

JAMES KILMER NEWSLETTER

Editors: Judy Barnes and Melissa Jones

SOME TIPS TO HELP PREVENT BECOMING A CRIME VICTIM

By Judy Barnes, JK Board of Directors and
Dennis McKenna, JK Resident & Retired Police Officer

The recent neighborhood incidents at Eliot House prompted my call to Dennis to help provide to JK residents some helpful hints on personal safety when they are out and around in the neighborhood or anywhere for that matter.

Dennis said first of all--"**The Bottom Line is Common Sense**" and he offered the following advice:

1. **Awareness** - Stay alert to your surroundings and don't be daydreaming. Keep your nose out of your phone and continue to look all around in ALL directions--especially behind you. **Stay in the game!**

2. **Don't be polite if approached by someone to whom you are not comfortable speaking** - Don't ever feel obligated to talk to people you don't know or respond to any requests including "What time is it?" or "Can you spare some change for food?" The minute you respond trying to be polite or nice, the criminals see this 'being nice' as a sign of weakness and you become an easy mark. The minute you reach for your watch or billfold or pocket for change--they know where your money is located and where to target--you make it easy for them. So don't answer if you are not comfortable--keep



walking and ignore the request. If you are continuing to feel uncomfortable--do something unusual--become visual, speak loudly so others can hear, or create a ruckus to get attention for help to your situation. And remember, if you don't want to do something--don't do it. The criminals will NOT go away if you respond, instead you become the victim.

3. **Don't make yourself an easy target** - Take out the 20 credit cards in your billfold or purse and take only 1 card--maybe only an ATM but don't put your PIN # on it or anywhere it can be retrieved easily by a thief. Think ahead to what you will need and take only bare essentials.

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Don't wear expensive jewelry--that's an open invitation to be targeted. Don't have your phone visible where it can be easily grabbed. Don't carry a lot of cash.

If you see a disturbance ahead or something unusual ahead - turn around or go a different way. Do not approach the situation, thinking you can help. You are only putting yourself in harm's way.

4. Walk close to the curb or street when you are walking down streets with limited foot traffic - stay away from being close to buildings where someone can be hiding in doorways--give yourself 5-6 feet distance. Where possible, try to avoid streets with limited foot traffic.

5. Be watchful in crowds or going through revolving doors or escalators - Criminals often work in groups of 3--one to distract you, one to steal your billfold or purse and

the third to take the hand-off and disappear. If someone in front of you 'drops something and they stop abruptly to pick it up and you bump into them'--a person behind you bumps into you steals your wallet while you are distracted and apologizing for bumping into the first person--and your billfold is gone.

6. In restaurants or bars, don't hang your purse on the back of your chair - keep it on your body if possible as it is the open invitation for theft.

Finally--don't think it will never happen to you--it will--especially if you are not alert and tuned in to your surroundings!!

PROPERTY MANAGEMENT REPORT

By Jim Losik, Draper & Kramer Supervisor

Management/ Administrative

Upcoming Meetings & Events

- Finance Committee Meeting— Thursday, August 22, 6:30 pm
- Board of Directors Regular Meeting—Tuesday, August 27, 7:00 pm

Life/ Safety

State Fire Marshal Enforcement of State Fire Codes

The State Fire Marshal has rescinded his proposed ruling regarding sprinklers in the city of Chicago, which was an attempt to circumvent the home rule authority of the City of Chicago by forcing buildings owners to comply with fire safety codes that are excessively more stringent than those enacted by the City. The state codes would, for example, have required sprinkler retro-fits to older high-rises such as those found throughout Sandburg Village and the entire metropolitan area and potentially costing \$ millions to bring those buildings into compliance. Draper and Kramer has advised the JK owners that it is no longer necessary to write letters to the appropriate state officials to voice their strong opposition to these proposed fire codes at this time.

Lateral Pipe Direct Charge

Resident Letters

Letters were mailed to James Kilmer residents advising them of the lateral pipe direct charge calculated for their unit and asking them to choose between a lump sum payment and a 36-month

financing option. Having received the commitment forms from JK residents on 7/31, we are now in the process of billing, which will commence with the September statements.

