

# James Kilmer

Condominium Association – May 2009 Report

Judy Barnes and Karla Ross Editors



## Alderman Reilly Speaks at April meeting

Staying in touch with his community has been a priority for our new Alderman

Alderman Brendan Reilly was invited by Dorsey Ruley to provide an update on numerous neighborhood projects and issues of importance to the James Kilmer Association. He prefaced his comments with a short review of the city's financial challenges including a \$250-\$300 million deficit for 2009 which has not yet been resolved. He also shared his desire to see

NO increase in property taxes to help close this gap. He feels that those of us living in the 42<sup>nd</sup> Ward already pay sufficiently for the privilege of living here and our property taxes should not be used as a further source of closing the city's budget deficit.

Alderman Reilly also shared a bit of "a Day in the Life of an Alderman". His schedule

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## Maurina Provus Property Manager to leave James/Kilmer May 15<sup>th</sup>

Maurina Provus has elected to step down from her current position as James-Kilmer Association's Property Manager effective Friday May 15. She made this announcement to the association at the Board of Directors Meeting on April 28. The Board on behalf of all owners wishes to heartily thank Maurina for her dedicated work for our association over the past three years and we wish her much continued success in her future endeavors.

### *Farewell to the James Kilmer Community*

*As you may already have heard, I will be taking a leave of absence from my work in property management as of May 15<sup>th</sup>. I shall be visiting England to attend to some family matters before returning to my home and work in Chicago later in the summer.*

*I have been privileged to work with some really dedicated Board and Committee members during my three years at James Kilmer. I believe we have effected some positive changes, but know there are many challenges ahead. Most especially, I want to thank the many Unit Owners who have been so gracious in their on-going support of the Management Team and the positive contributions they have made to helping foster a community spirit.*

*It has been a pleasure to be part of your management group and I am certain that the James/Kilmer community will continue to thrive. My very best wishes to everyone for the future.*

*Sincerely, Maurina*

Maurina has given the board a generous amount of time to interview a number of qualified candidates for her replacement. As a result, **Richard Vicens** will join our association as Property Manager on May 18. Rich comes to us with extensive management and operations experience--most recently managing the 955 unit "Outer Drive East" Condominium at 400 E. Randolph. As Rich comes on board, we will provide more extensive information on his background and give an overview of our entire office staff.

## Garage Report

On Monday, April 27, the new Garage "Cart Program" started wherein four new carts are available for tenant use to help transport items to your units. All you need do is check with a garage attendant and complete the check out process to be able to use a cart. The carts will be available on a 'first come, first serve' basis. And each tenant's use of the cart will be limited to, and not to exceed, a period of 45 minutes. Persons who abuse the prompt return of the carts and who violate this rule three times will lose their cart privileges for 90 days.

Garage Manager Eddie Main has been successfully marketing our garage facility and this has resulted in a total increase in transient parking income of \$4,000 during March and April. This was accomplished without increasing expenses and with no decrease in service to our current JK parking patrons.

## Management Company Review

The Draper & Kramer Management Company contract with the James Kilmer Condominium Association expires on December 31, 2009. The Board of Directors has appointed a Management Company Search Committee, chaired by Judy Barnes. Other committee members include Angus Shorey and Dorsey Ruley.

The purpose and timeframe:

- Research the current market - *underway*
- Conduct the due diligence and review of the industry companies capable of managing an association the size of the JK Association - *underway*
- Conduct a bid process *this fall* that results in our JK Association being managed to the higher expectations that will be identified in the Request for Proposal (RFP) to be released.

The Management Company Search Committee's process will include;

- Reporting their research/due diligence to our JK Board for the purpose of a subsequent RFP to be issued this fall
- Following review of these RFP bids, conduct 'finalist' company interviews with our Board this fall
- Facilitate the board to a final decision on the selected management company in Q4 of this year

Draper & Kramer has been the only company to manage our property since it was converted to condos in 1980. They will be included in the list of potential candidates during the search process.

