

James/Kilmer

Condminium Association Newsletter

Judy Barnes and Melissa Jones, Editors



Safety and Security Information for Residents

By Judy Barnes, JK Board of Directors and Richard Vicens, JK Property Manager

With the onset of summer, which accompanies longer days and warmer weather, we all will be out enjoying our wonderful Chicago neighborhoods, restaurants, nature and cultural offerings that our city provides. But this also means we need to be more critically vigilant of our personal security and safety. The onslaught of warm weather often presents more security challenges--our wallets/purses are more visible (without heavy coats) and thereby presenting a greater risk of theft/larceny. Theft/larceny is the greatest source of crime in our neighborhood. Unlike in the past, the warmer weather has also brought on.....

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the city's experience of more 'groups/gangs' that have (for example) infiltrated Michigan Avenue and on occasion--the beaches, parks and neighborhoods.

With that in mind, we thought it important to share general reminders on security as well as an update on JK security improvements that are underway.

JAMES HOUSE RECEIVING ROOM ENTRANCE SECURITY

Many residents have expressed concern about unauthorized persons following them into the building through the James House Receiving Room entrance (west side). In order to put residents at ease and minimize the opportunities for these "Follow-Ins", the following work is planned:

- 1) New lighting will be installed under the eave at the back entrance to raise the lighting level to the equivalent of 'noontime sun'.
- 2) Two new 'High Definition' surveillance cameras will be installed at this outside entrance.
- 3) Existing cameras between the rear entrance and the door to the Service elevators will be changed to 'High Definition' as well.
- 4) A convex mirror will be installed near the fob reader at the back entrance--thus allowing residents to see if anyone is coming up behind them.
- 5) A panic button alarm will be installed at the fob reader location and, once activated, will sound a local siren and send an alarm to the lobby desk, where personnel would take appropriate action.
- 6) Additionally, if anyone senses insecurity about coming through the Receiving Room entrance, they should walk around to the front James House entrance—and *immediately* let the James Door staff know of their security concerns. If necessary, the resident should also call 911.
- 7) As an information note, the 'automatic rear door' open timing is 10 seconds which is the required ADA timing.

JK INVOLVEMENT WITH CAPS

CAPS (Chicago Alternative Policing Strategy) meetings offer city residents an opportunity to address crime and safety issues directly with the beat officers who patrol their neighborhood, as well as to provide ongoing feedback, which help the police to monitor crime issues. Our JK Association is in District 18--Near North, located at 1160 N. Larrabee Street.

William P. Dunn is the Commander and his contact is 312-742-5870. I will be suggesting at the JK Board meeting on June 25 that we appoint a JK CAPS representative to represent our association, attend CAPS meetings, and report back to the association as needed. The contact number for CAPS meetings is 312-742-5778.

Upcoming Dates to Remember:

Website Committee Meeting
Wednesday, July 17, at 7 PM
James House Hospitality Room

James / Kilmer Board of Directors Meetings
Tuesday, June 25 -- Tuesday, July 23 --
Tuesday, August 17
7PM, James House Hospitality Room

Farewell to Richard Vicens, JK Property Manager

Judy Barnes, JK Board of Directors & Editor, JK Newsletter

As many of you know, Richard Vicens has resigned from JK as Property Manager. This brings to an end a wonderful 4+years of his tenure at JK. He has accomplished a great deal while he was here--not only in terms of all the capital projects that he successfully managed, but the operational improvements he made, the support he provided individual residents in solving their particular unit issue--as well as the many friends he has gained through his personal style of thoughtful service. He was the consummate professional property manager.

I recall when I first came on the JK Board in '08, one of the tasks I was assigned in early '09 was doing the reference checks on the 3 final candidates we were considering for property manager. Rich provided 24 references and the other 2 candidates had 3-5. After reviewing the references, the decision became a 'no brainer' for us.

I am providing a quick summary of *many* of the capital projects for which Rich provided project management responsibility during his tenure (along with doing his Property Manager job) with us:

