

James/Kilmer

Condinium Association Newsletter

Judy Barnes and Melissa Jones, Editors



HVAC Pipe Replacement / Fan Coil Project Update

Barbara Grodzins and Duane Hickling – Co-Chairs, JK Infrastructure Committee

The Infrastructure Committee (IC) met on January 9, 2013, to discuss the HVAC lateral pipe replacement project and evaluate the condition of the fan coil units. The IC agreed that the lateral pipe replacement project should begin as soon as possible with the expected start date in April, 2013, and with a proposed completion date of December, 2013. A Town Hall meeting for unit owners is expected to be scheduled during the second half of February, 2013, where more specific information will be given. Betty Latson, in her Treasurer's Article in this newsletter, also gives more details on this project and related financing.

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The IC also reviewed the status of the fan coil units installed in the buildings. Fan coil units are the units in each owner's apartment that provide either the heating or air conditioning to the unit. They are essentially a 'heat exchanger' providing heating or cooling to the apartment from the hot or cold water piped through the building. The concern was whether the fan coil units would likely develop water leaks that could cause damage (the fan coil units have other components such as motors, fans, and controls which all can be replaced, should they wear out).

The IC reviewed detailed testing information from Exova, the engineering company that had evaluated the condition of the water containment vessels within the fan coil units. This testing was done on a sample of fan coil units in both James and Kilmer. The test results indicated that the condition of the fan coils and the water containment vessels are generally in good condition (minimal risk of failure in the next 15 years).

The IC thus recommended to the Board that there **not** be a mandatory fan coil replacement program. However, there may be other reasons that an owner may choose to replace one or more of their fan coil units. New units may be quieter, more efficient, and easier to maintain (i.e. filter changes, condensate pan cleaning, etc.).

The Association will identify a new fan coil unit that will be specified for James and Kilmer. This will assure that if owners choose to replace their units, we will keep standard equipment throughout our buildings, which is essential.

The IC also identified that owners may want to take the opportunity to refurbish their fan coil units when the lateral pipe project is underway. This would entail an inspection of the units, cleaning, lubricating, and replacing any worn parts (e.g. condensate pans, fans, motors, etc.). However, this would be done as an owner's prerogative.

The Cotter project management firm (engaged by the JK Board for the HVAC project) will be developing costs for both the refurbishment and replacement option so that this information can be communicated to unit owners at the Town Hall Meeting.

We suggest that you also read the posted minutes from the January 9th IC meeting on the James Kilmer website (www.JamesKilmerCondo.org).

President's Corner

Nancy Slattery – President, JK Board of Directors

At the Board meeting on January 22, 2013, we named the 2013 JK Committee chairpersons for the various committees that support and serve the James Kilmer Association.

Committees are an important part of the governance of our Association. Committees are responsible for addressing specific issues of the Association and providing recommendations to the Board of Directors.

Additionally, each committee is responsible for providing a charter, recruiting committee members, registering each membership with the Management office and preparing minutes

of each committee meeting. They are also responsible for providing this information to the Webmaster, Ron Miller, for inclusion on the James Kilmer Website.

At the meeting, I pointed out the importance of taking advantage of the wide range of talent and expertise in our Association. So, I encourage any owner who has a skill or interest in a certain area to notify the Management office. It is a wonderful way to get involved and meet new people.

The 2013 assignment of Committee Chairs are:

Finance Committee – Betty Latson

Garage Committee – Frances Andrews

Infrastructure Committee – Co-Chairs, Barbara Grodzins and Duane Hickling

Website Committee – Ron Miller

Social Committee – Co-Chairs, Barbara Fiacchino and Dorsey Ruley

I highly recommend that you get involved. Please note that current members of all committees must re-state their interest in continuing on a committee. Membership does not continue from year to year.

You may have noticed that there is one committee not on this list and that is the Pet Committee. The Board members, along with the members of the Pet Committee, have agreed that it is no longer necessary to retain this committee. The Pet Rules have been updated and approved by the Board and most of the pet-related (pet rule implementation) issues are the responsibility of the Management office.

