



RANDOLPH PLACE NEWS

Winter
Spring
2004

CO₂ DETECTORS

Recently, some residents have experienced the CO₂ Detector in their unit going off.

Please note that most CO₂ Detectors are made to 'chirp' when the battery needs replacement. To replace the battery (usually a 9 Volt type) remove the detector from the wall, open the cover and replace the battery.

Most detectors are made to emit a steady sound if Co2 is detected. If

you are in doubt, you can call **Peoples Gas, 866-556-6002**, and they will dispatch a crew to check your furnace, stove and pipes in your unit. This will tell you whether there is anything that is leaking and causing the detector to 'sound'.

Should you decide that your detector needs replacement, remove the unit from the wall and go to Home Depot or Menards. They will have or can get you the correct replacement detector.

News From The Board

Doug Black, a long time active committee member and our Board Treasurer since December 2001 has resigned from the Board. Doug completed his full term as a Board member last December, but at our request, he had stayed on for an additional two months to help with our transition to a new Treasurer. For several years, Doug has worked tirelessly as a member first of the Finance Committee and then as Board Treasurer to help us clear up many historical financial problems, improve our financial reporting and organize our internal financial reporting systems. His energy and commitment to solving problems will be greatly missed at the Board level but we are pleased to report that he will continue on in his current role as the Chair of the Pet Committee. That

committee is currently drafting recommendations for the Board on a proposed update to our Pet Rules and Policies. We look forward to Doug's continued involvement and thank him for all of his effort and hard work.

Anyone interested in filling the open Board position, please contact the Management Office. The term would be until our next annual election this Fall. We are seeking unit owners with experience in Committee activities. If you are interested in serving on any of the Committees (Aesthetics, Community Relations, Finance, Pet), please let the Management Office know so we can get you involved.

Special Notice!!! New Schedule for Board of Director Meetings

At the January 19th Board Meeting, the Board voted to change the meeting schedule from the third Monday of every month to the third Monday of every other month.

Thus, the Board Meeting Schedule for 2004 is:

January 19th
March 15th
May 17th
July 19th
September 20th
November 15th

(Additional meetings will be called by the Board if needed. Separate notice will be provided.)

2004 Board of Directors

Thomas Weaver
President
Cameron Christo
Secretary
Gene Krinn
Treasurer
Gail Fitzpatrick
Director



HELP IS NEEDED

A lot of residents are not properly disposing of their trash. If your trash will fit into the trash chute, please make certain that the trash is properly PLACED into the trash chute. **Do Not Place it on the Floor of the Chute Room.** If the trash is TOO LARGE to fit into the trash chute, it must be taken to the Garbage Room on the 2nd Floor and placed into one of the dumpsters in the room.

There have been an increasing number of residents forcing boxes, brooms, mop handles and other large items into the chute. These items do not drop easily and could block the chute. Please take these types of items to the garbage room on the 2nd floor for disposal. If you have a 'cleaning person' who cleans your unit and

handles the disposal of your trash, please make certain that they understand what should and should not be place into the chute. We have and will be issuing violations to those owners who do not properly dispose of their trash.

Pet Owners, we are again seeing an increase in the litter from dogs along Canal Street sidewalk area. We would like to remind you that it is a City Ordinance that all litter from dogs be immediately picked up and properly disposed of. It is cold, but we do need each dog owner to Be Responsible and Pick-Up AFTER their Pet.

Caution

Recently there was another motorcycle stolen from the garage.

If you see any unusual or suspicious activity in the garage or anywhere else on the property, please notify security or management immediately. In the event that you notice anything missing in the garage, please make sure that you file a police report.

Although we have cameras in the garage area, the Board has determined that more areas need to be covered and that the cameras need to be adjustable by remote control from the security desk. The Board has requested, received and is reviewing a proposal for upgrading the camera equipment accordingly, and the Board will be taking action on this item shortly. Please note that the Board has also ordered a change in the door closers in the garage elevator lobby areas to better ensure that the doors stay closed when not in use. Again, if you notice any suspicious activity, please report it immediately.

Holiday Fund A Great Success

The Holiday Fund was a great success!! We all thank all those who were so generous with their contributions!!

Garage Parking Spaces

Garage Spaces may not be used for storage of any kind. The only items permitted in parking spaces other than vehicles are individual small carts for transporting packages, etc. to your unit. Please remove any other items: boxes, coolers, fluid containers and the like from your space. Any unauthorized items found in a parking space will be removed and disposed of by our staff.

Parking Space Leases

Parking spaces may be leased only to other residents of Randolph Place. Written notice of the lease arrangement must be provided to the Management Company, and the vehicle of the lessee must be registered with the Management Company.

This information will keep us informed on who should be in the building and where they will be parking.



Spring Window Washing

The Association will again be washing all of the Windows and Exterior Glass three (3) times this year. The Tentative Schedule is for the work to be done in April/May, July, October. Notices will be posted.

Carpet Installation Complete

The new elevator lobby carpeting is now installed on all floors!

The baseboard trim is in the process of being repainted to complete the project.

Homeowner Information Audit

The Association will be sending out an audit form, in the next month, on the information we currently have on file for each unit owner. We will need your assistance in verifying all of the information that we currently have for you and your unit. When you receive the form, please follow the instructions and then return the form to the office.

Welcome New Staff Members

Welcome to our two newest Staff members:

Von Fowler – Front Desk Security Supervisor
Ricardo Cuevas - Janitorial Staff



Mark Your Calendar

Social Committee

The purpose of the Social Committee at Randolph Place is to find ways to bring people together.

Mark the following dates on your calendar:

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| Friday, February 20 | Randolph Social/Mixer at Jefferson Tap & Grille, 325 N. Jefferson, 6:00 to 8:00 p.m. |
| Wednesday, March 3 rd | Book Club - Discussion Book: <u><i>Confederacy of Dunces</i></u> , 7:30 p.m., Unit 924 |
| Tuesday, March 15 th | Board of Directors Meeting - 7:00 p.m. in the Exercise Room 5th Floor |

Please call me at 795-4232 or email at skrinn@msn.com if you have an interest in any of these events. We're open to ideas and would like to hear from you.

Social Committee
Susan Krinn #924
Paul Pomerantz #1213

OTHER AREAS OF INTEREST

The West Loop Community organizes monthly social events on every third Thursday evening of the month at a location in the West Loop. Check their website: www.westloop.org This site has information ranging from residential and business planning issues to quality restaurants, galleries and retailer in our neighborhood