

James/Kilmer

Condorminium Association Newsletter

Editors: Judy Barnes and Diana Cardenas



Thank You to Some JK Employees for Their Tireless Contribution During the Storm

Judy Barnes, J/K Association Board Vice President

One could call **Richard Vicens**, JK Property Manager, a “Man for All Seasons” as Lynn Connor (Kilmer resident) caught Rich on video and photos shoveling snow at the entrance of Kilmer during the storm. He also was the only person here to manage the JK office but was also very busy doing whatever/wherever it was needed. The same can be said for **Kurt Kruger**, Chief Engineer, who was wearing many hats to keep the overall JK Association systems running and comfortable in light of very high winds and heavy snow as well as assisting with specific unit owner window/door needs. He even donned his doorman hat to assist in the lobby. **Kenny Johnson**, Maintenance, who was on premise from 4pm Tuesday to 4:30pm Wednesday, was handling maintenance tasks, door duty, shoveling and any other owner needs that arose because of this terrible storm. Kenny was too tired to drive home on

Continued on **2**

Window Replacement
Update – Page 3
Property Manager’s
Corner – Page 9

President’s Corner

Page 5

Treasurer’s Corner

Page 9



Upcoming Meetings and Events

Board of Directors Meeting

February 22
7 p.m.
Penthouse

Window Treatment Open House:

Illinois Window Shade Co.
February 26th
11-1 p.m.
South Lobby

Wednesday afternoon (if he could even find plowed routes) so he stayed at a nearby hotel to be available as well for Thursday, if needed. **Mike Fisher**, Doorman, worked tirelessly from 4 pm Tuesday to Midnight (normal shift) but stayed on until Wednesday afternoon to be available to help (catching a bit of sleep in the south lobby) but was also nursing a sore back from handling the challenges of the high winds and the swinging door of the James House entrance, which was the only ingress/egress available to owners due to the revolving doors being inoperative because of the high winds and blowing snow.

Many residents (according to Rich Vicens) have stopped in the office to thank him and the employees for their all their hard work during this challenging storm. Other residents such as Rhona and Julian Frazin sent a note (as follows) for the staff:

“While most James-Kilmer residents were snug in our beds Tuesday night in anticipation of a Wednesday snow day, many members of the J-K staff team were hard a work to insure that we were secure, warm and plowed. Some travelled as much as four hours on public transportation, at great personal peril, to arrive at their jobs on time yesterday morning.

Julian and I would like to commend and express deep appreciation to you and your colleagues, who truly went above and beyond to assure our health and safety. Please share this note with them, and with the Board of Directors.

Thanks to one and all for a job well-done.”

On the flip side, and much to our dismay, we do seem to have some residents who didn't seem to realize the breadth of responsibility and work required to keep our association operative and safe during such an horrific storm—especially with only 4 employees able to be on premise. So it was disturbing to hear some residents self-centered complaints, largely focused on the snow removal on LaSalle Street (which is a HOA responsibility) as well as the tar paper removal on LaSalle Street, which we discovered had blown off the James House Passenger Elevators Roof Top Machine Room in the high winds. Lest we forget we are living in a *community* association rather than a single family residence, it would be nice to have residents better understand the duress our 4 JK employees were under with such unusual storm circumstances. It will make our association a more pleasant place to live if we stop for a moment and try to understand the situation from our employee perspective.

Window Replacement Update

Richard Vicens, J/K Association Property Manager

General

The James House windows project continues to progress satisfactorily. As of Tuesday, February 1, 2011, 110 units had been completed. The learning curve mentioned in the last JK Newsletter is over and the contractor is now completing five units per day. Virtually everyone with the new windows is very pleased. They have made very positive comments about the professionalism of the workers and especially the preparation work from the Tamas Partners team.

The contractor continues to remove a substantial amount of concrete from the studio window frames in order to properly fit the new windows. This is accomplished by grinding and, in doing so, a significant amount of dust is created. Steps have been taken to minimize the amount of dust that is allowed to enter the hallways; however, small amounts of dust seem to be throughout the building. We are having samples analyzed in order to understand the extent of the dust migration.

