

James/Kilmer *Condominium Association*

NEWSLETTER

SPRING 2008

Town Hall Meeting to discuss Windows and Facade Set for May 5 at the Latin School – Mark Your Calendars!

A special meeting will be held with owners to discuss the ongoing Window and Façade Capital Projects that have been under investigation by the Board and Infrastructure Committee. Peter Power from Klein Hoffman will be there to discuss the engineering reports you recently received and to answer questions you may have regarding this challenging project.

The meeting will be held at the Latin School auditorium the evening of Monday, May 5th at 6:30 p.m. We encourage all owners to attend this important update and informational meeting. We have chosen this site to ensure ample seating for all!

No decisions have been made and our goal is to have a plan in place by this fall.

JamesKilmerCondo.org

Have you visited the James/Kilmer Website yet?

If not, we encourage you to take a look. It's a handy resource for information about the James and Kilmer buildings, as well as Association amenities, forms, and documents. You can even submit a maintenance request online. And be sure to check the Bulletin's section for "news alerts" from management.

If you haven't visited the site recently you might have missed some recent updates. The neighborhood section has been updated with the addition of new local businesses, along with phone numbers for all businesses; floor plans are now online; the HOA menu link has monthly meeting

minutes; and the Frequently Asked Questions (FAQ) section has been updated too. We will be adding photos of our facilities and the area during the year.

The web committee is dedicated to providing a useful website for all. We'd like to hear from you if you have a website feature you would like added. And if you have any comments or feedback about the website you can use the online feedback form or just email Ron Miller, the webmaster: webmaster@JamesKilmerCondo.org

Ron Miller, Website Committee Chairman

April 8 Board Meeting Notes

The Board of Directors discussed and approved the following actions:

The James House Façade Inspection will start in late May. The Board approved the retention of the firm Quality Construction to provide scaffolding and complete concrete work involved in the James House Critical Exam.

The City of Chicago requires this exam every four years for a building of the size and construction type of James House.

The scaffolding should start appearing in the next two to three weeks depending on weather. The length and extent of the concrete restoration cannot be determined until after the exam is performed and preliminary concrete work is completed. We will update you as the project progresses.

Garage Repairs:

The board approved a plumbing contract to repair pipes and drains on the lower level of the garage. These repairs will prevent those pesky water leaks on our cars in that area.

Kilmer House approvals

The Kilmer façade exam is scheduled every eight years with the next exam budgeted for 2012.

The Board approved lifting the washing machine moratorium in Kilmer. Owners will still need to get the installation plans approved per JK remodeling rules.

An additional camera was approved for the lobby of Kilmer. This will allow residents to better see people at the front entrance on their televisions.

Continuing investigations:

The Board discussed issues relative to cable service and how to report cable problems. A separate flyer will be passed out to explain the proper reporting procedures if problems occur

The Infrastructure committee will look at resolving the plumbing issues at James at its April 22nd meeting. Several options are being considered. We hope to lift the James washer ban sometime this year.

In light of recent vandalism in the elevators, the board discussed the possibility of placing cameras in the elevators. The current estimated cost is \$15,000. After discussion, the Board tabled the proposal to allow time for resident input. We encourage residents to e-mail their thoughts on the subject to the board members.

Dave Beck, Board President

HOA Update

Pool Season

FFC will once again manage both pools. HOA received a net income of \$43,789 for the 2007 season. Fees for joining the pool will remain the same as last year.

THERE ARE TWO MAJOR CHANGES TO THE RULES. The Board approved a ban on smoking at the pools. Notice of this new **NO SMOKING** rule will be included in the registration forms and be posted at both pools. The second change involves the number of guests that may be invited per day. In the future, a TOTAL of 5 guests will be allowed per family or individual memberships.

Pool Membership drives will begin early in May. Watch for the schedules to be posted soon. You already received the tennis key applications under your doors.

Com Ed Vault

We are awaiting estimates from Meade Electric and CDOT (Chicago Department of Transportation) approval. *The J/K fountain will not be filled and operated until the Com Ed Vault repairs are completed later this season. Repairs are being investigated for the broken fountain cap pieces. We will keep you posted on work dates and further information.*

Landscaping

HOA is working with landscaping consultant, Bernie Jacobs, and Moore Landscaping on determining which trees need to be pruned. Spring plantings will start soon.

Marcie Johnson, James Kilmer Director at HOA

Postal Service Improvements

Kenneth Brown is our Customer Care contact person at the Ft. Dearborn Post Office. His number is 312/644-3929. Residents who have individual questions or concerns may direct their comments directly to him or, if they prefer, may complete the comment sheet that should be on our website and mentioned in the newsletter.

Last week, Mr. Brown, our Property Manager Maurina Provus, and Ellen Levine met and set up an action plan for the postal service to resolve the issues of late deliveries, miss-deliveries and other chronic issues we have experienced.

The Post Office stresses that mail must be addressed with the apartment numbers in order for mail to be processed properly and efficiently.

Ellen Levine, Alderman's Customer Advisory Council for the Post Office

Upcoming Meeting Dates

Town Hall Meeting – Monday, May 5 at 6:30 pm at the Latin School

J/K Operations Meeting – Tuesday, May 27 at 6:30 pm in Hospitality Room, penthouse floor of James House

HOA Board Meeting – Wednesday, May 28 at 6:30 pm in the Alcott House Hospitality Room – Mall level at 1460 Sandburg Terrace.

James/Kilmer Management Notes

Maurina Provus and the Board of Directors welcome **Diana Cardenas** as our new James Kilmer administrative assistant. She comes to us with experience as the administrative support to the Chief Operating Officer in an Information Systems Consulting Company that specializes in the Healthcare Industry. Her experience in customer service with an attention to detail, make Diana an excellent addition to our busy James Kilmer Management office. You can reach Diana at 312- 654-1560 ext. 1.

Please remember that the Management office cannot accept cash payments and that any service orders or fees can be paid by check or on your assessment payment.

Parking coupons are now available in the garage 24 hours a day and 7 days a week!

Assessment payments must be mailed to our bank's lock box and not dropped off at the management office. This will assure that your assessment payment is processed in time. That address is:

James/Kilmer Association
8020 Innovation Way
Chicago, IL 60682-0080

Take Advantage of City Refund for Seniors

The City of Chicago offers eligible senior citizens a \$50 annual refund on sewer charges paid by the Association. You have until July 1, 2008 to apply through the Alderman's office.

To be eligible for the Sewer Charge Annual Refund:

- √ You must be 65 years of age, or older, as of January 1 for the year you are applying.
- √ You must be the sole owner, or owner in joint tenancy, or tenancy in common of the property and occupy the property as your **principal place of residence**.
- √ You will need proof of birth date, copy of Property Tax Bill showing your Senior exemption (paid in Fall 2007) and copy of water bill from JK office.

For instructions and the sewer charge refund application, visit our website: <http://www.JamesKilmerCondo.org> or pick up the forms in JK office.