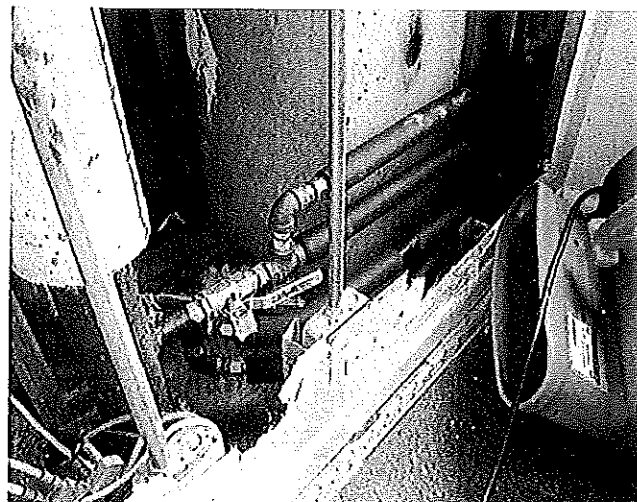
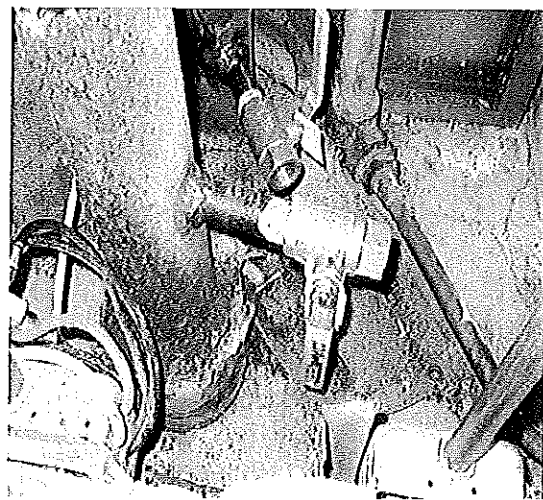


James/Kilmer

Condminium Association Newsletter

Editors: Judy Barnes and Diana Cardenas



Lateral Pipe Replacement- 3rd Update

Richard Vicens, JK Association Property Manager

General

The Board of Directors voted at the June 28, 2011 Board meeting to mandate that lateral pipes be replaced in all units. Since then a great deal of effort has gone into the analysis of the lateral pipe problem, the identification of acceptable replacement materials and fittings, the development of specifications and the writing of a Request for Proposal (RFP). The RFP was sent out to five large piping firms on Wednesday, August 3. A pre-bid meeting and contractor walk through will be held on Wednesday, August 10, and bids are due in the Management Office on Wednesday, August 17. It is anticipated that the bid materials and subsequent contractor interviews could be completed by August 23.

Continued on **2**

Treasurer's Corner – Page 3
 Property Manager's Corner –
 Page 4
 Abusive Resident Behavior –
 Page 6

Functioning of JK Management
 Office – Page 7
 Engineers Corner – Page 8
 Alderman Reilly Neighborhood
 Update – Page 9

Website Update – Page 10
 Technology Task Force Update-
 Page 11

Infrastructure Committee

The next step would be to have the Infrastructure Committee interview those contractors who have submitted bids that would be considered responsive to the Association's requirements. A meeting for this could potentially take place on August 24 or 25. It is important that this committee have direct involvement so that it can make an informed recommendation for contractor selection to the Board.

Town Hall Meeting

An owners meeting could be tentatively scheduled for Wednesday, August 31. At this time, the scope of work will be discussed together with the schedule to be followed. Owners would be given a general idea of what the costs are expected to be and how payment would be made through a Direct Charge. There will also be a discussion of the definition of Limited Common Elements, which are the capital expenses that are the responsibility of an owner.

Scope of Work

Lateral HVAC pipes are those that run from the vertical water distribution pipes in James House and Kilmer House to each air handling convector at the window in the unit. The first step is to open the enclosing walls to expose the vertical and lateral pipes. Next, the water would be drained from the vertical pipes. Once this is done, new threaded stubs would be welded to the vertical pipes and affixed with brass shut-off valves. The valves would then be closed and the vertical pipe would be refilled with water-thus returning service to those not having their pipes worked on. The lateral pipes are then run from the valves to the convector and the brass valves are opened to provide heating or cooling to that unit. Finally, the lateral pipes are insulated and the walls are closed up and made paint ready.