A letter will be sent shortly to a list of 6-8 companies (only those capable of managing an association the size of ours – one of the largest in the city) informing them of our Association's objectives and process. Interim Search Committee reports will be made to the board and reported to owners throughout the review efforts this year.

## Penthouse Committee will conduct contractor interviews on Monday, May 18th.

The committee headed up by Lynn Conner is investigating whether we can bring the 44<sup>th</sup> community floor back into useable condition for the enjoyment of the community. The bids are being reviewed and recommendation will be made to the board at a future date for a decision. The meeting will be open to owners at 7pm in the Hospitality Room.

# Window Project Due Diligence Report

Joint Committees start critical bid review process

**On April 21** there was a combined meeting of the Infrastructure, Finance and Windows Design Committees to review the James House windows and concrete repair bids recently compiled by the Association's engineering firm of Klein and Hoffman. Peter Powers and Jim Swint of K&H chaired this kick-off meeting. Over 50 owners participated in this meeting.

This set of bids from the installation contractors and window manufacturers represents 6 different combinations of installation methods and product suppliers. Most of the installers and manufacturers participated in the mockup window installations this last winter to gain first hand experience in the specific working conditions and building variables our ultimate project will entail. That process should result in more realistic bids and less surprises in project.

The bids for window and installation came in at ranges of \$10 to \$12 million. These prices are close to 2006 levels due to the lack of the anticipated inflation rates, a result of the recent economic climate hitting the construction industry so hard.

Please note, while the installation and product bids are the bulk of the total project costs, these still don't include the additional engineering fees, concrete contingency,

project management and resident moving and painting service fees. The committees are in the process of discussing and collecting bids on these remaining items to arrive at a "total project cost" estimated at \$12-\$14 million.

**Last week:** May 6 and May 7 meetings of the Infrastructure (IC) and Window Design committees started the process of narrowing options and developing questions that will further refine our total project costs. Approximately 100 owners participated in Mockup window surveys this year and gave feedback that the committees are continuing to use in all variables being discussed.

The IC is working through accessibility design questions along with other features of the window design that could impact future HVAC building opportunities.

The Window committee made up of over 30 owners has now broken down into subcommittees focused on Exterior Design, Contractor Interviews and Sample Show Room Planning. This last sub-committee will be working towards bringing together sample windows and doors, glass colors and frames and demonstrating these features to all owners within the next 30 days (goal.) Key to this demonstration will be showing owners how these features look on both the east and west sides of the building each with unique issues.

## TOWN HALL MEETING 2

### JULY GOAL

*The Committee Chairs are coordinating efforts to conclude these final stages of research in order to bring a comprehensive status report to owners in the next 60 days. We recognize that the wait has been agonizing, the hallway chatter less than accurate at times and the economic environment a new challenge for many. We are listening.*

## Window Litigation Update

As all owners are aware, a judge recently issued a ruling, in a lawsuit filed by four Kilmer owners, that the board could not assess Kilmer House owners for the replacement of the James House windows, ruling that the windows are limited common elements and the cost should be born solely by the James House owners. The four Kilmer owners are also challenging the Association's ability to use the capital reserve fund for the windows as well as the Association's right to borrow to help James owners pay for the windows over a period of time. The court, in its recent ruling, did not address the issue of reserves or borrowing.

At its April 28, 2009 meeting the Board authorized the Association's attorney's to file a motion to clarify the issue of reserve use and borrowing and that motion was presented to the court on May 5, 2009. The court has set a briefing schedule on those two issues. There will be a hearing on June 19, 2009 at 3pm before Judge Maki of the Circuit Court of Cook County at the Daley Center. Proceedings are open to the public.

Once these issues are resolved, the Board has authorized the Association's attorneys to appeal those issues where the Association believes the court has erred. A typical appeal can take from six to twelve months to resolve. The appeal can be expedited, but that is solely within the discretion of the appellate court.

We remind everyone that no special assessment has yet been voted or project approved at this time. We will keep all owners advised as this matter progresses. *David Beck, President*

## Postal News: Prices increase on first class mail and proper address is required for delivery

The US Post office has increased the price of *first class mail* to .44 (from .42). *Express Mail* now starts at \$13.05 and *Priority Mail* starts at \$4.95. Prices took effect on May 11.