Projects

Garage Rehabilitation Report

In October, 2011 Klein and Hoffman prepared an engineering analysis of the garage to identify needed repairs. At my request, they have recently submitted a proposal to update that report for a total cost of \$5,500. The IC Committee recommended and the Board approved this update at the July Board meeting, which included the K&H recommendation that this project not begin unless a plumbing engineer is hired first.

Lateral Pipe Replacement

The project remains ahead of schedule and James House was finished on August 8 with the completion of Tiers 10 and 11. Work at Kilmer House began on August 5 with tiers 01 and 02 and is projected to be completed on September 17.

James House Roof Deck

Last month the Board approved the bid received from Bully and Andrews for the installation of a new sun deck on James House. The contract for this work has recently being reviewed by the Association's legal counsel, David Sugar, and comments have been forwarded to K&H for incorporation into the agreement. Peter Cremer is spear-heading a task force to recommend the paver color and patterns which will make a recommendation to the IC Committee and ultimately to the Board of Directors. The task force met on August 13th (See more information in Peter's article in this newsletter). The current construction schedule anticipates a mid-November completion date.

STAFF UPDATES

By Nichelle Meadors, Assistant Property Manager

Fond Farewell...Tammy

For those of you that have not heard Tamara (Tammy) Grgec's last day was on August 9th. Tammy was hired as a part-time employee in April' 2009 and within in three weeks, she was hired as a full-time employee. From day one, Tammy has been an exceptional employee and a great asset to James Kilmer.

While we will certainly be at a loss without Tammy, we wish her nothing but the best of luck in her future endeavors!!!

Speedy Recovery

The JK Management Office and staff would also like to wish Kurt Kruger, Chief Engineer, a speedy recovery. Kurt is out on medical leave.

PRESIDENT'S CORNER

By Nancy Slattery, President – JK Board

Great news! The lateral pipe project was completed in James House ahead of schedule. Work has already started in Kilmer, so we are close to the finish line. And as a reminder, payment for the lateral pipe project will appear on your September assessment bill.

Another piece of great news! In case you haven't heard, the Fire Marshal has dropped his proposal mandating sprinklers in all high rise buildings in Chicago, which would have affected our Association and the entire Sandburg Village. Thank you to everyone who took the time to write letters to the

Alderman and Legislators. And thank you to the office to help in making it easier for people to get the letters out. Your contributions certainly made a difference.

Please be sure to read the Community Alert that is posted at the elevators and mailboxes. There have been incidents recently in the neighborhood and we want to make sure that everyone is aware and on alert. If you see anything suspicious, immediately notify the doorman, any staff member or the management office. And as a reminder, be sure not to let any tailgaters that you don't personally know into our buildings.

The Board and Draper & Kramer are in the process of interviewing Property Managers. We hope to be able to make an announcement very soon.

The roof top sun deck project is well under way. Please make sure to read Peter Cremer's article for more details.

The 2013 Chicago Air and Water Show returns to the lakefront this coming weekend, August 17 and 18. As we have a bird's eye view of this spectacular event, the South Penthouse room will be open for all to enjoy. Should you be hosting a party, take a look at the posting by the elevators for details to help make your guests' arrival run smoothly. And, as always, please be sure to be respectful of your neighbors.

As I mentioned, we are in the home stretch in concluding the second largest capital project to date. Please join me in giving a special thanks to David Krc, Project Manager, and Melissa Jones, Assistant, as well as our Office and Maintenance Staff for a job well done. A very special thanks goes to all of our residents! Because of your patience and cooperation, the James House phase was completed ahead of schedule and the Kilmer phase is well under way.

Lastly, I hope you all had a chance to say farewell to Tammy Grgec. I know you join me in wishing her well on her pursuit to becoming a Paramedic. She has taken care of us for years and it is heartwarming to know that she will be taking care of so many others.

Enjoy the rest of your summer. Stay safe!

If You Are a Cigarette Smoker...