- 1) The James House Windows Replacement Project (largest, most needed but most controversial capital project that JK had ever untaken). He also negotiated the window contract which reduced the price by \$800,000 and did all the work to calculate the direct charge to owners
- 2) The concrete façade and balcony and masonry projects for both James and Kilmer, including calculating the direct charges
- 3) The Com Ed Vault repair/upgrade project
- 4) The James and Kilmer Laundry Room Upgrades
- 5) The James House Roof Replacement project
- 6) The planning for the JK Lateral Pipe project, including numerous Saturday and Sunday Q&A sessions to educate owners
- 7) Worked with the HOA manager to facilitate major new James House landscaping and worked with K&H (JK Engineering firm) to develop solution to lobby flooding
- 8) The planning for the James House Roof Deck replacement
- 9) Oversaw major repairs after December 2011 fire in James unit and implemented improved JK compliant Fire Communications Systems compliancy with the City
- 10) Oversaw major repairs to Kilmer after a major HVAC leak, including having all Kilmer HVAC riser shut-off valves replaced in Kilmer
- 11) Oversaw many of the HVAC James and Kilmer leaks/repairs
- 12) Actively involved in the Cable TV Task Force by helping them find alternatives to RCN--which helped obtain price concessions from RCN
- 13) Provided numerous daily Owner requests for individual unit problem solving
- 14) Managed the Garage Management Contract Bidding/Award
- 15) Provided overall focus on Housekeeping and Creating a better Office Team environment.

As I spoke to Richard after his resignation announcement, he said that he had many things he wanted to do:

- 1) Catching up on reading
- 2) Visiting my granddaughters in Florida and Northern New Jersey
- 3) Finding the ideal location for an independent living apartment
- 4) Visiting Ground Zero in NYC-I haven't been back since 9/11
- 5) Visiting friends in Baltimore, where I lived for 13 years.
- 6) Doing some on-line trading--I have a pretty good system
- 7) Driving the blue highways
- 8) Catching up with friends
- 9) Having dinner parties
- 10) Doing volunteer work at Northwestern Memorial
- 11) Spending more time with his dogs

There is a farewell reception being held on Friday, June 21, from 5-7pm in the Penthouse for all residents to wish Richard well in his future endeavors.

We thank you SO MUCH for your wonderful professional and personal contributions to the JK Association these past 4 years and to the many residents you have served so well. We will always wish you the best. Thank You.

Property Manager's Report

Richard Vicens, JK Property Manager

James House Roof Deck

Klein and Hoffman presented the project to the Infrastructure Committee at its June 10 meeting. The committee will be making a recommendation to the Board at the June 25 meeting. Klein and Hoffman also gave a presentation to the Roof Deck Task Force (including some board members) on March 27. The Board will approve awarding a contract on June 25 and work should begin 4-5 weeks later.

James House Metal Sheathing

The contract for this work is in place, shop drawings are being prepared and work should begin on or about August 12, with the total installation taking 35 days.

James House Cell Phone Signal Strength

The engineers were here on June 12 to run further tests. The initial determination is that there is a great amount of interference from the many cell phone towers and antennae just east of the property. The engineer told me that he stopped counting when he reached 25. The next step will be to do test antenna installations at the JK Penthouse and Management Office.

James House Penthouse Windows

The penthouse windows phase has been completed. The door at the northeast corner of the north room that was blown off has not been replaced and we are expecting the replacement to

take place during the week of June 24. Other than that, this phase of the windows project is complete.

Garage Repairs

Emergency repairs were made to eliminate the water infiltration along the pedestrian ramp between the G1 and G2 levels. Additional emergency repairs were made to eliminate tripping hazards at the G2 level floor drains. Since an original Klein and Hoffman garage inspection was performed 3 years ago, another will be done before any major work is scheduled. K&H will identify the corrective work and prioritize items in the overall project. As with the past report, minimum work will include: 1) Concrete repairs, 2) Traffic membrane replacement, 3) Exhaust fan replacement, 4) Painting, 5) Pipe repairs and 6) Heater replacement. In 2014 the 'In and Out' ramp will be repaired.

James House Service Elevator Upgrade

Otis Elevator has the service elevator upgrade (increase in speed) in their schedule for later this year when the lateral pipe replacement project is over. This upgrade will just about double the present elevator speed--making it much more efficient for residents and contractors. Since the lateral pipe project in James house will be finished in July, the work should begin in late August. Once the work starts, each service elevator will be out for approximately 30 days. There will always be one car available.

HVAC Pipe Project Update

Barbara Grodzins & Duane Hicking, JK Infrastructure Committee Co-Chairs

The HVAC pipe project schedule is actually ahead of the original timeframe. If there are no heat waves or unexpected problems, James House should be completed about mid-August with Kilmer House completion by Labor Day. This is a reduction of the original schedule, from an original estimate of nearly a year to now completion in less than five months.

To date, there are no riser problems. Fox Valley (the Plumbing Engineering firm) has inspected the risers of the tiers that have been completed and currently in progress, and report they are in good condition.

Fox Valley has inspected the pipe and valve work as well as the welding and has determined that the work is of very good quality.

