



# Randolph Place Residences

## Fall Maintenance Checklist for Units:

- Change HVAC filters
- Check for tight seals along windows and make repairs where needed
- Replace batteries in Carbon Monoxide and smoke detectors if necessary
- Turn on humidifier when you turn on the furnace for the first time

## Bike Room

Beginning in May 2006, all bikes stored in the Bicycle Storage Room on the basement level, must be labeled with a RPR permit sticker.

To obtain your permit, submit a completed Bicycle Registration Form, available at [www.randolphplace.com](http://www.randolphplace.com) or in the Management Office, to the Management Office.

## Front Entrance Renovation In Progress!

With construction underway, we are all anticipating the unveiling of Randolph Place Residences' new front entrance!!!

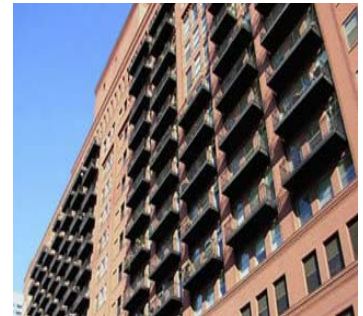
Demolition began just outside the area in front of the Dry Cleaners on Saturday, August 12, and in front of our current front doors on Thursday, August 17. If you are anxious to see the final results, stop by the first floor lobby, where a rendering of the completed project and the floor plans are on display.

There is a lot to look forward to inside and outside the front doors that will enhance the curb appeal of Randolph Place and provide for handicap access to the building. The experience of walking into your home will begin with new concrete pavers to replace the existing stone terrazzo and a large rectangular

planter that will replace several of the current concrete planters.

The changes will include a new canvas canopy above the RPR front entrance that will provide better protection from the elements and draw attention to the location of the sliding glass front doors, which will function more easily and provide a more streamlined appearance. The first set of doors will slide open automatically as you approach; the inner set will be key fob accessible.

A Security Officer will still be on duty at all times in the outer lobby. He/She will easily step around the centrally located desk to help with doors and packages. The outer lobby area will have improved heating and cooling systems, which will allow the Security Officers to take off their



hat and coat when they arrive for duty in the winter!

A gradual slope that begins at the edge of the sidewalk will replace the steps between the inner and outer lobbies. Strollers and wheelchairs will now move through the front entrance with ease.

During the eight- to twelve-week construction period, traffic to and from the main

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## Randolph Place Pets

Being a pet-friendly building means that homeowners can easily include their favorite animal in their household, but it also means that pet owners have the added responsibilities of ensuring that their pets adapt to the community around them.

Residents share their space with a reported forty-eight dogs and sixty-three cats at Randolph Place, according to the Spring 2006 Pet Audit.

Some tips on being sure that your pet gets along well with other residents and pets in the building include:

- Pets must be leashed and attended to at all times in the common areas.
- Be sure that pets do not relieve themselves in common areas, parking areas, balconies, on sidewalks in front of the building or against any building structure. Pick up after your pet relieves itself

in any public area.

- Report any pet accidents immediately. If the Management Office is closed, inform the Security Desk.
- Be respectful of others around you who may be allergic or fearful of dogs.

Don't forget to register your pet with the Management Office!!

**The Satellite TV HD signal adjustments are complete!**

Contact Multiband directly at 866-577-6263 for new installations and any service issues or billing questions.

Log onto [www.randolphplace.com](http://www.randolphplace.com) for general information on the system upgrade as well as links to the DirectTV channel line-up and a Question & Answer page provided by the RPR Tech Committee.

**Guest Procedures**

When a resident is not home, guests are granted access to the building and unit *only* with written, signed permission from the resident..

To do so, the resident must complete, sign and return a Unit Authorization Form to the Front Desk. Forms are available at the front desk, in the Management Office or at [www.randolphplace.com](http://www.randolphplace.com).

Please be sure to check that you have a key available at the Front Desk for your guest.