Plan of Attack

Kilmer House and James House are being bid separately, although the same contractor may end up being awarded both buildings.

The plan in James House would be to do:

- Eight (8) vertically stacked units with the same vertical riser per day.
- With 40 units in each riser, it would take one (1) week to complete that whole riser.
- There are 16 vertical risers in James House; therefore it would take 16 weeks to complete the entire building.


The plan in Kilmer House would be to do:

- Six (6) vertically stacked units per vertical riser per day.
- The plan would be to do 1 riser per day.
- There are 25 vertical risers in Kilmer House; therefore, the building would be completed in 25 working days.

The times in this plan would be greatly affected by extremes of weather which would not allow

risers to be drained because of the inability to heat those units.

The information presented here is to give a general idea of the plan and timing for the lateral pipe replacement program. Concurrently, once the bids are in and reviewed, the Finance Committee will be working on the financial impact and financing alternatives for owners. This project will be a complicated job with many variable and factors. Planning for the implementation of the program will be extensive since, similar to the windows project, access to each unit will be required.



Upcoming Meetings and Events

Board of Directors Meeting
August 23, 2011, 7 p.m.

Unit Owner Meeting for Pet Rule Feedback
August 15, 2011, 6:30 p.m.

All meetings will be held at the Penthouse.

Finance/Treasurer's Report

Betty Latson, JK Association Board Treasurer

Through the first six months of 2011, the Association continued to report a higher operating deficit than the budgeted deficit. Uninsured losses and repairs related to the HVAC pipe leaks as well as \$25,000 in utility bills that belong to 2010 were the primary reasons for the higher deficit.

At June 30, 2011, our Association reported total revenue of \$2.67 million (excluding the Direct Charge revenue). Revenues were \$42,000 higher than budget due primarily to higher garage net income. Operating expenses were \$2,104,000, and were higher than budget by \$109,000. After the provision for capital reserves, our Association generated a net operating deficit of \$100,000, which was \$67,000 over budget. Excluding the 2010 utility bills, the Association would have been \$42,000 over budget.

Our Association continues to have healthy reserve levels. At June 30th 2011, our operating

reserve fund stood at \$162,172. Our capital reserve fund stood at \$6,637,637, and the loan balance stood at \$2,787,015.

In the next week, the Finance Committee will be posting a series of meeting dates to review the draft of the 2010 audited financial statements as well as to begin the work on the 2012 budget.

The Association continues to review and refine the costs associated with the Kilmer capital projects. Management has learned that additional repairs may be necessary to the east Kilmer terrace wall. Management is investigating the necessity of these additional east terrace wall repairs. The Association has delayed sending out estimates of the direct charge to Kilmer residents until the Association has determined that the direct charge estimates are inclusive of the entire Kilmer capital project.

Lastly, work on the HVAC pipe repair project is well underway. Receipt of the contractor bids to repair the HVAC pipes in both the James and Kilmer buildings is expected during the second half of August. The Finance Committee will be working alongside management to determine how the HVAC pipe repair project will be financed. Finance Committee meetings will be scheduled and posted to discuss this topic once the appropriate information is received.

Property Manager's Corner

Richard Vicens, JK Association Property Manager

James House Window Project

Phase III (east façade) of the windows project is approximately 50% completed and this portion of the work will end on August 26, weather permitting. Unlike the work on the west façade, there has been very little dust as there has been no need to grind the window frames to fit the new window assembly. In Mid-August, we will begin to install the Phase IV mast climber at the north end of James House. Once that begins, parking and vehicle access in that area will be severely restricted. Pedestrian traffic will also be restricted during the work week.

The Phase IV work is now scheduled to begin on Monday, September 19 and be completed on Monday, November 14, weather permitting.

James House Painting and Balcony Repair

There was a rough start with this project and, in particular, the owners in Tier 11 were inconvenienced because of delays of the start of work. This contractor has to follow behind the window installation and, because the Phase IV window installation will not be completed until November 14, painting and balcony repair will continue into 2012.