There have been a few problems that have occurred with the new fan coil units that Trane (the manufacturer) is aware of and working to correct. There is a whistling noise coming from some of the smallest C-size fan coil units that are in the bedrooms of some of the two bedroom units. Trane brought in an engineer and they have determined that the problem with the C-size fan coil units was caused by the omission of an air baffle. The baffle will be installed in all of these fan coil units and it is expected that this will correct the noise problem. All other new fan coil sizes have the air baffle currently installed.

EMCOR is to conduct a test on installing new valves in Kilmer House, as the configuration is different from James House. This test is to be performed by the end of this month.

Although the HVAC pipe replacement project is not as big as the James House windows replacement project, it does have many more moving parts such as multiple work crews to be scheduled and coordinated over multiple days. Owners have been patient in working through this.

The Infrastructure Committee met on June 10 to discuss the HVAC pipe project, the proposed James House sundeck and Garage repairs. The minutes of this meeting will be posted on the website by early next week.

If you have further questions or concerns regarding this project, please contact David Krc at 630-440-8487, d.krc@cotterconsulting.com, or Melissa Jones at 312-262-7160, m.jones@dkcondo.com.

Treasurer's Report

Betty Latson – Treasurer, JK Board of Directors

PROJECT UPDATES:

The HVAC pipe replacement project is well under way at James House. Upon completion of the James units, the HVAC pipe replacement project will then begin in Kilmer House. For several years, we have discussed the need for the replacement of the HVAC pipes and that the cost of this project would be paid by James and Kilmer unit owners via a Direct Charge (since it is a Limited Common Element). We expect to finalize and approve the Direct Charge at the June 2013 Board meeting. We expect the final Direct Charge amounts to be a little less than the original estimates. The Direct Charge will be due on September 1, 2013. Owners will have the option of paying their Direct Charge in either one lump sum cash payment or by utilizing the James Kilmer Payment Program.

The next steps in the HVAC Pipe Replacement Direct Charge process:

1. In May 2013, James Kilmer unit owners received an HVAC Financing Survey asking owners for feedback on whether they plan to pay the HVAC Pipe Replacement Direct Charge in cash or by using the James Kilmer Payment Program. Of the 49% James Kilmer unit owners who responded to the survey, 79% indicated that they would be paying in cash while the remaining 21% would utilize the James Kilmer Payment Plan. The majority of unit owners requesting the payment plan option also expressed a preference for the 3-year payment plan. As a result, the James Kilmer Payment Plan will be a 3-year plan with a loan rate of 4.35%.
2. The James Kilmer Board will vote the Final Direct Charge and details of the James Kilmer Payment Plan at the June Board Meeting.
3. James Kilmer unit owners will receive their Direct Charge Commitment Letters in early July 2013. The letters will formally notify owners of their official Direct Charge, and ask owners to commit to payment of the Direct Charge in either one lump sum cash payment or by using the James Kilmer 3-year Payment Plan.

4. Owners selecting the lump sum cash payment will be invoiced for their Direct Charge in the September monthly assessment statement. Payment will be due on September 1, 2013. Owners selecting the James Kilmer Payment Program will be invoiced for their first monthly payment in their September monthly assessment statement. Their first payment will also be due on September 1, 2013.

Voluntary Fan Coil Replacement Project:

During the Town Hall meetings, owners also learned about the voluntary fan coil replacement project. Those unit owners interested in replacing one or more of their fan coil units were asked to complete the fan coil commitment letter mailed to unit owners in early May 2013. All unit owners ordering fan coil units were required to pay for the fan coil units in one lump sum cash payment within 30 days of their order. No Association financing was available for fan coil replacement project since this project was a voluntary project.

On behalf of the Finance Committee and the Board, I would like to thank unit owners for their timely feedback and for their assistance with these projects. We are most grateful for your support!

The Finance Committee will be meeting this Thursday, June 20, to review the 2012 draft audit with our audit firm, Picker and Associates. Review of the audit was to have originally occurred on June 12. Due to weather related issues, the review of the 2012 draft audit did not occur. All unit owners are welcome to join us for the June 20 Finance Committee meeting.

Upon completion of the 2012 audit, the Finance Committee will focus on reviewing the 2013 draft Reserve Study. Once the date of this meeting is established, the date will be posted. Again all unit owners are welcome to join us.