Although it is perfectly legal for residents to smoke within their units, smokers need to understand that these are older buildings, and smoke could very easily migrate to other units. If secondhand smoke becomes a severe enough problem, nonsmoking residents may file a formal complaint, whereby the smoker would be obligated to appear before the Board on the charge of "creating a nuisance". (See *Article 7G of Association Declarations.*)

Counterintuitive as it may seem, smokers should keep their windows **closed** to prevent the smoke-filled air within from being pulled into the hallways. If cigarette smoke is permeating your unit or the common areas during business hours, please call the Management Office. If it happens after hours, please call the front desk (312.262.7168) to request that a member of the Maintenance Staff investigate.

Smoking outside of your unit is an easy way to avoid the spreading of unwanted secondhand smoke. Please remember that cigarettes are **NOT** to be discarded off balconies. Also, keep in mind that the City of Chicago's Clean Indoor Air Ordinance prohibits smoking less than 15 feet in front of residential lobbies "and other common use areas". Cigarette butts should be extinguished and placed in the ashtray in front of James House and **NEVER** discarded in the common areas or on the JK garage floors.

Congratulations!

Assistant Property Manager Nichelle Meadors married her longtime fiancé Darryl on July 17th, 2013. "We have a lot of fun together," Nichelle said of her other half. Please stop by the Management Office to wish Nichelle and Darryl well!

GUEST PARKING DURING THE AIR & WATER SHOW

(August 17th and 18th)

By Frances Andrews, JK Board and Chair, JK Garage Committee

The garage is extremely busy during the Air and Water Show. In an effort to reduce the challenges the garage staff encounters selling guest parking coupons*, we ask that you please purchase your parking coupons in advance of the weekend of the event.

Although coupons will be available to purchase on the days of the Air and Water Show, it takes time to process the coupons.

Additionally, please note: no guest will be permitted to leave without payment or presentation of a coupon. Coupons cannot be brought down at a later time. Any guest that does not have a coupon will be charged the rate of \$25 per day.

Thank you for your assistance in this matter!

*\$10 per yellow coupon - good for up to 12 hours of parking

*\$15 per green coupon - good for up to 24 hours of parking

FRIENDLY REMINDERS ABOUT BALCONY ETIQUETTE DURING THE SUMMER SEASON

By Melissa Jones, Administrative Assistant

While we all love Chicago summers and the use of our balconies, please remember a few rules of courtesy and etiquette for your JK neighbors and for everyone's safety:

- No signs, placards, decorative wall hangings may be exhibited, affixed or exposed on any part of the outside of a unit.
- Balcony floors may not be covered with carpeting, tile, wooden decks (except for accessibility), stone, paint, or any other material.
- Drilling holes into any part of a balcony or patio floor, ceiling, walls, window frames or railings is strictly prohibited, as is the application of any adhesive.
- Rugs, linens, clothing, blankets, mops or similar objects may not be hung from or shaken on a balcony.
- All items on a balcony (including planters) must be **inside** the railing.
- Water used for such things as plants or washing balcony furniture must **not** be allowed to flow over the edge of a balcony.
- Since furniture, flower pots, and like objects can be blown off balconies, residents must take steps to secure such objects.

- Audio equipment and musical instruments must be kept at a reasonable volume so that neighbors are not disturbed.
- Enjoy your grilling, but please be in attendance at all times.

The complete list of Balcony and Patio Rules is part of the Association's Rules and Regulations. If you would like to view rules pertaining to this subject or the complete Rules and Regulations, please visit the JK Website under the Documents Section, or obtain a hard copy from the Management Office.

ENGINEER'S CORNER

By Harry Gedzius, JK Assistant Engineer

A couple of friendly reminders for residents:

Thanks to the lateral pipe replacement project, all units are equipped with access panels that lead to shut-off valves. These valves enable residents to instantly stop the flow of water coming from the vertical risers. In the unfortunate event of a leak, please use the valves to stop the water flow and immediately call the Management Office (or door person, if after business hours at 312-654-1560 x6).

Our recycling efforts have been very successful, so thank you to all residents who are conserving our environment. But a few reminders will be even more helpful to us:

- Please tape the ends of the batteries, so in case any two touch each other, we don't create a fire.
- Electronics recycling does not mean 'electric items'. The following is the list of electronics and computer equipment that will ONLY be accepted for recycling (please no other electric equipment):
 - Computers, laptops, networking gear (CPUs/servers)
 - Monitors
 - Printers / scanners / fax machines
 - Computer peripherals (cables, mice, keyboards, etc...)
 - Televisions
 - DVD players
 - VCR's/video equipment/video game consoles
 - MP3 players / PDAs
 - Cell phones / business phone systems

2013/2014 Annual Pet & Bike Registration

It's that time of year again! Please submit your annual forms to the office no later than August 30. For your convenience, extra forms are located outside of the Management Office.