## Front Entrance, continued

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lobby will continued to be rerouted through the hallway just south of the current front doors. All security cameras and functions will continue to be fully operational, with the limited exception that the Closed

Caption TV channel will be out of service.

Of course, resident cooperation is greatly appreciated during the construction period, as everyone involved in the

project will be working hard to continue to make the required adjustments to help create a smooth transition to the new front entrance. Please pardon our dust over the next two months! There is a lot to look forward to!

## Carts

We are all familiar with what may be RPR's #1 most often recurring newsletter article theme: a reminder to residents to return shopping carts to the second floor storage area immediately after use.

This time around, we would first like to thank everyone who helped recover missing carts. After receiving reports that no carts were available for several days in a row in July, we sent a memo to all residents. Within three days of the delivery of the reminder memo, 17 of the 18

shopping carts were returned to the storage area on the second floor!!!

In the effort to make carts available to all residents in the future, we have added some additional preventative measures. The cart storage area was cleaned out of all items; this area will be used to store the carts only. Also, a security camera has been relocated to the cart area, and all of the carts have been



clearly numbered. If we experience such extreme problems with missing carts in the future, it will be easier to identify what cart is missing and when it was removed from the storage area.

## Fitness Room

In May, five residents volunteered their efforts to research and share more information with the Management Staff and Board Members on recommended improvements to the Fitness Room.

After their first meeting in early June, the **Fitness Room Task Group** wrote a brief survey for residents who use the exercise equipment and asked respondents to provide feedback on the equipment, policies and general appearance of the Fitness Room.

Overall, those who completed a survey reported a general satisfaction with the current state

of the Fitness Room. Some improvements requested included: additional pieces of cardio equipment, quicker repairs of malfunctioning equipment, and concern with policies that are not always regarded. Resident Clean-up and Children in the Fitness Room tied as the number one ranking position of concern for residents who use the room.

The Association has already begun to address some of the reported problems. In March of 2006, both television sets were replaced, and in early June, Multiband installed two new satellite receivers.

Since then, several equipment

problems have arisen in the Fitness Room. Unfortunately, indoor workouts during the hot summer months took a toll on several of the pieces of equipment. The extensive (and expensive!) repairs required for the machines required the Association to evaluate the options of repairing the

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## Board's Corner

Another busy year seems to be almost gone. With luck, the front entrance project will be done in October, and the disturbance will soon seem like ancient history. In the mean time, we have begun to turn our attention to future projects, such as the balcony renovation project. This work was approved in 2005 as part of the special assessment process, and will be completed in 2007. It will include the scraping and painting of all of the balconies. The work will proceed during the regular outdoor construction season and the cost will be allocated to each owner based on the size of each balcony. In the near future, we will also begin to detail and schedule the plans for the garage renovation/completion project. This work will include repairs to the overhead and surface concrete, and the installation of a protective membrane to prevent water and salt from penetrating the top surface of the concrete. The work will probably be broken down into subparts and be done in several phases over multiple years.

If you are interested in being involved in any committee activities, please talk to the management office. We currently have several active committees: technology, fitness, social and finance.

For more frequent information on all matters Randolph Place, sign up for our new monthly 'e-letter'. Beginning in August, the management staff has been sending it out to all who are on the Randolph Place email list. The e-letter provides a handy update on recent events and keeps you current on upcoming social activities. To sign up, please contact the management office.

And make sure to mark your calendars for our second annual holiday party on December 7th starting at 6:30 p.m. Once again, it will be at The Tower Club, at the top of the Civic Opera Building, 20 N. Wacker Dr. Last year, 75 brave souls fought the largest snow storm of the year to join in the festivities. This year, we expect a much higher turnout. Join in the fun, meet some more neighbors and enjoy the holiday spirit.

