

James/Kilmer *Condominium Association*

NEWSLETTER

JANUARY 2008

NEW JAMES/KILMER WEBSITE LAUNCHES THIS WEEK!

SEE BACK PAGE FOR THE DETAILS

JamesKilmerCondo.org

New Emergency Communication System Ready

Background

You may remember that following the fatal county building fire in 2003, the city mandated each high rise building in the city of Chicago to do a safety evaluation and meet more stringent requirements by the year 2012.

One critical aspect of making our buildings safer is to have a two-way communication system in place for emergency personnel on the scene of a fire to communicate with each other and with the occupants of the building in case of an evacuation.

The Board of Directors voted the installation of this system in both James House and Kilmer House buildings in 2007 instead of waiting for 2012 as the safety of all residents was of paramount importance to our Association.

The funding of the system had been anticipated in our budget process for some time.

What has been installed

New control panels in the lobby, fireman telephones on every 5th floor in the stairwells, and speakers on every residential floor at both ends and the elevator lobbies will allow the proper instructions being given and heard in the event of an emergency.

Testing & activation in February

The system will be tested and activated in February (date is pending city schedule). A letter will go out to all units once that date is set outlining what we need to know about the test. Employees will be trained on working with the system on that same day. Please be sure to read this information carefully.

2008 Façade Inspection and Window Study

As was last reported in October, the engineering firm Klein and Hoffman, Inc. (Peter Power as our principal engineer) has been engaged to conduct the required City Façade Inspection on James House commencing this spring and continue our research in addressing the ultimate completion at James House of our Association's Window and Door Project started at Kilmer House in 2000.

On December 19, an initial planning meeting was held with Peter Power (KH), the Directors and members of the Infrastructure Committee outlining the next steps. The firm is continuing to evaluate the window system in James House in order to provide the Association with five different scenarios for repair and/or replacement. Thirty-nine additional homes are being surveyed this week to add to the study data.

It was agreed that a Town Hall meeting would be held in late February or early March so that owners can meet with Peter Power and ask questions of the study. In preparation for that meeting, the study that was conducted in August 2006 will be

distributed to all owners to help us become informed about the window issues. It is now available on the website as well.

A design phase – with resident involvement will commence in the spring.

Once we have actual design specifications – we can get a true cost estimate and work plan scenarios to weigh the alternatives for action. Funding research will be ongoing during this same time frame. The Board and Committees anticipate having enough specific information to start the proper evaluation of a final plan in the 2009 budget process.

Washing Machine Moratorium Update

In March 2007 the installation of new washing machines was put on hold at James House until major plumbing work can enlarge the drain lines now at capacity. The work is in the bid stages. We will keep you informed on next steps and dates.

The study was completed at Kilmer House and there is still capacity in the drain system available. Washing machines are now allowed in KITCHEN LOCATIONS ONLY with approval.

Lobby Updates

The Board voted for the installation of an automatic door to complete the Kilmer House Lobby project. Kilmer House owners will be informed of dates of work

The James House Security Desk has been repaired and the mirrors installed. The new carpet voted on by owners (4 pieces) will arrive in February bringing this project phase to a close.

Germania Club Building Sold to Developer

It was reported in Crain's Business Journal January 16 that the Germania Club Building has been sold to New York-based shopping center investment group (Kimco Realty) for \$9.3 million dollars. The 57,000 square foot building currently houses two ballrooms, a day-care center, Ace Hardware, Starbucks, a Thai restaurant and package shipping business.

The Alderman's office has been contacted and at this time has no additional information regarding this transaction and any pending plans for the site. Dorsey Ruley has volunteered to monitor the situation and as soon as any additional facts are known, we will report them to you.

Goodbye Burger King

The southwest corner of North and LaSalle is being cleared for a new bank building. No further details known at this time.

HOA Highlights –

Marcie Johnson, JK representative

ComEd Vault: (This is the area below the badly degraded patch of pavement located in front of the exit drive to garage) HOA is working on the major repairs that have to be made to this utility vault located on our property. A site inspection was completed by the utility and bids are pending. We will keep you posted on progress on this and other projects.

LaSalle Dog Run Improvement: New "doggy-pot" has been ordered for the dog run directly behind James House arriving the first week of February.

Thanks to our neighbors who volunteer: Lynn Conner for hosting the recent retirement party for Dave Staley; Bob Gowrylow for the beautiful Christmas trees; Sarah Leonard, Gay Olk, Lynn Conner who organize the annual Employee Holiday fund and Debra Moreno and Kathleen Greco for managing this week's Salvation army drive. We appreciate your time given on our behalf!

New James /Kilmer Website here at last!

We have all talked about it, but a small group of owners got together and did something about it! Ron Miller chairman along with Linda Lepp, Ilias Farfouris, Jack Vedra, Paul Francuch and Mary Occhipinti have created the first James/Kilmer Association website to help make all of our lives better by being more informed and making useful information more accessible in our busy lives.

The site is now active at the address below. It is still evolving, but a critical mass of information and services are already on board.

Key features include: printable and e-forms for maintenance services, fitness registration and other Association forms; contacts emails and numbers; Association documents; neighborhood links; recent bulletins, newsletters and meeting minutes; committee updates and much more.

We recognize that everyone does not have access to a computer and will continue to distribute information to all owners as before. But for the rest, see you at:

JamesKilmerCondo.org

This Saturday, February 2, at 9-10am, , 2-3pm and 7-8pm the website committee will be available in the lobby to demonstrate the site or answer questions you may have.

Advisory Council for Post Office – addressing our concerns!

Ellen Levine is a member of the 42nd Aldermanic Ward Customer Advisory Council (CAC) for the U.S. Post Office. The Advisory Counsel is in the process of compiling a master list of problems we are experiencing with the Post Office and its services. Ellen is working with our alderman's office, the Council and the Operations Manager of the Fort Dearborn Station to identify and address problems and possible solutions to the issues brought before it. **The next meeting is February 6th.** If there is anything in particular you would like brought up at the February meeting, email her at elevine@ngelaw.com or contact her at 312/269-5694 during business hours. *By Ellen Levine*

Unless noted, written and edited by Karla Ross and Calandra Lewis