- Bike spaces are located in the garage area and are \$25/annually.
- Pet registration is \$45/year for dogs (1 per unit allowed, 40 pound maximum weight) and \$30/year for cats (2 per unit allowed, or one dog/one cat combination). It is a violation of the Condo Rules and Regulations for residents to have more than two pets.

Please call the Management Office with any questions!
Thank you!

HISTORY OF THE JamesKilmerCondo.org WEBSITE

By: Ron Miller, JK Webmaster

On a cold December day in 2006, my wife (Barbara) and I moved into James House. And as all owners know, there is a massive amount of information that has to be absorbed concerning the Association, building facilities, and the local area. And at that time, everything was provided on paper, or was available by visiting the various sources of information.

Having limited file storage space in our unit, and a poor memory, I often endured long searches through my disorganized paper files, and made many phone calls and frequent visits to the management office, maintenance office, front desk, receiving room, garage, and the HOA office to obtain or verify information--even calls to Ace Hardware and other local stores required the phone book or computer searches.

Every day issues such as using the workout room, laundry room, bike room, receiving room, getting maintenance questions answered, learning about the door access system, understand how to view the in-house CCTV (so we knew when it was a good time to do laundry), etc. took up much time and energy. And I often forgot what I had learned and had to revisit to get, or ensure, correct or updated, information. And being new to the area, we needed to know what businesses and transportation systems are near, along with other needed neighborhood information. And since we travel quite a bit, when we returned home from trips, it was often with a surprise to us, we found that we missed important notices that had been posted in frames around the building.

Having been a self-taught webmaster and also volunteering my time to various organizations, I had a flash of the obvious . . . The James/Kilmer Association needed a website to provide easy access to all this information even when we were traveling! Yes, it could all be available, in one place, when offices were closed, and/or when we were out-of-town!

By September 2007, I had coordinated with JK Management, Maintenance, Garage and the JK Board about the need for a JK Association Website and created a sample on-line website for them to review to make my point. The board reviewed the site and approved the concept. Our goal was to provide all the information available to all residents from all the various sources in one location--our JK Website. By the end of October 2007, I proposed a Website Committee charter, drafted committee member position responsibilities, and started recruiting committee members. November 1, 2007 was the first committee meeting with six members. We designed and created the initial website and went 'online' with a January 2008 launch that included live lobby demonstrations of the site. We sought and received outstanding feedback from residents. From our modest start in 2008 we have continuously added new features. Your JK Association website today contains a wealth of information that we know saves us time and effort, provides answers to the myriad of questions we have--no matter if we recently moved in or have been living here for decades.

Everything on the website is available to those who do not use the internet, by visiting or calling the various sources of information, except for our seasonal photo pages. Those who do not use the website have access to all its content, but not in one easy to access place. And, I no longer have to self-file information as it is conveniently located on the website. If I need a copy for my files, I download them; my computer storage greatly exceeds my file cabinet drawer!

One of the most important features of our website is that it is maintained by unpaid volunteers, and we not only provide a valuable resource to residents, but have improved the efficiency of management, maintenance, and the garage with your ability to send work requests and other communications 24/7, and there have been innumerable visits and phone calls to the JK Offices that have been avoided by having the answers on our website. Additionally, the cost of going a different route and having a professionally-designed and maintained website would have cost the JK

Association tens of thousands of dollars. A good investment, perhaps, but it's our assessment money that has been saved for other projects by having this resident/volunteer developed website.

So that's the story of your JK Website origin. We hope you visit often. And we welcome anyone who is interested in joining our committee. See our committee webpage for position descriptions. And, of course, if you have any feedback, suggestions, or questions, just let me know.

Webmaster@JamesKilmerCondo.org

JK Editorial Note:

On behalf of the JK Board and staff, thank you again, Ron, for your excellent skills and devotion to a wonderful, helpful JK Website. And thank you to your Website Committee for their tireless effort to provide us with a great up-to-date Website for all our residents/owners to utilize.