JK FINANCIAL UPDATE:

Let me also take a brief moment to provide owners with an update on the Associations financial results. Through the first four months of 2013, revenues were reported at \$1,963,000 including direct charge income, and \$1,178,000 excluding direct charge income. Revenues were below budget by \$18,000 due to lower legal reimbursements and service recoveries. Operating expenses were reported at \$1,378,000 and were slightly above budget. A closer look at expenses reflects high plumbing/sewer and uninsured losses that have been partially offset by lower administrative and maintenance supply expenses. After capital reserve provisions of \$400,000, the Association reported a deficit of revenues over expenses of \$58,000 which compares slightly unfavorably to a budgeted deficit of \$37,000. On April 30, 2013, the Association reported an operating fund balance of \$540,000 and a capital reserve fund balance of \$5,238,000. The loan balance was \$1,961,000.

Engineer's Corner

Kurt Kruger – JK Chief Engineer

WHAT TO DO WHEN YOU HAVE A WATER LEAK

At the first sign of water infiltration, a resident 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.

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.

Maintenance will determine if the leak is caused by a common area fitting or pipe, or if the leak is a resident problem. Below is a brief description of what the Association and the individual Unit owner(s) are responsible for in the event of a common element and or a specific Unit water leak.

Common Element Leak

James Kilmer's Responsibility:

The Association will repair the pipe and plaster and prime any affected walls or ceiling.

Owner's Responsibility:

The Unit owner is responsible for replacing any betterments and improvements including wall paper, paint (past the primer or accessories)

Unit Specific Leak

Owner's Responsibility:

The Unit owner causing the leak is solely responsible for the leak and betterment of their unit. If other units are affected, their insurance companies will determine who is liable for their repairs and betterment.

HOA Update

Jack Vedra, President of HOA, Sandburg Village

At the May meeting HOA approved its audit, which showed a \$179, 000 operating surplus for 2012. That surplus was transferred to reserves. HOA currently has very healthy reserves of

approximately \$4,500,000. It has completed two major mall reconstruction projects over the last three years costing over \$3,000,000 while continuing to maintain healthy reserves and hold assessments level. For the next HOA meeting on July 24 we are trying to arrange for Alderman Fioretti to meet with the Board to familiarize him with our part of the new 2nd Ward.

The new plantings in the AB and CD malls are almost complete. Go take a look. Because of our rainy spring, the entire Village landscaping looks very lush. And now that summer is settling in, you can enjoy some warm days at the pools and tennis courts.

Roof Deck Progress Report

Peter Cremer, JK Board Director and Chair, JK Roof Deck Project

There have been some major strides in bringing the James House roof deck back to life and a valuable asset for all of us to enjoy. After an initial design presentation to the roof deck task force, K&H (JK Engineering/Architecture firm) obtained several construction bids. The bids and new design proposal were recently presented to the J-K Infrastructure Committee (IC). The design includes changes to the decking surface, new perimeter guardrails and barriers, and improved lighting. It even expands the size of usable space along the north side of the building.

The IC members asked a number of important questions about the proposal, timing and cost. And after a long discussion, the decision was made to send the proposal to the full Board for review and approval. With the next Board meeting at the end of June, we should be able to keep moving the project forward towards completion. In addition, we have been filing documents with the city to obtain the proper building permits to begin construction as soon as the final decisions have been made.

We hope to share the design with residents in the very near future, along with a proposed schedule and target date for completion.

A Notice to James House Residents with Fan Coil Replacements

Dave Krc, Project Manager & Owner's Representative

We are aware some of you have had issues with the new fan coils. Please be advised we are keeping a master service list of all known fan coil deficiencies. Our contractor, Emcor, has ordered replacement parts from Trane, the manufacturer, which we anticipate receiving shortly. Once in our possession, we will set up a schedule for making repairs and notify each of you with a specific service date.

Of the various issues encountered, there is a whistling noise discovered with the small C-size fan coil. We have a solution. It will require a metal air baffle installed inside the fan coil unit at the fan housing. This deficiency is common on all C-size units. It is our intent to make this

correction along with any other deficiency repairs within any given condo unit at the same time. We don't want to inconvenience anyone any more than necessary.

It is important that we be made aware of any deficiencies or concerns you may have with your new fan coil units. If service is required we want to get you on our master service list. Therefore please feel free to notify us by email to Melissa at m.jones@dkcondo.com. Or, if you prefer, you may stop by our office in the penthouse to relay your concerns.

Neighborhood & 2nd Ward Update

Judy Barnes – JK Board of Directors

Protect Your Identity - Shred It and Forget It!