This project includes the installation of new balcony membranes and during this process it is very important that you do NOT go out on the balcony. Once the membrane is applied and

inspected, it will take 48 hours to cure. At that point the balconies may be used but the contractor is suggesting that, if possible, residents WAIT FOR ONE WEEK to allow the membrane to become hard before any metal furniture is placed on the balcony.

Kilmer Façade Project

The Kilmer façade project consists of replacing all window sealant, tuck pointing, repairing and painting balcony railings, installing new balcony membranes and repairing terrace walls for the first floor east units. Work was started without the usual notice to residents as we did not receive information from the contractor in a timely manner. Starting the job as soon as possible will permit the project to be completed by November 28 and thus avoid needing to finish the project in 2012.

We now have a complete schedule for the scaffold drops and this has been distributed (also a copy is attached at the end of this newsletter as a 'tear-off' for residents). The critical factor in the project is the balcony work--which at some time will require that everything be removed from the unit balcony for 2-3 weeks. We will give adequate notice for this and will be providing storage spaces in the garage.

As previously mentioned, the Finance Committee is reviewing the calculated allocation charges and as soon as the information can be released, Kilmer House owners will receive the information.

Vault Project

The vault repair contract is well underway and is now scheduled for completion on Friday, September 2. The original plan called for the project to be completed before the Air and Water show. Unfortunately, delays caused by difficulty in demolishing the existing concrete, extreme heat and rain storms have caused the revised completion date.

Lateral Pipes

Specifications for the materials and methodology of work were received on June 14. The project will be bid out to several large firms which would have the capability to provide the labor to install as many as 10 shut-off valves per day. Once the valves are installed, different crews would follow to run the new lines from the valves to individual convector (air handling) units.

HOA Mall Repair

Most all of the HOA mall repair work will be completed by August 11. The remaining waterproofing work will consist of replacing the expansion joint along the east façade of James house. This work will be done in mid-September once the east façade mast climbers are removed.

Luggage Carts

We have two new luggage carts at the James House receiving room. These are for residents only and I would ask that you immediately notify the receiving room or the Management Office if you see any contract personnel using them.

Abusive Resident Behavior

Judy Barnes, JK Association Board Vice President

When we experienced our bountiful 21+ inches of snow on Ground Hog's Day in February of this year and had only 4 JK employees who were able to be on site (and stayed long hours) to keep our association running as smoothly as possible during the most extreme adverse weather conditions, I wrote the newsletter cover story on "Thank You to Some JK Employees for Their Tireless Contribution During the Storm". I had very good feelings writing this article because we have an association with employee dedication that 'works'.

But in this article, I also indicated in the last paragraph, my great dismay at the naïve, self-centered, arrogant attitude expressed by some residents who only focus on themselves, their 'entitlement', and who thrust their negative, abusive comments to JK employees when they experience a problem. They 'blame' the situation at hand on whatever employee they encounter and seem to get a great deal of pleasure out of 'venting' on and abusing our employees with many types of acrimonious threats.

It is now 6 months later in August, and we have hot weather, and several capital projects underway concurrently--the James House windows project in Phase 3 on the East Side of James, the Com Ed Vault project (which has shifted our garage and pool ingress/egress), the HOA North Mall project, the James House balcony/building painting phase underway, the Kilmer Façade project starting and soon to begin the JK Lateral HVAC pipe replacement project (in addition to an occasional bedbug infestation or HVAC break to eradicate). We are inconvenienced and frustrated in many ways; but let's try to remember this extremely busy period is for a relatively short time as we complete these necessary projects to preserve our homes and their value.

In my February article, I reminded everyone that we live in a *community* association rather than a single family residence. As residents, if you lived in a single family residence, you can only 'blame yourselves' for your capital project inconveniences. As a resident of our JK community, it is inappropriate and unacceptable behavior to 'blame the employees' for any/all of our inconveniences. *All of our employees are here to help* us and help maintain a comfortable, viable residence for us.