Complaints

Notwithstanding the above, we have been receiving complaints that the units with the new windows are too hot. We view this as good news because it means that the air leakages have been stopped and that the insulating qualities of the window assemblages are working quite well. Next year there will be significant cost avoidance for energy charges. These units are hot because we must maintain heating hot water temperatures to service those units still having the old windows.

If a unit is too hot, we recommend:

- 1) Shutting off the water to the convector coil. The shut off valves are located inside the enclosure at the opposite end from the on/off switch;
- 2) Opening your windows slightly.

Weather Delays

There have been seven weather related delay days for the Phase I installation as of Friday, February 4. Most of these delays were caused by the February 1 and 2 snow storm. The contractor has 10 weather delay days built into each phase. It is worth repeating the criteria for potential weather delays. The latest installation schedule may be viewed at the easel in the lobby.

- 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 work day 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.

Concrete Dust

Concrete dust has become the main issue for the installation process. As mentioned before, the dust is created by grinding the window frames. It is also caused by the chipping and removal of balcony concrete to receive the sliding door assembly.

In order to minimize the amount of dust generated, the contractor has taken the following steps:

- 1) The balcony concrete is removed before the window assemblage at that location is removed;
- 2) A barrier is being placed between the living room and the short corridor between the closet and kitchen;
- 3) Vacuuming devices are being used on the grinders;
- 4) Fans are in place to blow as much dust as possible to the outside; and
- 5) Tarps are being placed at the bottom of unit entrance doors.

Unit Preparation

Many residents, who opted to do their own preparation work, have now decided to use Tamas Partners. We imagine that this comes about through conversations with those persons who have gone through the installation process. Preparation and restoration is not as simple or easy as you might think.

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. These forms have now been distributed to all 01 and 02 tier units (Phase II)

Phase II

The mast climbers for Phase II will be installed very soon. There will be one at the south end of the building and one at the east side south end of the building. The existing west side south end Phase I climber will remain in place for the Phase II work. Shoring was required in the garage in order to support the climbers.

HOA North Swimming Pool

The present schedule for Phase II (Tiers 01 and 02) calls for a start in Mid-March and a completion on Friday, May 27. That Friday is the beginning of the Memorial Day weekend. As the work progresses on this phase and it becomes apparent that the planned completion date would not be met, the contractor will work Saturdays. In a worst case scenario, the pool would open on weekends and then be closed on weekdays until the work is finished. The contractor has made it very clear that he would not work while people are at the pool. He is not willing to risk that something would be caught in the wind and blown into the pool area.

President's Corner

Duane Hickling, J/K Association Board President

Although all of the minutes of the James-Kilmer Board meetings are posted on the JK website (www.jameskilmercondo.org) for all owners and residents to read, I thought it might be a convenience to create a list of items the board worked on and completed this past year. This list is not intended to be exhaustive – only an executive summary of the things which impact all owners and residents.

- **Implementation of a 'Memo of Understanding' (MOU) with Draper and Kramer:** In 2009, the Board needed to review our property management contract for potential rebidding as the current Draper and Kramer (DK) contract was ending. We have been with DK as property manager for a very long time and board was not sure whether we were getting full value for the fees paid for property management services. After reviewing several property firms' information, we elected to renew the DK contract--but also to establish a Memo of Understanding (MOU) as a communication/evaluation tool, which provides a quarterly review with DK executives to evaluate the effectiveness of our partnership with DK and assure that our association is getting the appropriate services we desire and for which we are paying. But, the MOU also provides an opportunity for the DK leadership to advise the Board how we might be a better and educated client and keep our business partnership both cost effective and successful.