So, I'd like to thank all the residents who over the years have donated their time and efforts to keep this a happy, pet-friendly association.

But I'd like to say a very special thank you to one of the most devoted and generous members of the Pet Committee--**Carol Abrioux**.

Carol has served as Chair, Co-Chair and member of the Committee for over ten years. During those years, she has worked tirelessly to make sure that James Kilmer never forgot about our four-legged friends, or our fine feathered friends, or any other non-human companion. Her thoughtfulness and commitment to this committee is to be admired.

Even though we will not have an official committee, I know that Carol will continue to keep an eye out for all things pet-related around our Association.

Thank you, Carol, for your service and your kind heart.

Property Manager's Corner

Richard Vicens – JK Property Manager

James House Façade

The James House façade work is virtually complete. There will be some touch-up painting in the spring that does not require any scaffolding. Additionally, repair work will be done to the capstones along the planters at the east, north and west sides of the building.

James House Ground Floor Windows

The Ground Floor lobby window replacement project is essentially complete. The JK Management Office windows were replaced on Saturday, January 26. A missing threshold piece between the revolving doors will be replaced within the next week.

The window treatment for the lobby will not be replaced at this time and a decision will be made during the summer if any window treatment is needed.

James House Penthouse Windows

The sash part of the project has been completed. It was necessary to install reinforcing columns in the north room. This has been done, and now two of the north room doors need to be replaced since their dimensions do not meet specifications.

Garage Repairs

The JK Board commissioned Klein and Hoffman to perform a garage study to determine work necessary to address deficiencies in the facility. The identified work includes concrete repairs, new traffic membrane, replacement of exhaust fans, exterior ramp repairs, pipe repairs, and the replacement of heaters. Work should begin in late spring and continue until the fall.

James House North Driveway

The north driveway is fully open. Please advise your contractors and vendors to check in with the Receiving Room for permission/approval to park in that area.

James House Service Elevator Upgrade

The service elevator upgrade (increase in speed) will be scheduled for later this year when the lateral pipe replacement project is over.

Lateral Pipe Replacement

On or about February 4, members of JK staff, Cotter Consulting (project management) and the piping contractor, Emcor, will begin a process to inspect all units in order to determine if there are any conditions that would interfere with the replacement of the lateral pipes, such as wall mirrors, built-ins, or fan coil coverings.

Treasurer's Report

Betty Latson – Treasurer, JK Board of Directors

This is an update for unit owners on the status of the Direct Charge for the JK HVAC pipe replacement project, since these pipes are a limited common element (LCE) and the unit owner's responsibility. Most unit owners may know that while the Association gathered information on the HVAC pipe replacement project, it became apparent that the Association also needed to investigate the remaining useful life expectancy of the fan coil units. According to the most recent Reserve Study, the fan coil units were nearing the end of their useful lives by 2020. Since the HVAC pipes connect to the fan coil units, cost saving implications existed from completing both projects at the same time if both the HVAC pipes and the fan coil units needed replacement.

The test results of the fan coil units were received last week. The test results indicated that the fan coil units appeared to be in overall acceptable condition with replacement not necessary for many, many years. As a result, the Infrastructure Committee was in a position to recommend proceeding with the HVAC pipe replacement project. Any repairs or replacements of fan coil units by unit owners would be voluntary.

With a clear approach to these two capital projects, the Finance Committee could also proceed with its calculations on the HVAC pipe replacement direct charge. The Finance Committee will be meeting on January 29, 2013 to conclude its work on the calculation of the direct charge, to discuss financing options for the direct charge, and to prepare for an upcoming Town Hall meeting.