ROOF DECK UPDATE

By Peter Cremer, JK Board and Roof Deck Task Force Chair

There's been considerable progress on the James House roof deck since the last newsletter. Although the deck won't be ready for tanning season, here is an update on where we are today towards getting the deck completed.

The IC committee and the JK Board have approved all of the design plans and budget. Contracts have gone through review and agreed upon by both legal counsel and the construction firm that won the bidding process. One major step is the selection of the paver colors and the roof deck task force is looking at the colors used in similar installations so that recommendations can be made to the Board. A meeting was held on August 13th to further refine the choices. We plan to post the selections in a lobby location for the residents to view. It's anticipated that these steps will occur in August. Concurrently the shop drawings are being worked on and they will begin the fabrication of the new railings that surround out deck.

When completed, the deck will be a great asset for all the residents to enjoy, and take advantage of the great views from the top of James House.

BOARD MEMBERSHIP

By Judy Barnes, JK Board and Communications Liaison

Purpose for Writing This Article

Several residents have suggested over the past years that more information is needed for residents/owners to have a better idea of what is entailed in becoming a Board Director. To effectively respond, I sought information on the internet on non-profit boards, as well as largely from CAI, the professional condo association that provides good resource information to condo associations and their leadership (Board of Directors and Property Management Companies).

The Overall Board's Objective and Working with a Management Company

The Board is responsible for making decisions regarding management, finances, enforcing rules uniformly and most importantly, for setting goals and objectives that serve to enhance value of our properties and to provide a clean, safe and comfortable environment for residents and visitors.

Condo associations hire a Management Company to operate the building, implement the rules, regulations and policies set by the Board of Directors, and manage the capital projects that the Board deems necessary to implement for the Association.

Board Director Terms and Responsibilities

Every two years, the owners at JK elect half of the board (4 or 5 members of the 9-member board) to a two-year term. In serving this term, directors are expected to attend as many monthly board of director meetings as possible in the year -- usually 10 meetings. These meetings are organized by the Association's Property Manager and presided over by the Board President.

Director Responsibilities - Directors are expected to read the packet of materials they receive from Management Office before the meeting (generally distributed Friday before the Tuesday meeting and includes background information on the agenda items and motions or business to be discussed at the meeting) and be prepared to discuss and vote on any motions that are presented at that meeting. There is generally an executive session scheduled prior to the start of the public meeting in order to discuss and act on any issues that focus on personnel, rule infringement, legal or resident financial issues etc.

In addition to the monthly board meetings noted above, the directors should attend the Annual Meeting held in November of each year.

Board Officers - Officers are elected by board members through a nomination and private voting method at the December meeting (following the Annual Meeting, where board members are elected). Leadership abilities are extremely important as the skills in this area trickle down throughout the Board and throughout the Association. Being an officer requires an additional time commitment for their particular responsibilities (as President, Vice President, Treasurer, or Secretary).

Association Committees - In addition to board activity, many board members choose to participate or chair one of the Standing Committees of the Association. These committees often do preliminary work regarding the projects facing the association and report their findings and recommendations to the board for final action. You are not required to be on a Committee, as the Committees should be primarily staffed by residents who have particular expertise in the committees' focus. The Committees are a wonderful way for both residents and board members to be more knowledgeable about and involved in the Association's projects and activities. The Standing Committees at JK include:

- **Infrastructure Committee** - which oversees the timing and magnitude of capital projects and makes recommendations to the Board on how they are to be implemented along with the related Budget recommendations.
- **Finance Committee** - oversees the annual budget process, audits and Reserve Study updates (which is a document which provides estimated life expectancies of all capital and infrastructure aspects of the buildings, as well as recommends final budgets on capital projects for board approval)
- **Garage** - oversees the garage management contract and operations; makes recommendations to the Board on such as well as the timing of capital repairs.
- **Social** - oversees and recommends the planning and implementation of social events for the association
- **Website** - manages the input of information on the website, the website upkeep and makes suggestions to the Board on improvements needed.

All Standing Committee Charters can be found on the JK Website for further detailed information.