- **Implementation of Board of Directors Oath:** In past years, many board members and owners had complained that the behavior of the board was often times contentious, divided and not behaving in the best interests of the owners. The Board of Directors Oath sets forth a guideline of how board members are expected to behave and carry out their duties and responsibilities. The Board Oath replicates what the professional association of condo boards (CAI) utilizes in assisting other condo boards who desire the same objective i.e. improving and professionalizing board behavior. This is not an effort to eliminate debate or differences of opinions within the board – those items are what make for a strong and effective board of directors. However, maintaining a focus on directors' responsibilities for the overall association is vital for JK success. The oath is continuing to provide a focal point for how we carry out our business (read it here: http://www.jameskilmercondo.org/minutes_JKboard/jkboard2010/JKboardMinutesJune22_2010.pdf).
- **Implementation of Direct Voting Procedure for Condo Elections:** The James Kilmer elections had previously allowed proxy voting. This practice created a situation in which owners who were not informed or were uninterested in JK business could give their ballots to other residents or candidates to be used in any manner they wished. Although this practice is legal, it is often considered less desirable than allowing each unit owner to vote their own ballot (direct voting). A direct voting policy assures that elections will be decided by informed voters – assuming that if anyone is going to make the effort to mark and return their ballots, they will at least make an effort to understand the issues on which their candidates stand or support for whom they are voting. It eliminates the possibility that elections will be decided by proxies collected from disinterested and uninformed voters, will decide a JK election.
- **James Kilmer Cost Allocation Study:** There has long been discussion and perceptions about where JK revenue comes from and how it is spent – and if one building or group of residents is getting an advantage over any other as it relates to operating and capital budgets. This dialog has gathered a great deal of volume in the past few years as the association has begun to address some large capital expenditures, which are required to renew our building. In mid 2009, the Board authorized, and in early 2010, received a 'Cost Allocation Study' provided by our financial auditing firm. This study does not endeavor to prove any point of view which may be advanced in the discussion regarding Association expenditures. But, it does endeavor to provide a factual understanding to the discussions regarding revenue and operating and capital expenditures for both residents and the Board of Directors. Debate about the value of financial expenditures is healthy for us all when it has a strong foundation of factual information. Argument based on unfounded perceptions is both damaging to intelligent decision making and a waste of time.
- **Launching of James House Windows Replacement Project:** This project has been exhaustively studied and much discussed for many dozens of months.

Although some would argue the dialog was too protracted and repetitive, it is good that very large capital expenditures, that have such a sweeping impact on the long term value of our brick and mortar assets, are fully understood by association members before moving ahead. The project has finally been implemented--at a price *significantly lower* than the design engineering estimates which were done in the last four years. Some of this is because of a downturn in the economy. But, some of the savings was also created by the structure of the contract, which limited expenditures on project mobilization, mast climber rental, and advance payment schedules for the windows fabrication.

Because of the less than desirable economic conditions, a key part of this project was the creation of an association financing plan, which would make it possible for owners to stretch their windows payments out 10 years and to achieve this financing with no upfront closing costs or qualifications. This was considered to be essential to support owners, who may have purchased their units near the height of the real estate market and had little to no equity in their units and, would thus be unable to secure their own financing. Although 10-year association financing is very irregular/unusual, the Board and Finance Committee felt that it was essential to provide a bridge for owners between the time the project could be done more economically to the time when a stronger economic environment would exist--thus provide for recovering employment and real estate markets.

- **Garage Revenue Generation:** Over the years, the garage has generated a significant amount of revenue to cover expenses of running our association. The recent economic trend has affected automobile ownership, which has left our garage with fewer owners parking cars. Many owners have also eliminated second cars – thus fewer JK residents are owning/parking cars (for the record--less than half of JK residents park a car in our garage). This has resulted in several months of garage revenue lower than what was anticipated. Although our garage rates are benchmarked rigorously against other neighborhood locations, additional steps were needed to gather additional revenue. Generating greater revenue from special events at Germania, the Latin School and other commercial neighborhood entities has been a major focus for both the Board and the garage management staff. These efforts have been successful in that the garage is now returning to expected levels of income.
- **Utility rate negotiations:** The utility rate trends for 2010 have been for low rates. The Association has consistently paid less than was budgeted for utilities (both natural gas and electric) in the last two years. The Board has aggressively monitored utility rates and has taken the steps to ‘lock in’ our utility costs for the next 2 years with advance purchase commitments. These purchasing practices along with the James windows replacement project are expected to control our future utility costs.