As we now have more clarity on the HVAC pipe replacement project, it may be helpful to summarize the following information to enable unit owners to prepare for the upcoming direct charge:

- 1. The HVAC project is proceeding with an expected start date of April 2013 and a projected completion date of December 2013. It is mandatory.*
- 2. The fan coil project will be voluntary. Discussions on the condition of the fan coil units and methods for unit owners to maintain, repair, or replace their fan coil units will be provided at an upcoming Town Hall meeting.*
- 3. The Town Hall meeting is expected to be scheduled during the second half of February 2013. The HVAC pipe replacement project, financing options, and a discussion of the fan coil units will be covered at this Town Hall meeting.*
- 4. The Association expects to survey unit owners on their direct charge financing plans and on their interest in voluntarily replacing any of their fan coil units (similar method used for the windows replacement project direct charge).*
- 5. The Association will provide a financing option to unit owners for the HVAC pipe replacement project if needed. No financing will be available through the Association for any fan coil replacement costs. Any fan coil replacement costs will need to be financed directly by the unit owner.*

6. *The Association expects to levy a direct charge for the HVAC pipe replacement project in the next 45 - 60 days. The intention of the Board is to give unit owners as much time as possible to plan for the direct charge payment. Though we have not finalized the due date of the direct charge, unit owners will be given at least 120 days or more from the date the Board approves the direct charge before direct charge payments will be due. Look for more information at the Town Hall meeting.*
7. *The Finance Committee is reviewing the level of capital assessment contributions to see if some of our future capital assessment levels can be partially reduced to assist unit owners with some of the cost of the direct charge. No decisions have been made yet.*
8. *The Town Hall meeting date should be determined in the next two weeks.*

Regarding the Association's financial condition, the Association should receive its twelve-month financial results shortly. Eleven-month 2012 financials reflect strong operating results. As of November 31, 2012, our Association reported total revenue of \$5.7 million. Revenues net of direct charge payments totalled \$4.9 million, and were higher than budget by \$74,000. Higher garage income was the primary reason for the higher JK revenues.

Operating expenses of \$3.6 million were \$69,000 less than budget. Utility savings of more than \$138,000 more than offset higher maintenance, repair, and payroll expenses. After the provision for capital reserves of \$1,124,000, our Association generated excess revenues over expenses of \$167,127. These results exceeded budget by \$143,572

Our Association continued to have healthy reserve levels. At November 2012, our operating reserve fund stood at \$587,429. Our capital reserve fund stood at \$5,894,801, and the loan balance stood at \$2,156,190.

An Update on Doorperson Priscilla Badie

For several weeks, Priscilla has been out on medical leave. We have no information regarding her return to work. Anyone wishing to send her a card or well wishes may drop them off at the Management Office.

***New* James House Wireless Internet**

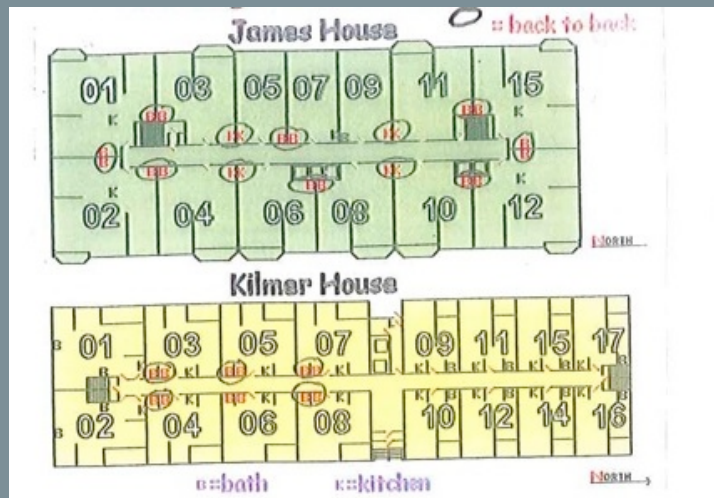
Wi-Fi service is now available in the James House Laundry Room and Fitness Center. The network name is JKWIRELESS, and no password is required.