There have been increasing instances of residents being rude and abusive—especially towards Richard Vicens and the office staff. We have in place one of the best office teams and group of employees that I've seen in the past 20+ years. There is no need for this abuse or rudeness when seeking help from the staff to solve a problem—instead it makes our 'community' run less effectively/efficiently, as it does not motivate our employees nor increase their productivity. I don't want to see our Association needing to put rules/fines in place to prevent raised voices, profanity or other abusive behavior toward employees. So, let's please use the 'Golden Rule' and be respectful of each other.

Functioning of JK Management Office

Richard Vicens, JK Association Property Manager

I find it necessary to let everyone know that it is not possible for me to be readily aware of everything that goes on at this property every minute of every day. With 616 units, there is a lot of diverse operating and capital project activities that our office handles daily. Quite often residents call me and express concerns or ask questions about things that are being handled by others in the office. We have the following general work assignments in the office (312-654-1560):

- 1) Work Orders, moving arrangements, leases, laundry room problems, fobs, website information, notices, resident information database - Diana Cardenas X1.
- 2) Assessments, billings, accounts payable, budget matters-John Zissis X2.
- 3) General management issues, pet registrations, bicycle registrations, rules violations, remodeling projects, payroll-Nichelle Meadors X3.
- 4) Major projects, contract preparation and administration, inspections, reports, resident relations, planning-Richard Vicens X4

So, please help us by following up with the individual in the office who is responsible for your area of question/concern. If you are not getting an immediate response, then let me know.

Thank you.

REMINDER!!!

Please make sure to turn in a **resident contact information form** to the Office as it is very important to have the most up to date information in case of an emergency.

Sheets are available outside the Management Office or the website (www.jameskilmercondo.org) at any time.

Engineer's Corner

Kurt Kruger, JK Association Chief Engineer

I. Single Source Recycling

The Single Source Recycling is doing well. The participation by residents has been so strong that we now have 14 recycle containers that are rotated regularly by our staff with 3 Waste Management recycle pick ups/week (Monday, Wednesday, Friday).

II. Horizontal Kitchen Pipe Cleaning

Starting August 9th, the Kilmer horizontal kitchen pipes in the garage will be cleaned by our plumbing vendor, so you will hear some noise.

On August 10th and 11th, James House will have their pipes cleaned.

III. Window Washing prior to Air Show

On August 9th, scheduled window washing will start at Kilmer, and on August 11, it will start at James House. The Air Show is scheduled for August 20-21.

Also, with the ongoing current capital projects affecting the garage (Com Ed Vault and the HOA North Mall), please check with the garage if you are having guests that weekend--as parking will be tight and limited to resident guests only due to the challenges of the garage ingress/egress and the need for resident/guest safety.

IV. Installation of James House Balcony Electric Outlets

The response for installing electric outlets on the James House balconies has been almost nonexistent. In case you are not aware, one panel on your balcony has been fitted with boxes and flexible conduit to accommodate pulling wires through for an electric outlet installation.

GERMANIA PLACE – EVENT LISTING

August	September	October
8/13/11	09/03/11	10/1/11
	09/10/11	10/08/11
	09/17/11	10/15/11
	09/22/11	10/22/11
	09/24/11	10/29/11

JK Neighborhood and Alderman Reilly's 42nd Ward Update

Judy Barnes, JK Association Board Vice President

Reilly Joins AT&T Pioneers for "Cell Phones for Soldiers" Collection Drive - Cell Phone Collection Centers Are Currently Set Up in the 42nd Ward

Alderman Reilly has partnered with AT&T to collect cell phones for "Cell Phones for Soldiers", a not-for-profit organization. "Cell Phones for Soldiers" uses funds from recycled cell phones to buy prepaid phone cards for active duty military members, giving them an affordable way to connect with their families.

In addition to the collection drives already ongoing at area AT&T wireless retailers in Chicago, a **collection bin is set up for residents at the 42nd Ward Constituent Office, located at 325 W. Huron Street, Suite 510.** The 42nd Ward will be collecting cell phones through Thanksgiving to provide the community with the opportunity to give back to our troops.

