorney fee (15% versus 20-25% norm).

If you have any questions, don't hesitate to contact Rich Vicens at 312-654-1560, ext. 4, or visit with him Monday evenings in the lobby.

Engineer's Corner

Kurt Kruger, JK Association Chief Engineer

Seasonal reminders from the maintenance department:

Christmas tree bags are available at receiving.

Live trees are a fire hazard, so please follow all watering procedures.

Do not leave lights on during your absence or sleep periods.

If extension cords are involved, use the proper gauge.

If you are to be away for the holidays (or any extended period), please leave your heat on low. Make sure your windows are latched. Some people brace the hopper windows, as they are prone to open by themselves under the right conditions. If you have someone watching your unit during your long absence, *be sure they run water to maintain all your water traps.* If you are

a snowbird and are going to be gone for months, yet have no one watching your apartment, *consider putting a light mineral oil down the drains to maintain the water traps.*

After Christmas, tree removal is free through the management office. Please do not put the trees in the chute rooms, stairwells, or elevators.

Have a wonderful holiday season, and be safe.

Special Upcoming Open Houses for those Owners Desiring Window Treatment Replacement with their New Window Installation

Nancy Slattery, JK Board of Directors

We are pleased to share some general information for all James House owners who anticipate replacing their old window treatments to complement their new windows. We are currently confirming dates which will soon be posted for four separate window treatment Open Houses to be held here in the James House. The four companies will be presenting their products and may offer exclusive discounts on products for James House owners during our Window Replacement Project. The companies who will participate are as follows:

- Eddie Z's
- Regent Shades and Blinds
- Illinois Window Shade Company
- Finishing Touches Interiors

We will also have business cards available from American Drapery, which specializes in window treatment cleaning only. They will be offering free estimates to any James House owner interested in reusing their existing blinds. Look for these posted Window Treatment Open House dates very soon!

Single Stream Recycling

Gail Gill, Recycling Task Force Chair

On November 22, a Recycling Information Meeting was held in the Penthouse. Dan Maher, our Waste Management Account Manager, gave a presentation on 'Single Stream Recycling'. With *Single Stream Recycling, residents will no longer need to separate recyclable materials (aluminum, paper, glass etc) but rather may put all recyclables into one container. Also with Single Stream Recycling, a wider ranager of material/objects may be recycled (see list below).* Discussion followed regarding the possible location for the containers including: JK garage, outside containers, trash room containers etc. We will be asking residents to voice their opinions in a survey in early 2011.

RECYCLE THESE!

Glass & Plastic Bottles (must be in the shape of a bottle)
Aluminum, Aluminum foil and Pie Tins & Tin Cans (must be free of food residue)
Steel Cans & Empty Aerosol Cans
Cardboard Boxes (must be broken down)
Paperboard
White & Colored Paper
Newspapers (and their inserts)
Books (hard or soft cover)
Magazines and Junk-mail
Envelopes (windows ok)
Brochures & Pamphlets
Coated Paper (shiny)
Computer Printouts
Carbonless Receipts
Post-It Notes
Manuals with Glue Bindings
File Folders (with metal hangers)
Wire & Plastic Spirals
Stapes, Paper Clips and Clamps
Phone Books
Brown Paper Bags

TRASH THESE!

Candy Wrappers
Carbon Paper
Carpet or Cloth
Glass (if not a bottle or jar)
Food-soiled Cardboard
Food or any Organic Waste
Liquids
Plastic Bags and Saran Wrap
Plastics (if they're not a bottle)
Plates or Dishes
Styrofoam
Used Paper Cubs and Paper Plates
Used Paper Towels
Used Tissues
Waxed Cardboard (milk)
Waxed Paper
Wet or Soiled Paper
Window Glass
Wood

HOA Report

Jack Vedra, HOA President

The Carl Sandburg Village Homeowners Association (HOA) ended the year by approving its 2011 budget, keeping assessments at the same level as in 2010. The year's major project, the renovation of The South Mall, ran into a scheduling problem with a month-long strike during the summer and with the recent cold weather. The tail end of the concrete work, plus the installation of some new plants, will be completed in spring.

Starting up in spring – and of particular interest to James/Kilmer -- will be the North Mall project. Work will be done on the Kilmer patio and pool area walls, drains, the expansion joint, and water damage repairs in the J/K garage. Also in 2011, HOA will begin the planning phase for new landscaping around James House, which will be installed when the new windows and building painting have been completed.

JK Board Elects HOA Representatives

At the December 7th, 2010 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.

