

RANDOLPH PLACE RESIDENCES

Social Committee Spring Event Success

On Thursday, March 30th, the Social Committee under the direction of newly appointed Chair Michael Loizzi welcomed dozens of residents for a fun evening of wine tasting at Just Grapes, 560 W. Washington.

See page 4 for information on future events.

Technology Committee

The Board recently appointed Jim Corr to chair the Technology Committee to assist the Board in the transition to the new Multiband contract.

The committee worked closely with the Board to develop the recent letter about the new Multiband services and the question & answer piece that was posted on the website.

We're on the web!
www.randolphplace.com

Satellite TV Upgrades & High Definition Option

As of April 1, Multiband began to provide the Direct TV *Total Choice with Locals* package to all residents as part of our bulk service package. The new pricing, which was included in your April assessment invoice, is \$26, a discount from the prior pricing for the same level of service of \$32.99. Current DirecTV retail pricing for the same service is \$44.99. With the new contract, Multiband will provide and install up to two standard receivers into each residential unit at no additional charge.

Multiband has also upgraded the general equipment in the building to provide High Definition (HD) service upon request. To receive the service, you will need an HD type television



and an HD type receiver. Please note that internal wiring issues with HD service may be complex and may require additional installation time.

Our contract with Multiband establishes the upper limits for the installation and equipment pricing. As of last week, Multiband has reduced the pricing for the HD receiver

from \$199 to \$99 and is also now offering \$100 rebates from DirecTV toward the purchase of all receivers. Prices and rebates change from time to time. Please contact Multiband directly at (866) 577-6263 for the latest pricing information.

For additional information, please look to the Randolph Place website at www.randolphplace.com.

New and Improved RPR Website

The much anticipated changes and updates to the RPR website are complete!! We hope that residents find valuable information and the necessary tools for day-to-day life at Randolph Place.

Some highlights of the new website include a revamped

list of downloadable forms, updated policy and general information pages as well as informative pages on the active committees in the building, the building history, and the Association history.

We are working on adding some additional menu items.

If you want to be added to the mass email list for updates as they develop or for notices of upcoming events, please provide the management staff with your email address.

We will continue to develop the website and our on-line presence.

Deliveries

Please remember to schedule all deliveries in advance.

To schedule any moves or deliveries, please call the Management office at 312-627-1332.

Bike Room Audit

Management staff is conducting an audit of the bike room. We have many more bikes in the room than there are residents.

Resident Contact Changes

Remember to submit any changes of your contact information to the management office in writing.

Unit change forms can be downloaded from the website or picked up in the management office.

Unit/Key Authorization

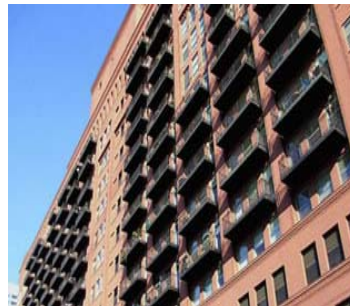
Unit/key authorization forms are available at the front desk, management office or can be downloaded from the website.

Please remember that for your safety, no keys can be released to guests without your written permission.

Front Entrance Renovation Project

The construction of our new front entrance and streetscape is in the permitting process with the City of Chicago. We expect the permit to issue within a few weeks and the construction to begin shortly thereafter.

At the exterior, the work will entail replacing the tired



terrazzo just outside the front doors with a new more expanded paver system. The existing canopies and awnings will be removed and a new system of awnings will be installed. A new rectangular planter will replace some of the large pots. Some of the existing wall-area south of the current lobby entrance will be removed and replaced with glass, expanding the view into the lobby area and giving it a grander sensibility.

Sliding glass doors will provide entrance into the vestibule and the main lobby. The front desk will be repositioned to provide a better point of presence

toward all visitors. The shape of the desk area will allow the front desk staff to more easily step aside the desk and to help residents in need. A new heating and cooling system will keep the staff and visitors warmer in the winter and cooler in the summer. No more earmuffs needed indoors.

The vestibule area will slope gently down to meet the floor of the main lobby, eliminating the need for the current step down into the lobby. This will make the entrance handicapped accessible and stroller friendly. Once construction begins, the work should take about three to four months to complete.

PREMIER SECURITY

In January, Randolph Place Residences made the transition to our new Security provider, Premier Security.

Premier Security is a local Chicago company with 25 years of security experience. Their high rate of account growth and hands on management team has helped make us confident that they will provide us with their security expertise as well as top-rate customer service.

By now you have probably met many of our new staff members. Please take a moment when you can and introduce yourself to the others. Doing so will help them to recognize you more quickly as you enter the building and retrieve or drop off packages, and it increases the level of service that they will be able to provide to you individually.

We are looking forward to working with Premier to better secure the Randolph Place community and make residents feel both welcome and safe in their homes.

