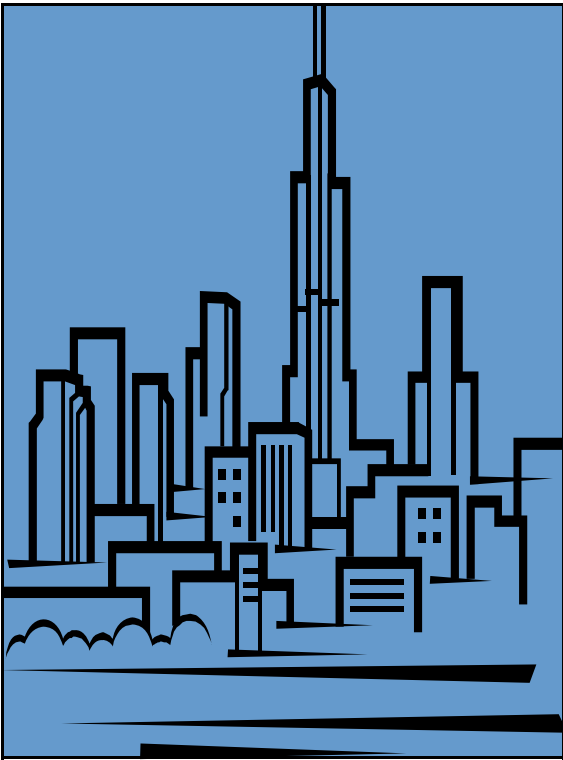


RANDOLPH PLACE NEWS



LOOK WHAT'S COMING TO THE NEIGHBORHOOD

MetraMarket — Just Across the Street

In March, the Chicago Tribune reported that construction for the MetraMarket across the street from us on Canal is scheduled to start by year-end with the businesses opening in stages in the fall of 2006.

MetraMarket will house a mix of restaurants, retail shops and a “French-type marketplace” as well as providing some of its own parking. The 200,000 square foot development takes up the city block from Washington to Lake and Canal to Clinton.

The Tribune article author declared that the marketplace “is bound to make the West Loop more appetizing to homebuyers”. MetraMarket will offer residents and workers in the neighborhood a place to walk to for fresh meats, vegetables, fruits and flowers along with high-end fast food and white table cloth dining – right outside our front door!

And — Just around the Corner

Construction is about to boom in the blocks north and west of us. At the recent Fulton River District Association meeting, several nearby projects were discussed. A Jewel Grocery Store along with several townhouse and condominium buildings will be built in the area south of Kinzie between Des Plaines and Clinton. Also, a neighborhood pocket park will be installed between Wayman and Jefferson. And ground is soon to break for the new 32 story rental project with storefront retail on Canal one block north of us across from the River Bend Property.

Stick around and see your values rise as the neighborhood becomes a premier area to live.

General Reminders

Trash Chute Rooms

Please remember that all trash bags and blue recycling bags need to be thrown down the trash chute. Do not leave any items on the trash room floor.

If you are throwing away any items that do not fit in the trash chute (i.e., cardboard boxes or any larger bags), please bring them directly to the trash room on the second floor and place them into the containers.



CO2 Detectors & Smoke Alarms

It is the time of year to check your CO2 Detectors and smoke alarms.

Should you decide that you need to replace either device and need assistance, please contact

Dan at 312-879-0733.



Carts



For the convenience of the Residents, the Association provides carts for your use to carry large items to your unit. The Association has recently purchased eight more shopping carts and three valet carts.

Each resident needs to be considerate of the other residents and return the carts to the appropriate area immediately after use.

Please return the Carts to the 2nd floor package room area after using them.

Pets

Dog Owners – be considerate of your neighbors and their property. Please clean up after your dogs wherever you walk them, and take care that you do not allow them to use nearby cars and other personal property to relieve themselves.



Thank you for your cooperation!!!

Canal Street Parking

Just a reminder: Please do not leave your vehicle, parked or standing, for any period of time on the west side of Canal Street ~ even temporarily!

It is reserved parking for U.S. government employees only. Any cars parked there are subject to towing at the owner's expense.

The Board's Corner

By this time, you should have received an official letter regarding two proposed special assessments. The first is a current year assessment for \$2,000,000 to provide funds for upcoming improvements to the front entrance and to repay the costs of the new roof and the other major remedial work we completed this past year. The other assessment will not be due until 2006 or 2007 when we scrape and repaint the balconies. That assessment will be billed per balcony as the work is done based on the size of each balcony.

We will hold an open forum at the May 9th Board meeting in the 5th Floor Exercise Room at 7 p.m. to answer questions and receive comments about the assessments. After receiving your input, we will issue a second letter specifying your portion of the current assessment and providing further details as to the payment options. Please see the official letter for further information.

* * *

At our March meeting, the Board hired Gonzales/Hasbrouck architects to solve several long-standing problems with the entrance/vestibule area. They recommended an integrated redesign of the area with the added benefit of improving curbside appeal. The deteriorating sidewalk will be replaced with a new subsurface and stone paver system. The redesigned vestibule will eliminate the wintertime drafts that freeze our staff, will have a new heating system to keep them warm and it will be handicapped accessible. We will provide further information as the plans become more complete.

* * *

2005 Board of Directors

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Tom Weaver

Treasurer:

Gene Krinn

Secretary:

Cameron Christo

At-Large:

Ann Bresnen

Peter Hyland

And please welcome our new property management team. Lissa Penner, who has been promoted from interim to full Property Manager status, comes through the Draper & Kramer system and was previously a Property Manager at a River North condominium. We are very pleased to have her on board.

Also ... please welcome Christina Brazinski who began working for us as an interim assistant manager last fall, and was recently promoted to Assistant Property Manager.

Please stop by the management office and introduce yourself to Lissa and Christina!



On-going Building Projects

New Management Office:

Construction of the new management office on the 5th floor has begun. This will double the management office space and bring welcome relief to our staff.

Roof:

The installation of the new roof is complete! Only some details remain to be completed.

Congratulations to the many who worked on this large project for a job well done!

Vault and Masonry Projects:

Final punch list items that required spring weather are now scheduled in for completion. Look for some short-term limitations on sidewalk access at the Canal/Randolph corner and along parts of Randolph until the work is done.

Satellite & High-Speed Internet:

The Board is reviewing bids from several companies to upgrade our satellite TV system to include new technology features such as HDTV, and high-speed internet service. Look for more information in the coming months.

Committee Information

The Social Committee is looking for members. The purpose of the Committee is to find ways to bring people together. If you have ideas, time or interest, please contact the management office.

Also, if you have any interest in joining the Finance Committee or the Aesthetics Committees, please contact the office.

When it comes time to Sell:

To obtain the highest value for your unit, we encourage you to list with an agent using the Multiple Listing Service provided by the Chicago Area Board of Realtors. This exposes your property to the broadest possible number of agents in the Chicagoland area. If you are looking for an agent, the management office has a list of several who often list units in the building.

Staffing Survey:

The Finance Committee is undertaking a review of our building's security and front desk staffing. You will find a survey for your completion in the May assessment mailing. Help us know your thoughts by completing the survey and returning it to the management office.