- **Other capital projects:** Our buildings are middle-aged and will require continued renewal. There are several smaller projects which have been addressed (e.g. chiller overhaul, heat exchanger replacements, etc.) which have been addressed to maximize operating efficiency and reliability. But, the reserve study has also been updated to assure that this and future boards will be able to anticipate Association's needs for recapitalization.

I hope this listing is helpful in understanding the ongoing work of your Association's Board.

Finance/Treasurer's Report

Betty Latson, J/K Association Board Treasurer

Our Association reported very strong results for 2010. The most significant drivers of these results were stronger garage net income, lower payroll expense, and lower utility expense. During 2010, garage management was successful in increasing the number of transient parkers offsetting lower monthly resident usage of our garage. At the same time, our property manager was able to reduce excess janitorial costs while maintaining the standards that have been set for our two buildings. Lastly, opportunistic locks of our electric and gas costs enabled the Association to reduce utility costs in 2010.

As a result, total revenue was reported at \$4.7 million (excluding the James Direct Charge) exceeding budget by \$78,000. Operating expenses were \$3.9 million, and were below budget by \$78,000. Revenues over expenses before capital reserve contributions totaled \$1.2 million. After the provision for capital reserves of \$1 million, our Association generated an operating surplus of revenues over expenses of \$156,000. At December 31st, 2010, the JK operating reserve stood at \$261,702. The capital reserve fund stood at \$6,228,661, and the loan balance stood at \$2,964,316. It is important to note that the 2010 financial statements are in a preliminary state. The Association's auditors must review the financials and may make year end adjustments. Therefore the preliminary 2010 numbers may change by the time the final audit of 2010 is issued.

The Finance Committee will begin meetings shortly. Some of the first projects before the Finance Committee will be the review of the draft 2010 audited financial statements, the JK reserve study, and the determination of the Kilmer direct charge for the Kilmer limited common element capital expenditures to occur in 2011. Once we have the necessary information, we will schedule our Finance Committee meetings and post meeting dates. All unit owners are welcome to attend the finance committee meetings.

Property Manager's Corner

Richard Vicens, J/K Association Property Manager

Manager's Information Desk

The Manager's information desk in James House lobby on Monday evenings is still very active. As you might imagine, many of the issues have to do with the windows project. The hours have changed and the desk is now open from 4:30 to 6:00 pm. Experience has shown that traffic drops off dramatically after 6:00 pm.

Management Office Messages

Retrieving messages from my voicemail is often a very frustrating experience. People leave messages completely stating what their issue is and the voicemail times out. They often times then call and leave a second message. Phone numbers are left in haste and many times it is necessary to play the message back a second time. Sometimes the number left cannot be determined and the caller does not get a returned call. *Please follow these simple steps when leaving messages:*

- 1) Leave your name and unit number.
- 2) Leave your phone number slowly and clearly.
- 3) Repeat the phone number.
- 4) Briefly state the issue on which you need action or information.
- 5) For windows issues contact:

Paulette Demers

Office 312-654-1560 X9 Mobile 773-526-6585

Email demersp@draperandkramer.com

Work Orders

In order to effectively respond to requests for service, we need the following information:

- 1) Follow steps 1), 2) and 3) under Management Office Messages.
- 2) Will you be home?
- 3) If not, is there permission to enter?
- 4) Leave a daytime contact phone number.
- 5) Be specific such as a "Clogged drain in the master bathtub" rather than "I have a clogged drain"

Owner Restrictions on Employees

Some owners have decided that only certain employees can come to their unit to render service. We hear things like "I only want ____ to come" or "____ is never to come to my unit again and "____, ____ and ____ are never to come to my unit again". We cannot be expected to render efficient service given these kinds of constraints. We have a finite

number of employees deployed and we cannot divert workers who are already assigned to leave that job and provide special service to an owner. This is not fair to other residents and the workers being stigmatized. Please work with us so that we can provide a high level of service.