## Top 10 Facts to Know Before you Decide to Own a Condominium

Recently, the weekly columnist for the *Chicago Tribune* in the Sunday Real Estate Section on Condominium matters, Attorney Mark Pearlstein, offered the following as the top ten things you need to know before moving into a condominium. We reprint it with his and the *Chicago Tribune's* permission. Apologies to all who wished they knew this *before* deciding to buy a condominium.

A. For condominium owners, some of whom complain, but most of whom appreciate the time spent by volunteer board members:

1. Expect assessments to increase annually; years of no assessment increases will lead to a large special assessment for deferred expenses.
2. Be willing to accept decisions made by others, namely the board of directors, in exchange for the convenience of having someone maintain your common property.
3. The association maintains everything outside your unit. Everything inside the drywall is your responsibility.
4. You are responsible for any damage that arises from your unit, regardless of whether you were negligent.
5. You are buying into a system where the rules can be changed by an amendment or board regulation. These changes include leasing and pets.
6. If you live in a multifamily building, do not expect the level of silence of a single-family home. But consider that you have neighbors in proximity of whom you must think.
7. If you own a pet, control it. You don't have a back yard.
8. Assessments include a forced savings account called reserves.
9. The board must maintain a building for the benefit of present and future owners. The attitude that "I will not be here in five years, so why should I pay for it," does not apply.
10. Respect the property manager who must fill the role of engineer, social worker, police officer and financial manager, while attempting to please the board members and the unit owners.

### 2006 Board of Directors

**President:**

*Tom Weaver*

**Treasurer:**

*Gene Krinn*

**Secretary:**

*Cameron Christo*

**At Large:**

*Peter Hyland*

*Jennifer Stegmaier*

### Remaining 2006 Board of Director Meetings:

**November 13th**

**The Annual Election will be held at the November 13th meeting.**

**All unit owners who are interested in running for a Board Member position should contact the Management Office.**

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## COMMITTEE INFORMATION

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# Mark Your Calendar

## *Upcoming Social Committee Events*

- First Friday Happy Hours at N9ne
- October 23– Bowling at 10Pin
- October 29– Trick-or-Treating at Randolph Place
- December 7– Annual Holiday Party

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## *Fitness Room, continued*

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equipment vs. purchasing new equipment. As a result, two of the broken machines have been repaired; the computer repairs required for one of the elliptical machines and a treadmill were completed on August 30, 2006. Additionally, the Association has approved the purchase of two new pieces of equipment. A new stepper will replace the current machine, and an additional elliptical machine will be added to the room; one of the recumbent bikes will be removed from the room. The Association has also approved a change with our current fitness equipment maintenance company for 2007. KC Fitness comes highly recommended by several other condo buildings because of their quick response time and reliable service.

We greatly appreciate your patience during this time. Ultimately, we hope that the results of our efforts will mean great improvements in the Fitness Room and less downtime for equipment in the future. As always, please report any problems with equipment or neglect of policies promptly to the Management Office.

## *MetraMarket Update*

The May 14, 2006 Metro Section of the *Chicago Tribune* reported that the Bensidoun family, a premier developer of French-style markets in Paris and the United States, has agreed to lease space in MetraMarket. Early this fall, the developer of MetraMarket, U.S. Equities, announced that they have also signed a lease with CVS pharmacy for 14,000 square feet.

U.S. Equities Realty has not yet identified the other major anchors, but the news of two large, confirmed tenants is encouraging to RPR residents and others living in the West Loop area who have long been anticipating the completion of this marketplace.

Recently, U.S. Equities launched a website for MetraMarket at [www.usequities.com/metramarket](http://www.usequities.com/metramarket), which includes general updates and information, site plans and leasing information for the planned retail development.

MetraMarket will house approximately thirty individual vendors, including several restaurants, retailers and open public space for eating and socializing. Development of the two city blocks bordered by Washington, Lake, Canal and Clinton Streets will connect the Loop with the growing neighborhoods just west of the train tracks.

And...There will be great food available just across the street from Randolph Place!



**WE'RE ON THE WEB!**  
**WWW.RANDOLPHPLACE.COM**