***New* RCN Cable TV Locations at James House**

At the time of the contract renewal last year, RCN agreed to provide two locations with cable boxes and service: The Penthouse and the James House Laundry Room. Work will begin shortly to provide these locations with service.

Engineer's Update

Kurt Kruger – JK Chief Engineer



An issue was raised at the last Board meeting by a resident who incurred a problem with “sludge” in the bathroom sink drains. The following information helps residents to understand how they can help their drains and minimize this issue.

The diagram above is a graphic illustration of which plumbing drains are “back to back” (shared) with adjacent units.

In the bathrooms, this is the vanity sink drain.

In the kitchen, it is the sink drain and anything attached to these sinks.

Toilets and tubs are excluded, except at the Jumbo Stack Fitting.

All plumbing tiers at James and Kilmer are connected by vertical risers at both drain stacks and vents. All tiers are connected at James House under the 3rd floor. At Kilmer, they connect in the garage.

“Drain Maintainers”, safe to the piping, with beneficial bacteria that eats the “bad” bacteria (coating the pipes as black slime) are available. **Be sure to get a Drain Maintainer where the bacteria will NOT be killed off by hot water.** Follow the instructions. **The more people per tier who utilize these products, the cleaner the tier will be.**

The Maintenance office sells a drain opener called DrainSolv for \$8. This is the preferred product for removing sink clogs. For more persistent clogs, please call the Management office for a work order.

Also, if you are going to be away from your unit for an extended period, the maintenance staff offers a service where propylene glycol (aka marine / RV antifreeze) can be poured down the drains. The product costs \$25, and there is no charge for labor. If you are interested, please call the office to place a work order.

Homeowners Association (HOA) Update

Jack Vedra – President, HOA & JK HOA Representative

The main purpose of the recent Annual Meeting of the Carl Sandburg Village Homeowners Association (HOA) on January 23, 2013, was to seat the Board of Directors for this year. Representing James/Kilmer in 2013 are HOA Directors **David Beck**, **Marcie Johnson**, and **Jack Vedra**, and HOA Alternates, **Judy Barnes** and **Barbara Fiacchino**. A J/K Alternate sits on the Board whenever a J/K HOA Director is unable to attend.

The short Annual Meeting, on January 23, was followed by a presentation by representatives of Fifield and Jewel-Osco regarding their plans for the property on Division between Clark and LaSalle. At this point they do not yet have final approvals, but their preliminary plans call for a 42-floor rental residential tower at the corner of Division and LaSalle and a new “upscale” Jewel-Osco store at the corner of Clark and Division. The new store would be much larger than the current Jewel, and it would include three levels of parking, plus rooftop amenities for the tower residents. Once construction begins, the Jewel at that location would be closed for approximately 14 months.

Following the presentation, the regular HOA Board meeting was called to order. The following officers were elected for 2013: President **Jack Vedra** (J/K), Vice-President **Betsy Wheeler** (Alcott-Bryant), Treasurer **John Berchem** (Lowell), and Secretary **Mary Murtaugh** (Cummings-Dickinson).

Among agenda items, the Board agreed to develop preliminary plans and consider building a pergola at the North Pool (southeast corner), which would provide a shaded area. This action stems from a proposal brought to the Board by J/K resident **Darwin Spurling**. The Board also approved the appointment of J/K’s Webmaster, **Ron Miller**, as chair of a new HOA Website Committee. Ron submitted a proposal to redevelop the HOA website.

Effective January 1, 2013: New Move-Out Fee

Effective January 1, 2013 a move-out fee of \$250.00 is now charged. This fee applies to all move-outs whether or not a lease might have been in effect before January 1. Landlords are responsible for ensuring that a move-out fee is paid by their tenants. If the fee is not paid and somehow the tenant moves out, the fee will be applied to the landlord assessment bill. The move-in fee remains in place at \$350.00, along with the \$250 lease fee that is charged to owners.