Hosting Electronic Waste Collection

The City of Chicago's Department of Environment has partnered with Supply-Chain Services (SSI), a leading electronics recycling and technology asset recovery service provider to sponsor three electronic collection events this past Saturday, August 6, from 10:00am - 2:00pm. However, year-round recycling opportunities are available at the Household Chemical and Computer Recycling Facility located just outside the 42nd Ward at 1150 N. Branch Street. This location is open every Tuesday from 7:00am - noon, Thursday from 2:00pm - 7:00pm and first Saturdays from 8:00am- 3:00pm.

The following household electronic devices will be accepted: desktop and laptop computers, computer cables, printers, monitors, TVs, mobile phones, fax machines, keyboards, mouse devices, MP3 players, PDAs, scanners, VCR/DVD players, video game consoles and zip drives.

For more information about the City's recycling programs, please visit the Department of Environment's [website](#) or call 312-744-7606.

Renovations to Connors Park Coming Soon!

Alderman Reilly is very pleased to inform you of some exciting new improvements and renovations scheduled to begin this season in Connors Park, a triangular neighborhood park located at Rush, Chestnut, Delaware and Wabash Streets in the Gold Coast.

Since taking office in 2007, Alderman Reilly has been working to address the challenge of the

Park District's poor maintenance record, a growing homeless / vagrant problem, and ongoing vandalism at Connors Park. Over the past four years, the Alderman has tried to engage the Park District to solve these neighborhood concerns - but prior management at the Chicago Park District failed to make notable improvements to the maintenance or infrastructure of the park.

Due to the lack of responsiveness from the previous Park District regime, Alderman Reilly detailed the 42nd Ward Superintendent and his Streets and Sanitation crews with regular emptying of Park District trash receptacles and removing homeless debris from Connors Park - despite the fact this is a Park District responsibility.

Last year, Alderman Reilly determined that the best hope to improve the physical conditions at Connors Park would be to secure a private concessionaire willing to make substantial improvements to park security, maintenance, waste removal and landscaping at no cost to local taxpayers.

Alderman Reilly is pleased that the Chicago Park District has selected Chicago-based Argo Tea as the concessionaire to operate in Connors Park. Per the Concession Agreement, Argo Tea will be making a 15-year commitment to Connors Park and will assume full responsibility not only for new landscaping and maintenance of the park - but also the perimeter streetscape planters in the public-right-of-way.

Website Update

Ron Miller, JK Association Website Committee Chairperson

Your association website - JamesKilmerCondo.org - is the place to go when you want information. We encourage you to explore its many features. Website content is available at the management office during normal working hours, and the website is available 24/7 and may save you a trip to the office. And if you are traveling, you have access to the latest bulletins.

Have you visited lately? It's a handy resource for information about James and Kilmer Houses, as well as Association amenities, forms, documents, minutes, newsletters, and much, much more. You can even submit a maintenance request or management recommendation online.

We encourage you to visit and explore.

Technology Task Force Update

Nancy Slattery, JK Board Director and Task Force Chair

With the RCN contract expiring in 2011, earlier this spring, JK Board President Duane Hickling requested that a Technology Task Force be instituted to review and recommend to the Board of Directors the technology provider of choice for providing cable TV, internet services and phone services to the JK Association. He appointed Nancy Slattery to chair this Task Force.

The owners who volunteered to be on the Technology Task Force include:

- Nancy Baltus
- Fran Copeland
- Tom Meyer
- Ron Miller
- Mary Occhipinti
- Jay Owens
- Dorsey Ruley
- Frank Sokol
- Gina Zehr

Rich Vicens, Property Manager, has supported the task force and gathered information on capabilities for at least 6 potential providers for the task force review. After significant review, the task force has narrowed the selection to 3 potential providers as follows:

- RCN
- AT&T
- Access Media 3 (Direct TV provider)

On July 14, these three providers were interviewed by the Task Force. An Owner Survey has been prepared and will be distributed to owners this week for feedback, which will be important input to the Task Force on what owners desire prior to a recommendation to the Board of Directors. It is critical for owners to respond to this survey, thereby providing their preferences and technology needs which will greatly assist the task force in obtaining the best bundling pricing for our JK Association.

JAMES HOUSE PAINTING AND BALCONY MEMBRANE SCHEDULE TENTATIVE WEATHER DEPENDENT DATES