Engineer's Corner

Kurt Kruger, J/K Association Chief Engineer

What To Do When You Suspect A Water Leak

At the first sign of water infiltration, a Unit Owner may see moisture. The moisture can be droplets of water or general dampness. Testing the ceiling or wall by wiping a piece of tissue paper will identify whether moisture is present. If the moisture has had the opportunity to dry, the paint may discolor or "bubble".

If you suspect water is present call the Management Office or Door Station immediately, so that Maintenance can be made aware of the situation asap.

Maintenance will investigate the suspected moisture. This portion of the leak investigation process is the most difficult as the source of the leak may not be located at the time of the initial investigation. There are several tests that Maintenance can conduct to find water leaks, but sometimes they are not conclusive due to a lack of residual water.

If a leak is found, the problem will be corrected to a non-emergency situation.

2011 Board Committee Update

Judy Barnes, J/K Association Board Vice President

At the January 2011 Board of Directors meeting, the board had a discussion to update 2011 Board Committees along with the assignment of Chairs for these committees for the new year. Discussion also ensued regarding the difference between standing board committees and task forces, which may be appointed for specific projects with a specific scope and time frame for work completion. The board agreed that all committees should have a board member assigned as its Board liaison. Also it was emphasized that all committees must provide a charter, recruit committee members and register such membership with the Management

Office, as well as submit this committee information to the Webmaster (Ron Miller) for inclusion on the Web site Committee page set up for that Committee. The respective Committee Chairs are also responsible for submitting the minutes or notes from committee meetings, agendas, action items discussed and recommendations for inclusion on the Website. All Committee meetings should be open to unit owners and meeting dates announced one week in advance with an agenda posted, if possible. The Committee Meeting dates and agendas are to be submitted to Diana Cardenas at the beginning of the month (if possible), but certainly at least a week in advance for date postings to be put into informational frames for residents information.

IMPORTANT NOTE ON COMMITTEE MEMBERSHIP: Unit Owners: please consider joining a Committee where you have interest or skills/talents to contribute. Committees are a great way to stay informed and involved in your Association! If you are interested, please contact the Committee Chair and submit a note stating your interest and skills that would provide value to the committee. Also a note to past Committee members, EVERYONE must re-submit to the Committee Chairs their continued interest in remaining as a member of any/all committees. There is no automatic renewal of committee membership.

Assignment of Committee Chairs for 2011

- Communications – This responsibility was defined as a *coordination function* including Judy Barnes (newsletters), Ron Miller (website), and Rich Vicens (association management information) rather than a committee.
- Finance Committee - Betty Latson, Chair, with perhaps a co-chair or assistant chair, to be determined for assistance/succession.
- Garage Committee - Frances Andrews, Chair.
- Garage Employee Holiday Fund - This will be a subcommittee of the Garage Committee.
- JK Employee Holiday Fund - This will be a recurring Task Force with Judy Barnes as Chair, along with Frances Andrews, Barbara Grodzins.
- Penthouse Committee – Now Defunct. Penthouse windows will be dealt with by the Infrastructure Committee.
- Infrastructure Committee - Duane Hickling, Chair, with a co-chair or assistant chair, to be determined for assistance/succession.
- Property Management Search/ Review Committee - This is now an ongoing Board implementation responsibility, utilizing the Memo of Understanding (MOU) that was developed when the management contract renewal was signed with Draper & Kramer in 2009. Thus this committee is not necessary for 2011.
- Pet Committee - Betsy Ruley and Carol Abrioux, co-Chairs. Nancy Slattery volunteered to be Board liaison, as Judy Barnes was resigning from this role.
- Rules and Regulations, Policy Development - Rich Vicens remarked that this necessary function probably requires a committee chaired by a resident, but that he would be willing to act in an advisory capacity. It was stated that creating rules, regulations, policies and processes requires input from our DK specialists (Rich Vicens, Allan Werth, and Nichelle Wilson, the Assistant Property

Manager.) The choice of a Chair was deferred until the February Board meeting. It was suggested that given the magnitude of this task, that the committee should prioritize and deal with a few rules at a time. Tom Meyers agreed to review the existing rules and regulations and make suggestions for prioritization for the February Board meeting.