Cigarette Smoke

The J/K Condo Declarations state that, “no noxious or offensive activity shall be carried on in any Unit...which may become an annoyance or nuisance to other residents.” ***If you are a smoker, keeping your windows shut will prevent the air from being drawn into the common area corridor and to the surrounding units.*** Use the exhaust fans in the bathroom and kitchen to keep your unit ventilated. Please remember that high-rise living requires cooperation between neighbors.

Neighborhood & 2nd Ward Update

Judy Barnes – JK Board of Directors

New Ward Boundaries Effective Now

Last January, the Chicago City Council adopted new ward boundaries for Chicago's 50 wards. Per the U.S. Supreme Court, electoral boundaries must be adjusted every ten years following the Census, to ensure each district in a political jurisdiction is roughly equal in population. As determined by the 2010 Census, the population of a Chicago ward should be roughly 55,000 people. Unfortunately, the 2010 Census data for the 42nd Ward (JK's former ward) exceeded 80,000 people.

As you know, these new ward boundaries were used during the recent 2012 November General Election. New voter registration cards were mailed prior to the November 2012 Presidential Election to verify that **James Kilmer Association's new ward is Ward 2 with Alderman Robert W. Fioretti, who can be reached at 312-263-9273, ward02@cityofchicago.org, with offices at 1319 S. State Street #1, Chicago, IL 60605.** Since the November Election, the chairmen of the City Council's legislative committees have been working with Mayor Emanuel's Administration to craft new protocols to facilitate the 2013 transition of governance in the newly constituted ward boundaries.

This week, members of the Chicago City Council were informed that for the purposes of zoning, licensing, infrastructure and general aldermanic governance - only the new ward boundaries will be recognized by city departments and committees. The new ward boundaries are now effective for all matters related to ***zoning, planned developments, landmarks and buildings.***

Because of this transition, former residents of the 42nd Ward (JK) must now rely upon their new aldermen for all constituent service requests moving forward, including: infrastructure repairs; public process for zoning and development proposals; community and condo association meetings; public safety issues; right-of-way concerns; and, of course, street cleaning and city garbage collection.

Senior Citizen Exemption for 2012 Property Taxes

Senior Citizen Exemption applications for 2012 property taxes were recently mailed to residential property owners, and are due back **Wednesday, February 6, 2013.** Please remember that under Illinois law, seniors must re-apply for these exemptions every year. Please note that there are TWO separate exemptions available: Senior Citizen Exemption AND Senior Freeze Exemption.

To qualify for the **Senior Citizen Exemption** for the taxable year 2012, the property owner must have:

- Been born prior to or in the year 1947,

- Owned the property, or have a lease or contract which makes them responsible for real estate taxes, and
- Used the property as a principal place of residence.

To qualify for the **Senior Freeze Exemption** for the taxable year 2012, the property owner must have:

- Been born prior to or in the year 1947,
- A total household income of \$55,000 or less for income tax year 2011,
- Owned the property or had legal, equitable or leasehold interest in the property on January 1, 2011 and January 1, 2012,
- Used the property as a principal place of residence as of January 1, 2011 and January 1, 2012, and
- Been liable for the payment of 2011 and 2012 property taxes.

Eligible seniors who have never applied for the senior exemptions may visit the Assessor's website at www.CookCountyAssessor.com and download an application, or contact the Assessor's office at 312-443-7550 and request that a form be mailed.

Clark Street Theatre - Hopeful New Tenant

Price Associates, who handles the leasing for the theatre, has reported that they are going to start a rehab of the theatre façade (scaffolding is up), but are currently waiting for the city's Landmark Commission to approve the rehab. But they indicated 'we do have a tenant for the theatre'. The tenant will announce the use later as plans call for an opening on September 1, 2013.