Identity theft is the fastest growing crime in the US. You can protect your identity by destroying sensitive documents. The Chicago Department of Business Affairs and Consumer Protection (DBACP), and other agencies will be hosting another Shred It and Forget It event, providing a temporary site for the public to shred up to 10 boxes of personal documents FREE of charge. Electronics recycling also will be available. Computers, laptops, monitors, printers, computer cables, mice, keyboards, fax machines, TVs, VCRs, DVD and MP3 players, video game consoles, cell phones and video equipment will be accepted. No household appliances will be accepted. For more information, please visit chicagoshreds.com.

Shredder Day 2013--Saturday, June 22, 2013; 9:00am - 1:00pm
United Center Parking Lot E at 1901 W. Madison St.

City Vehicle Sticker and Residential Permit Parking Reminders

It's time to buy your 2012-2013 Chicago Vehicle Sticker! Stickers are now available for purchase on the Chicago City Clerk's website, in person at their City Hall or satellite offices, at various neighborhood locations, or through USPS mail by sending in your completed renewal form. Prices for the 2013-2014 City Vehicle Sticker have not changed. All seniors 65-years-old and older also qualify for their senior discount, as they have in years past. The current 2012-2013 City Stickers expire June 30, but there is a 2 week grace period to avoid late fees, which will be in effect July 15. To avoid late fees, residents must not only purchase but display their Chicago City Vehicle Sticker by July 15.

However, there is one major difference between this year and previous sales seasons: This year, residents should bring their renewal form with them when they purchase a Chicago City Vehicle Sticker in person at a Chicago City Clerk Office or other in person sales locations. The renewal form includes your Vehicle Identification Number (VIN), which is now a requirement for completing your transaction. You can also bring one of three other approved forms of VIN documentation ([link to flier](#)) to make an in-person purchase. Accepted forms of approved VIN documentation - in addition to the renewal form - include vehicle registration, insurance card displaying VIN or vehicle title. For the first time ever, the City Clerk's office is using VIN data to match you to your vehicle. This is an anti-fraud measure and will also allow the City Clerk to assign your new renewal month once they implement Year-Round City Sticker sales

beginning in 2014.

ADA Ramp Improvements for Near North

The Chicago Department of Transportation (CDOT) will begin a project Monday, June 10 to install ADA Ramps at select locations in the area bounded by North Avenue, Clark Street, Division Street and Wells Street. The work entails the installation of sidewalk corners that meet the standards of the Americans with Disabilities Act (ADA). The new corners will feature wheelchair-accessible ramps and detectible warning surfaces for the visually impaired. Also, the street corners adjacent to the ramp locations will be repaved.

JK Involvement with CAPS

CAPS (Chicago Alternative Policing Strategy) meetings offer city residents an opportunity to address crime and safety issues directly with the beat officers who patrol their neighborhood, as well as to provide ongoing feedback, which help the police to monitor crime issues. James-Kilmer is in District 18-Near North at 1160 N. Larrabee, Chicago. William P. Dunn is Commander, and his contact is 312-742-5870. It will be my suggestion at the JK June Board meeting on June 25 that we appoint a JK CAPS representative to represent our association, attend CAPS meetings and report back to the association as needed. **Reminder: As a JK resident, in case of emergency, always call 911 first.**

JK Opportunity to Meet Ald. Fionetti on Saturday, June 22

On Saturday, June 22 at Piece brewery, 1927 W. North Avenue, there is an informal coffee offering Ward 2 people (that would include JK) the chance to meet the Alderman and 2nd Ward Staff. Also, Alderman Bob Fioretti, (2nd Ward), Alderman Brendan Reilly (42nd Ward) and Alderman Michele Smith (43rd Ward) were 3 of the 11 Alderman on Wednesday, June 5, during the Chicago City Council vote to vote "NO" on Mayor Emanuel's Parking Meter Settlement. However, it passed with a vote of 39 – 11.

Website Committee Update

Ron Miller – Chair, J/K Website Committee

JamesKilmerCondo.org is your official Association website. If you haven't visited recently you might want to view the new HVAC Lateral Pipe Project page. Recently updated management forms are also available for viewing and/or downloading and printing. The FAQ page is always a handy place to check for updated information. A recent update is the addition of floor plans with room dimensions shown. We encourage your feedback.

JK Social Committee Update

By Barbara Fiacchino and Dorsey Ruley, Co Chairs

The newly-appointed 2013 JK Social Committee had its charter approved at the May 2013 Board meeting and is available on the JK Website. The committee has 3 members: Carol Abrioux, Laverne Maidak, and Bonnie Pool. Planning is underway for a late summer association event. In the meantime, a Farewell Reception is planned for Richard Vicens, Property Manager, on Friday, June 21, from 5-7 pm in the James Penthouse.