- Web Site Committee - Ron Miller, Chair. Dave Beck volunteered to be the Board liaison.
- Windows Advisory Committee and Window Design Subcommittee: Both are now Defunct.

A possible new Landscaping Committee was suggested by Rich Vicens and others (at past board meetings). It was suggested that this might better become a subcommittee of the Infrastructure Committee or a Board-appointed Task Force to coordinate with HOA, since HOA determines the Village's landscaping plans and does not normally welcome suggestions about landscaping. Nancy Slattery offered to speak with the HOA Board President and, depending on the outcome of those conversations, the Board can make a decision about how to handle this topic at the February Board meeting.

Door Staff Updates and Access Reminders

Nichelle Wilson, J/K Association Assistant Property Manager

Resident Reminder Regarding Guest Access from Security Phones

When guests call residents from either the garage security phones in James or Kilmer or the respective James West Entrance or Kilmer East Entrance, please remember that you need to simply hit "5" on your phone if you are a James resident, or "6" if you are a Kilmer resident, to let guests into the building.

Resident Reminder Regarding Building Access

Residents are responsible for carrying a key fob when leaving the premises. If the resident does not have a key fob, they must sign-in. If the door staff does not recognize the resident, a picture ID is required to verify that you are a resident. This procedure is for the safety of all the residents.

Door staff are required to assist residents in opening the door only when both hands are full but the resident is responsible for using their key fob for entry into the building.

New Door Staff Schedule

The new door staff schedule went into effect on January 28, 2011, and the staff seems to be

adjusting well.

With the schedule change, there will no longer be door staff on duty at the Kilmer House between the hours of 12:00 am and 8:00 am, Sunday thru Friday. The overnight hours on Saturday are 10:00 am to 2:00 am.

EFFECTIVE FRIDAY 1/28/11 REVISED - 1/18/11

JAMES HOUSE

	FRIDAY	SATURDAY	SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY
12a - 8a	Anthony	Anthony	Shawanda	Shawanda	Shawanda	Shawanda	Anthony
8a - 4p	A.W.	Bernie	Bernie	A.W.	A.W.	A.W.	A.W.
4p - 12a	Shawanda	Anthony	Mike	Mike	Mike	Mike	Mike

KILMER HOUSE

	FRIDAY	SATURDAY	SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY
12a - 8a							
8a - 4p			Charlie				
10a - 6p		Charlie					
6p - 2a		Peter					
4p - 12a	TBD		Anthony	TBD	TBD	TBD	TBD

HOA Report

Jack Vedra, HOA President

At its January meeting, the HOA Board of Directors approved the proposal of LS Contracting as the contractor for the repairs to the North Mall. LS Contracting submitted the lowest of four bids for this project. Depending upon weather conditions, work is expected to begin in March and, except for the James House expansion joints, be completed in May. Work on the expansion joints on the south and east side of James House will need to be coordinated with the James window replacement project. Other items to be repaired on the North Mall include the Kilmer patio walls, expansion joint along Kilmer House, drains, the brick walls around the pool, areas of leakage around the Germania Place fountain, and various areas in the J/K garage.

Also at the January meeting, 2011 HOA Officers were elected as follows:

- Jack Vedra from J/K is President,
- Mary Beth Wheeler from A/B is Vice President,
- John Berchem from Lowell is Treasurer, and
- Mary Murtaugh from C/D is Secretary.