NEIGHBORHOOD INFORMATION

Anyone interested in learning more about what's happening in the neighborhood should consider contacting the following neighborhood organizations:

Fulton River District Association: www.fultonriverdistrict.org

West Loop Gate Organization: www.westloop.org

Friends of the Chicago River: www.chicagoriver.org

BOARD'S CORNER

The recent upgrade of DirecTV services and addition of HD capability to the building is the result of lengthy efforts by many to unknot some complicated issues. As part of this process, Multiband, our current provider, had to work their way through several problems they had inherited as a result of their acquisition of Rainbow Satellite Services, their predecessor at Randolph Place. Special thanks go out to our management staff, Lissa Penner, Christina Brazinski and Dan Dombrowski, for their patience, advice and assistance. And, separate kudos to the newly formed Tech Committee, led by Jim Corr, and assisted by Andrea Townsend and Brian Barnicle.

We are currently in negotiations with Multiband to add high speed internet and voice over internet protocol ('voip') service to all units. These services will be provided as optional items to each resident. More details will be provided as soon as the negotiations have concluded.

The Front Entrance project has our primary attention for now. In February, we applied for the building permit. The City has requested some changes and the contractors have provided us with their revised bids. The permit should issue within a few more weeks, with construction to begin shortly thereafter. The final result will improve the streetscape, transform the look of the main entrance, provide handicapped access and enhance security.

In other news, this past winter, for the first time in several years, we reviewed our committee structure and the guidelines for committee operations. We decided that instead of all committees being standing committees with wide-ranging agenda, we needed a mixture of standing committees and some more focused task-group type committees with short-term missions. In addition, we needed clearer guidelines on committee operations. To that end, we updated and refined the written guidelines on committee practices and procedures.

The Finance and the Social Committees remain as our standing committees. In regard to the Social Committee, we have made special efforts to reinvigorate its efforts. Taking energy from the successful Holiday Party at the Tower Club, the Board appointed Jennifer Stegmaier as the new liaison to the Committee and Michael Loizzi as the new chairperson. Under their leadership, the membership has grown significantly and several new events have been added to the social calendar.

We retired the Aesthetics Committee, at least for the time being. In prior years, they were instrumental in several matters, including the renovation of the garage-level elevator lobbies and improving the exterior landscaping. Special thanks go out to Barb Frankel Abrams and Ann Bresnen, the Committee's most recent Chairpersons, for their valued leadership over the years.

Moving forward, we have used the task group approach to form the Website Committee to help us to complete the website redevelopment project, and we established the Tech Committee to assist us in working through the DirecTV, internet and Voice-over-IP service issues. Other committees or task groups will be created as other needs arise.

One other piece of news is that the Board has begun the process of updating the Declaration to conform it to new statewide legislation and to streamline and reorganize it for greater clarity and ease of use. Once we complete that process, we will consider proposing some more discretionary changes. Any that we decide to propose will be presented to the entire community for consideration and discussion. Finally, we will also look to update and clarify the Rules and Regulations where needed. More information will be provided as we get further into the process.

2006 Board of Director's

President:

Tom Weaver

Treasurer:

Gene Krinn

Secretary:

Cameron Christo

At Large:

Peter Hyland

Jennifer Stegmaier

Remaining

2006 Board of Director Meetings

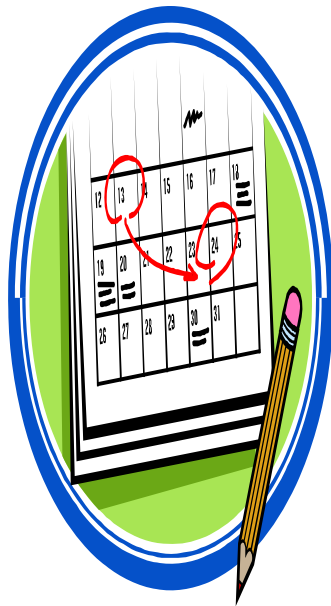
May 8th

July 10th

September 11th

November 13th

7:00 pm in the Exercise Room



Mark Your Calendar

2006 Social Committee Events

April 27th — **Ten Pin Bowling Night**

May 18th — **Spring Party BB-Q at Big Herms**

Late summer — **Cooking Class at Chopping Block**

December — **RPR Annual Holiday Party**

Ongoing:

Book Club — monthly gatherings. Watch for flyers.

Monthly Happy Hour at N9NE Restaurant on the 1st Friday of every month. Meet your neighbors in the first floor bar area after work.

Other events are in the planning stages. Look for further announcements about some potential future events such as:

- Garage sale
- Movies at Grant Park
- Ravinia Concert . . .

New member are always welcome! Contact the management office if you are interested in joining the Social Committee.

WANTED:

News Writers

If you are interested in submitting articles for future RPR Newsletters, please e-mail, fax, mail or drop off your story to the management office.

Fax: 312-627-1335

E-Mail:
Info@randolphplace.com

All articles are subject to Board approval before publishing.