JK Board Elects the Following 2011 Officers

Duane Hickling – President

Betty Latson-Treasurer

Judy Barnes – Vice President

David Beck - Secretary

Garage Report

Frances Andrews, JK Garage Task Force Chair

Although many of us see the Garage staff as part of the JK staff, they are not. They are Standard Parking employees and, as such, do not receive a portion of the JK Employee Holiday Fund. Therefore, a separate Holiday Fund is established each year for parkers and residents of JK who utilize garage parking and/or utilize guest parking privileges and who wish to make a holiday donation to the garage staff. If you wish to contribute to the Garage Holiday Fund, please drop off a check in the garage office, payable to James Kilmer Garage Employee Holiday Fund, by this Friday, December 17.

Effective January 1, 2011, the garage coupon rate for guest parking will remain at \$10 for 0-12 hours and increase to \$15 for 13-24 hours. Coupons purchased prior to the increase will continue to be honored until used.

Alderman Reilly's 42nd Ward Update

Judy Barnes, JK Board VP and Communications Co-Chair

Winter Overnight Parking Ban in Effect Beginning December 1! Beginning at 3:00am on Wednesday, December 1, Chicago's "Winter Overnight Parking Ban" on critical arterial streets has gone into effect. This ban will be in effect every day until April 1, 2011.

There are 107 miles of city streets considered critical arterial streets has gone into effect, and the nightly ban is in effect between the hours of 3:00am and 7:00am **regardless of the presence of snow**. Ignoring the Winter Overnight Parking Ban will result in a \$150 towing fee (minimum), a \$50 ticket and a daily storage fee of \$10 that increases over time. **Small portions of Division Street, Milwaukee Avenue and Madison Street are the only streets affected by this ban in the 42nd Ward.**

Arterial Street Snow Routes - No Parking when Snow is Over 2 Inches!

Other arterial streets in the 42nd Ward are considered "Snow Routes." Parking restrictions on these streets are technically in effect year round, but are **strictly enforced** during the winter

months when snow accumulation of over 2 inches is present. *Arterial Street Snow Route parking restriction signs are posted throughout the designated routes. Please be aware of these signs indicating the parking restrictions.*

Reilly Votes Against the 2011 City Budget

At the recent City Council meeting, Alderman Reilly voted **against** the Administration's proposed budget for 2011. Alderman Reilly was one of seven City Council members who registered a "no" vote. Alderman Reilly did not support the Mayor's City Budget because it: continued to raid the City's long-term reserve funds; made no effort toward structural changes to the operating budget; failed to demonstrate substantial savings through workforce reduction in the proposed consolidation of eight City departments and did not address the city's top-heavy managerial bureaucracy. Alderman Reilly indicates that although Mayor Daley's budget passed, it further drains reserves, holds the line on property taxes but depletes parking meter and Skyway accounts.

Regulations for Horse-Drawn Carriages

Alderman Reilly is pleased to report that, at his urging, the Department of Business Affairs and Consumer Protection has recently issued notice for a proposed amendment to the Rules and Regulations governing Horse-Drawn Carriages. Alderman Reilly frequently receives complaints from 42nd Ward residents and business owners reporting the foul odors that linger on our city streets due to urine from horse-drawn carriages.

Currently, there are no rules requiring horse-drawn carriage operators to clean horse urine from the city streets. As a result, the Department of Streets and Sanitation is tasked with power-washing the streets to eliminate foul odors from horse urine after receiving calls from the Alderman's office or directly from area residents or businesses. However, these calls for service are addressed days, sometimes weeks later due to our scarce city resources. Alderman Reilly felt that the responsibility for this nuisance should rest on the horse-drawn carriage industry.

After many months of dialogue with the Chicago Department of Business Affairs and Consumer Protection (DBACP) and Chicago Law Department regarding this issue, a new rule has been promulgated requiring horse carriage operators to clean urine from the city streets. As this new rule is enforced by DBACP, the negative impact of horse carriages on the public way will reduce the burden on our already scarce City resources. The proposed solution for the horse carriage operators includes (among other things) using 'deodorizing urine solidifying granules that are eco-friendly, safe, recyclable, non-toxic and non-harmful to people and property.

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 28, 2010 and a Salvation Army truck will be coming to our building to collect them.



JamesKilmerCondo.org . . . A Handy Reference Every Day

Ron Miller, JK Website Committee Chair

Your association website - JamesKilmerCondo.org - is the place to go for handy reference information. Activated for residents in January 2008, your website contains a vast amount of useful information available 24/7. Monthly site visitor data indicates all features are used; have you visited it lately? If you have not had the opportunity to visit every site feature, you are encouraged to visit and explore. Available to you are: extensive James House Window Project information; Committee, HOA, and JK Board meeting minutes; Posted notices, Association documents and forms that can be downloaded; and your ability to give feedback to the office and maintenance department. So with all this information available to you, it is worthwhile checking the website features. Also, a reminder that the *Maintenance and FAQ sections have information that should be reviewed periodically*. We encourage you to visit your official JK website and explore its features. Website feedback and suggestions are always welcome. Contact our webmaster, Ron Miller, webmaster@JamesKilmerCondo.org