Please be aware and alert all of your friends and correspondents, that the Post Office will not guarantee that your mail will be delivered to your home if the complete address is not on the envelope (apartment number must be in address). This is *not* a James/Kilmer rule or operational issue, this is a US Postal Service Regulation over which we have no control.

Finally, please use the "return mail slot" located on the mail door or the Kilmer Box if you receive mail that does not belong to you rather than leaving on the mail ledges. Thank you.

### Upcoming Dates:

**May 14<sup>th</sup> 7pm**  
Computer Group Meeting

**May 18<sup>th</sup> 7pm**  
Penthouse Committee Meeting

**May 19<sup>th</sup> 7pm**  
Infrastructure Committee Meeting

**May 21<sup>st</sup> 7pm**  
**May 28<sup>th</sup> 7pm**  
Finance Committee Meetings

**May 25<sup>th</sup> Holiday**  
Memorial Day Office and Receiving Room closed for holiday.

**May 26<sup>th</sup> 7pm**  
Board of Directors Meeting

*All meetings held in Hospitality room*



## Alderman Reilly continued from front page

usually starts at 7 am with various breakfast meetings and ends up with at least 1-2 evening meetings (like speaking to our JK Association) during the week.

**The following are a few of the topics on which the Alderman shared his updates.**

1. **Germania Place** - He is spearheading the process for getting landmark status. His discussions with the current owners reveals that they intend it to have it remain 'retail' with a series of diverse boutique-type stores (and not big box retail, like Best Buy for example). He is also spearheading landmark status for **Village Theatre** as well. He has a couple of theatre groups with whom he is speaking that are seeking more space. Mr. Ruley suggested that a 'subcommittee of James/Kilmer folks' was being formed. All persons interested should contact Mr. Ruley.

The Alderman stays involved and knowledgeable about any/all activities surrounding this block in front of our JK building. His intent is to be sure it continues to provide services to our neighborhood.

2. **Street Lighting** in the neighborhood - The wiring is old and sub-par. This summer, the city will replace with new, improved lighting.

3. **Pedestrian Island at Clark/Germania** - will be completed this summer (albeit planned for last summer) but the intent is to slow traffic and provide relief for pedestrians crossing Clark and caught in the middle of the street because of heavy traffic. Question was raised about putting a stop sign on Germania, but the Alderman indicated that this would not be possible.

4. **Potholes** - ideally the city would/should use cement to repair potholes, but this is too expensive. So repairs are being done with other material.. If there are any potholes, which are not getting repaired, Alderman Reilly urges you to call his office at 642-4242 or 311.

5. **Parking Meters** - the city's move to outsource the parking meter management was to plug a \$150 Million gap in it's budget. The result has not been positive with a 30-35% meter vacancy rate with 50% of those vacancies along the lakefront.

6. **Economic Stimulus Package** - Alderman Reilly was aware of our impending need for some major capital projects i.e. window replacement, which have energy savings impact. He will follow up and we should follow up our contact with him regarding the Federal Stimulus Package to help us take advantage of any/all moneys available for such projects as well as any tax credit benefits.

7. **Motorcycle Noise** - violators will be/are stopped for noise violations and muffler tampering. So there will be a continuing effort to stop violators.

8. The Alderman is addressing the **Day Care center parking issues** with owners of the business and will stay close to us on that problem and efforts to resolve.

In closing the Alderman urged all to sign up to receive his weekly Alderman Brendan Reilly email newsletter by going to [www.ward42chicago.com](http://www.ward42chicago.com) or go to the James/Kilmer website link [www.jameskilmercondo.org](http://www.jameskilmercondo.org) - go to **Contacts**.

You can contact him at his office in City Hall is in Room 300; his ward office is in River North at 311 W. Superior, Suite 212, phone 642-4242. His office hours are: 9-5:30 M-F; 10-2 Saturdays.