Garage Report

Frances Andrews, J/K Association Board Director and Garage Committee Chair

Garage Holiday Fund

The James Kilmer Garage Employees want to extend a heartfelt “thank you” to all who contributed to this year’s James Kilmer Garage Holiday Fund. Despite another economically challenging year, the total collected in monetary gifts was \$12,370, with \$11,340 distributed to staff. The balance remaining was received after distribution to the employees and will remain in the account to be distributed next year.

Garage Financials

We are pleased to report that, despite a very challenging start to the past budget year, we were able to close 2010 with garage revenues over budget by approximately \$16,000. This is attributable to increases in various revenue streams.

JK Neighborhood and Alderman Reilly's 42nd Ward Updates

Judy Barnes, J/K Association Board Vice President

James/Kilmer Neighborhood Updates

The *Weil Foot & Ankle Clinic* and *Accelerated Therapy Facility* (scheduled to open in October 2010) have changed their plans and instead of remodeling the space, they are undergoing a total rebuild. They are planning to open in about 4 weeks. Also, the new tanks are in the ground at the *Shell Station* (NE corner of LaSalle and North) and they are starting to install all the new electronics plus remodel the store. This project has also experienced delays as it was to be completed this past fall. Our understanding is there is a retailer looking at the *Village Theatre* space, but our sources are not optimistic of any deal any time soon. Also, Alderman Reilly's office has been contacted about the city rebuilding their fence around the compactor located at the north end of our north drive/alley exit onto North Avenue and they are working on getting a new fence installed. *Elly's* seems to be doing well and the dinner business appears to be picking up.

42nd Ward Information from Alderman Brendan Reilly

Blizzard Information

Snow Removal Progress and Parking Restrictions

As the city continues its efforts to clear the snow, Alderman Reilly reminds you to be considerate of your neighbors, especially the elderly and mobility-challenged, by adequately clearing your sidewalks and driveways for pedestrian passage. It is important that all responsible parties work to remove snow and ice from city sidewalks.

Too many sidewalks are still covered with snow and ice----some are even impassable. Please make every effort to clear the snow this weekend. Also, remember that per Chicago Municipal Code 10-8-180: "...every owner, lessee, tenant, occupant or other person having charge of any building or lot of ground in the city abutting upon any public way or public place shall remove the snow and ice from the sidewalk in front of such building or lot of ground." The City of Chicago is ticketing for violations of this ordinance and can do so multiple times if conditions do not improve.

Reminders for February 22, 2011 Municipal General Election

Complete information for voters is available on the Chicago Board of Election Commissioners website at www.chicagoelections.com. The website allows you to check your voter registration status and find your polling place. It also features information about absentee voting and early voting.

Senior Property-Tax Exemption

Richard Vicens, J/K Association Property Manager

Cook County senior residents 65 or older, now must file for the senior tax exemption every year. The County Assessor's office is sending out 300,000 exemption applications. These forms must be filled out and returned to the Assessor by March 3. The annual filing requirement is a provision of a new property-tax relief law that took effect this year. If you do not receive a form in the mail one can be downloaded from the Assessor's website <http://cookcountyassessor.com/exemptions.aspx> or picked up in the Management Office.

2010 JK Holiday Employee Fund Report

Judy Barnes, J/K Board Vice President and Chair of the JK Employee Holiday Fund

Although 2010 was a tough economic year for many JK residents and a time when the James residents also faced the James House Window Replacement Project, JK residents found a generous spirit within themselves and an appreciation for our JK employees with \$23,685 in contributions to the 2010 Holiday Fund (slightly more than in 2009). This fund was shared with all 30 full-time and part-time employees. In addition, the JK employees enjoyed their Holiday Party on December 15, held again this year at Marcello's on North Avenue. The JK employees expressed great appreciation for these holiday gifts and posted a large thank you note to all residents along with their good wishes for a Happy New Year to everyone.



WWW.JAMESKILMERCONDO.ORG

Please visit our website for details on the upcoming windows project or for other information relating to the James/Kilmer Condominium Association.