At times, there are Ad Hoc Committees (or Task Forces) established to work on specific, short-term tasks--either within an existing Committee or as a specific separate task force. All of these entities allow Board Members and residents to contribute where they have expertise.

SUMMARY ON TIME INVESTMENT AND REWARD - Committing to being a Board Member, Officer or Committee Member is committing to spending a reasonable amount of personal time to the effort. But also know that all committees do not meet regularly but only meet on an 'as needed' basis e.g. a particular capital project to be undertaken or the budget preparation. The reward would be, knowing

that you have personally made an effort to move the Association to a higher level and enhance the value of your investment. What could be a better motivation?

The Skill Set of an Effective Director

A Board member must have the overall best interests of the Association in mind and not seek to impose a personal agenda upon other Board Members or on the Association. Special interest groups within the Board should not be allowed to exist. Board members must realize that other members are there to participate in directing the Association as well and respect the thoughts, ideas and opinions of other members--recognizing that they were also duly elected to represent the interests of owners.

Board members must subscribe to the highest ethical standards and be willing to take an Oath of Office to this effect. (To view the JK Board Oath, which was created by CAI and adopted by the JK Board in 2010, please go to the JK Website--www.JamesKilmerCondo.org).

Communication - this is an all-important aspect of Association Management. All Board members should be included in correspondence and the dissemination of information and not just within special interest groups. The concept of so-called 'special interests groups' (if it exists) within the Board of Directors should be banned. The effective management of the Association is greatly dependent on open communication and having well-informed Board Members. The same is true for Owners. It could be argued that you cannot give out enough information to Owners. A well-informed ownership is critical to the 'give and take' and mutual respect required for effective Association Management.

Communication should be on a regular basis to openly discuss decisions, share information on problems and to disseminate good news.

Avoiding Pitfalls - Some of the things that Directors can avoid and thus more meaningfully contribute to the well-being of the Association are:

- Imposing unreasonable demands on staff,
- Interfering with staff activities,
- Micromanaging of staff,
- Not having overall written goals and objectives,
- Not subscribing to a code of ethics and behavior.

Board members need to recognize that the Board of Directors, Management Staff, Maintenance Staff and Owners are a **team** and **each well-functioning component is a key to the success of the Association**. Each group needs to be respected, encouraged and used to the fullest extent of their abilities. If left to blossom, all components have quite a bit to offer and will make the Association the most successful--thus adding the greatest economic and emotional value to our homes.

Source: CAI

HVAC PIPE REPLACEMENT PROJECT UPDATE

By Dave Krc, Project Manager, and Melissa Jones, Project Coordinator

If you've been following the schedules posted in the James and Kilmer House lobbies, you know that James House completed construction on Friday, August 9. There was no time for celebration among the workforce, though, as work on Kilmer House had already begun on August 5 --two full weeks ahead of schedule. In less than six months, 616 units had thousands of lineal feet of piping replaced and 160 individual fan coil units installed.

As with any group effort, there were many factors contributing to the success of the project at James House. The 25+ tradesmen who comprised the engineering, demolition, pipefitting, insulation and reconstruction crews are certainly owed a huge round of applause for their dedication to performing quality work, problem solving with the various issues that seemed to crop up on a daily basis, and the

respect they demonstrated toward you, as individuals, as well as to your homes. Simply stated, this project would never have happened without their tireless contributions.

The other factor that made the completion of James House a success was the overwhelming support of you, the residents. From the start of the -01 tier in April, 2013, the residents have graciously endured a host of inconveniences, interruptions, and general nuisances which accompany a large-scale construction project, faithfully interrupting your "normal", everyday lives. From plastic carpeting in the hallways and daily traffic jams at the elevators to the removal of built-in furniture and swaddling your homes in cocoons of plastic wrap, you have been an unbelievably cooperative – and even cheerful – group. Project Manager Dave Krc agrees that, "It's been a pleasure working in James House." Dave and I would chat frequently about the spirit of camaraderie and eagerness to cooperate that the overwhelming majority of unit owners displayed.

A project of this scope had its share of challenges. **THANK YOU** to each of you -- your patience, tolerance, and good humor were needed on this project as much as the new copper piping that was installed. Without that spirit, the project might still be faltering along instead of two weeks ahead of schedule.