Jewel Redevelopment at Clark and Division

The redevelopment of the Jewel store at Clark and Division is a cooperative venture between Fifield Companies and Jewel-Osco. Plans include a larger, flagship Jewel store (twice the size of the current store) next to a 42-story, transit-oriented, luxury rental apartment building (400 units with 40-50% of the units being studios and one bedroom, along with some 2 bedroom and a few 3 bedroom units). The high rise will be positioned on the LaSalle Street side and sitting horizontally i.e. parallel to Division Street. All parking is enclosed and above the Jewel store. The Jewel Company was previously owned by parent company, Super Valu (based in Minneapolis); but it was recently sold to Albertsons. The proposed Jewel/Fifield rental building project will act as a catalyst to revitalize the immediate area and make the neighborhood more safe, secure and beautiful. The apartment building could be considered the "missing bookend" at the South end of the Sandburg Village community (to James House at the North end) and the site will act as a gateway to the Gold Coast. The upgraded Jewel store will have many new amenities, including a pharmacy, grill, wine tasting etc. Construction is expected to begin either this fall or next spring.

A Final Pet Committee Update...

Carol Abrioux – JK Pet Committee Chair

Although we had good cooperation from dog owners over the summer, we must remind all owners that dogs are not allowed to urinate just outside the back doors of James and Kilmer. Unfortunately, with the onset of cold weather, we have seen many infringements of this rule. Dog owners who break this rule will be subject to fines as outlined in the Pet Rules.

Other owners have allowed their dogs to defecate on the sidewalks outside the rear doors, or in the alley way or LaSalle Street sidewalks and do not pick up after them. We provide poop bags at the rear entrances and trash containers along the runs, so there is NO excuse for this behavior. You must pick up after your pets. This attracts rats and can be tracked into the building on the shoes of the unfortunate people who step in these messes. Although we have not yet had any snow, once we do, it is still incumbent on dog owners to pick up after their dogs.

We realize that there can be an occasional accident, and if this happens, the owner should report it to the management office. They will arrange for a cleanup.

If J/K residents observe anyone breaking the pet rules, please report this to the Management Office. These reports are kept anonymous.

Also, owners taking their dogs through the garage must NOT let them relieve themselves anywhere in the garage. This damages the garage floor membrane. If an accident does happen inside the garage, the owner should report it to the garage staff, so the garage attendants can clean the area immediately.

Website Committee Update

Ronald Miller – JK Website Committee Chair

JamesKilmerCondo.org . . . A Handy Reference Every Day

Your association website - JamesKilmerCondo.org - contains handy reference information. It's available 24/7, and might save you a trip to the management or maintenance office. Have you visited lately? Website features include board meeting minutes, committee information and minutes, bulletins, viewing and downloading documents and forms, and sending online maintenance requests. And a reminder . . . the Maintenance Department page 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

FYI

Loading a Laundry Card Online

Did you know that you can register and add money to a laundry card online at www.universallaundries.com ? And, if you register your phone number, you can opt to receive text messages to let you know when your laundry load is finished.

Follow these steps once you arrive at the home page www.universallaundries.com:

- At the top right hand of the screen, select the “Add Value” icon.
- Fill in your personal information.
- You will be asked to verify your account via an email link
- Once you receive the email and verify your account through it, you are able to register any card that you have purchased.

Registering a Card

- Log in to www.universallaundries.com, using the account name and password you created.
- On the left side, select “Cards”
- Choose a name for your card. It can be anything.
- Enter the card serial number (the numbers on the back of the card).
- Once the card is registered, it will appear at the bottom of the screen. On the right side, select “Revalue”.

Revaluing or Reloading (Adding money to) a Card

- Make sure to enter the property address as either 1560 Sandburg or 1555 Sandburg (omit the “North” and “Terrace”), and enter the **CSV code - 3 for Kilmer or 4 for James House.**

Suggestions, Feedback or Burning Questions?

The J/K newsletter is published as a service to you, our valued owners and residents. Do you have any ideas for articles you'd like to see in upcoming issues? Please let us know! Use the Suggestion Boxes at James and Kilmer Houses to drop us a line, and we'll do our best to include your suggestions in upcoming issues. Thanks for reading! – *The JK Newsletter Editors*