And now, without further ado, it's on to Kilmer House! Given the standards that were set at James House, our hopes are high at Kilmer House. The one-bedroom units will be done first, followed by the two-bedroom and the three-bedroom units. We are targeted to be complete by September 17. Like the James House, the project is a 4-step approach. Due to greater structural complexity at Kilmer, we will require a couple of extra days to repair walls and metal enclosures. As such, the time spent in any unit will be 5 to 7 business days*, depending on the number of bedrooms. (*The average number of days spent in a James House unit was between 4-5.) Please check the schedule for any changes posted in the Kilmer lobby, which will be updated weekly.

A Note Regarding New Fan Coil Units

For those of you that have had new fan coils installed, you may be aware there have been a few units requiring service. We have created a master service list for which we expect to be complete by Friday August 16. A report will be issued to those that had service work identifying corrective action taken.

A Note Regarding New and Existing Fan Coil Units

One of the issues identified which can affect both new and existing fan coils is a clogged or partially clogged fin tube. This results in the unit not cooling or underperforming. It is a result of either debris or air pockets coming from the riser. As the risers age, sediment forms and settles at the bottom of the riser. During the pipe work, it is necessary to drain the riser and then refill when the work is complete. Each riser is drained and filled daily until the work on the riser is complete. This has a tendency to inject air and stir up the sediment which, in turn, flows through the system - including the fan coils. We have experienced only a few coils impacted as a result and are flushing them as part of the service work. Now that the James house is complete and no longer draining the system, this problem should subside.

If you have a new fan coil unit and are experiencing this issue, please call Melissa Jones to schedule service. Melissa can be reached at (312) 262-7160.

If you have an existing (not new) fan coil unit and are experiencing this issue, please call the Management Office to place a work order. The Management Office can be reached at (312) 654-1560, x1.

Pet Owners, Please Note:

The lateral pipe replacement project has finished at James House, and the freight elevators are now back in dedicated use for the transport of pets. **Please refrain from using the passenger (lobby) elevators to transport animals.**

NEIGHBORHOOD & WARD 2 UPDATES

By Judy Barnes, JK Board and Communications Liaison

Chicago Air and Water Show



The 55th Annual Chicago Air and Water Show, presented by Shell and the City of Chicago, will return **August 17 and 18** along the lakefront from Fullerton to Oak Street, with North Avenue Beach as show center from 10:00 a.m. - 3:00 p.m. daily. Strong in tradition and one of the largest FREE admission events of its kind, the show includes a wide variety of civilian acts with daredevil pilots performing their aerial stunts in the skies above Chicago.

Despite the cancellation of the Blue Angels or Thunderbirds this year, there have been new civilian aerobatic and jet teams added to ensure a thrilling show that fans have come to expect for more than half a century.

New and returning civilian acts confirmed for 2013 include: The All Veteran Parachute Team (NEW), Sean D. Tucker & Team Oracle, Aeroshell Aerobatic Team, Firebirds Delta Team, Chuck Aaron and the Red Bull Helicopter, Matt Chapman Airshows, Dave Dacy in the Super Stearman Model 70, GEICO Skytypers (NEW six plane team), The British Sea Harrier Jet (NEW), Warbird Heritage Foundation: A-4 Skyhawk Jet Tac Demo (NEW), American Airlines (NEW), Aerostars (New three plane team) and the Chicago Fire Department Helicopter Air Sea Rescue.

Proposed New Ordinance by the Mayor's Office to Promote Energy Efficiency

In July, Mayor Emanuel proposed an ordinance requiring greater energy efficiency in Chicago buildings and the required reporting of efficiency against energy benchmarks. The City Council postponed voting on this ordinance until September. There appears to be many more changes that will be discussed and proposed prior to an actual vote or approval. Other cities have adopted similar energy benchmark reporting programs. Draper & Kramer is confident that James Kilmer Condo Association will exceed the energy benchmarks or standards that may be put in place in Chicago, given our strong capital investments in our infrastructure, as well as excellent focus on operating efficiencies and utility contract purchases. D&K would hope however that the reporting be voluntary and not mandatory—as that could require extra administrative work for our JK Association.
