

# RANDOLPH PLACE NEWS

SUMMER 2004

## Major Projects Underway

This spring, the Board approved several major projects for completion this year.

**Asbestos Abatement:** This is underway and should conclude by July 15th. The project involves removing the asbestos floor tiles from the garages and stairways and removing the asbestos containing mastic from the ceilings of some of the garage areas. The areas include the 2<sup>nd</sup> Floor South Garage, the 3<sup>rd</sup> Floor North Garage, some parking spaces in the basement garage, the 'B' Stairwell and the trash receiving room. Residents are being advised as relocations are needed.



**Vault/Building Joint Repairs:** This work has also begun and consists of repairing the joint between the edge of the building and the sidewalk along Randolph Street and repairing the concrete ceilings underneath the sidewalks along Randolph and Canal. Some of the sidewalk areas will be blocked off from time to time while the work is underway.

**Masonry Repairs:** This work is expected to begin in July and last for about 12 weeks. The contractor will repair and replace the brickwork along the Southwest corner of the building from

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## PETS

We are again beginning to notice the dogs within our building. *It seems the owners are not providing ample time to allow the dogs to arrive in time at the appropriate areas to "do their duty".* Accidents are again happening within the building and on the sidewalk area along Canal Street. Pet owners need to remind themselves of the Rules and Regulations regarding their pets. The rules state in part:

Pets must be leashed and attended to at all times while in the common areas.

Pet owners shall ensure that animals not relieve themselves in common areas, parking areas, balconies, on sidewalks in front of the building, or against any part of the building structure. In case of an accident indoors, pet owners are responsible for immediate cleanup. If an accident occurs on a carpeted area, the area is to be cleaned immediately and maintenance must be notified immediately. If the management office is closed, inform the security desk. The pet owner will be responsible for the cost of professional cleaning, if required.

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## Major Projects Underway

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the roofline to the street. This will necessitate scaffolding in the area below while the work is underway.

**Roof Removal and Replacement.** This work is also expected to begin in July and will continue through November, weather permitting. This is a complex job requiring the removal of all existing roofs from all nine rooftop levels, the completion of the necessary repairs to the underlying sub-roof structure and surrounding brickwork and then the installation of a new two-ply replacement roof with proper pitching. The completed work will have a 20-year warranty.

The roof work will require the temporary disconnection of the rooftop air conditioning compressors that serve most of the condominium units and some of the common areas. The contractor understands the need to keep the disconnection times down to a minimum. Notices will be issued as needed. All roof top patios will also have to be relocated while the roofing work is completed in the areas beneath each patio. Again, notices will be sent out as the relevant work proceeds.

We appreciate your understanding and cooperation as we complete these important projects.

## PETS

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The Board has recently fined several owners whose dogs were allowed to use their balcony areas as a 'dog run', were relieving themselves in the garage areas, were using the roof as a 'dog run' or were urinating or defecating on the carpets in the halls. Repeat offenders are receiving higher fines.



Let's remember, a pet is only as good as the pet owner.

Thank you for your help and attention to this matter.

## WEBSITE

**THE RANDOLPH PLACE WEBSITE IS UP AND RUNNING. [WWW.RANDOLPHPLACE.COM](http://WWW.RANDOLPHPLACE.COM)**

**TAKE A LOOK. WE WILL CONTINUE TO ADD ITEMS TO THIS SITE TO IMPROVE THE USE AND SERVICE. CURRENTLY SOME GENERAL INFORMATION IS AVAILABLE AS WELL AS FORMS THAT YOU MAY NEED. THE RULES AND REGULATIONS ARE INCLUDED AND THE DECLARATION AND BY-LAWS WILL BE ADDED SHORTLY.**

**THERE IS A SECTION WHERE YOU CAN POINT OUT AREAS OF THE COMMON AREAS IN NEED OF ATTENTION, AND YOU CAN ALSO SIGN UP FOR OUR EMAIL LIST.**

**CHECK IT OUT!**

## The Board's Corner

The Board is pleased to announce the launching of the major building projects that are described elsewhere in this Newsletter. The projects will correct significant building deficiencies that we inherited from the Developer, all long overdue for action. The problems were first identified in the early days of the Association by the experts who were engaged to determine the condition of the building after turnover.

Beginning in 2002, the Board directed our engineering firm, Wiss, Janney & Elstner, to make the preliminary analyses and recommendations for the remedial work. Detailed plans, specifications and bid documents were drawn up before each project was bid out. In each instance, we received several competitive bids before negotiating the final best terms and prices.

This spring, the Board addressed the financing issues concerning the projects. We interviewed several well-known lenders to condominium associations, including Barrington Bank & Trust, with whom we arranged favorable terms for construction and permanent financing. (Separately, all of the project costs are included in our lawsuit with the Developer and we continue to press forward with that suit.)

The projects are all reserve spending items and not operating budget items. The Board has yet to determine what portion of the total project costs, which are expected to be about \$1.6 million, will be paid for out of current reserves and how much will have to be replenished by special assessment from the unit owners. The Board will make final decisions on these matters after the projects are completed, probably sometime in 2005.

The Board is currently reviewing the appropriate remedies for the remaining deficiency projects such as the repair and resurfacing of the balconies and some further work in the garages, as well as discussing some capital improvement projects, mainly involving the building entrance, façade and streetscape. The Board will continue to work diligently to balance the needs to maintain current reserves, minimize special assessments, enhance property values and provide for adequate reserve funding going forward.

On the staffing front, please take a moment and welcome our new assistant manager Bill Lorbeski, who is replacing Dee Gilmore. Bill joins us from Sandburg Village Condominiums, where he was also the assistant manager. He is currently a Board member with his own condominium association, serving on the finance committee, and has a wealth of business experience from his extensive prior career in retail and merchandising. Welcome aboard Bill!

# 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:

Monday, July 19<sup>th</sup> Board of Directors Meeting - 7:00 p.m. in the Exercise Room 5th Floor

Wednesday, September 1<sup>st</sup> Book Club - Discussion Book: Ulysses, by Jane Joyce, 7:30 p.m., Unit 615

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

### 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](http://www.westloop.org) This site has information ranging from residential and business planning issues to quality restaurants, galleries and retailer in our neighborhood.

### POTPOURRI

#### Committee Sign UP

The Board needs volunteers to serve on the aesthetics committee and social committee. Any resident who would like to participate, please let the office staff know and you can be added to the respective committee.

#### UNIT MAINTENANCE

Each unit owner / resident should periodically check the hoses of their washer, from the faucet to the machine (each hose). Most people do not turn off the faucets after using the machine and this keeps constant water pressure in the hose.

We have had several hoses spring a leak, form a large bubble or burst. Please take a moment and check the hoses. These problems can cause additional damage to your unit and to others below.

### HVAC

Some units are having problems with retaining the Freon in their A/C system. Usually this is caused by a leak in the relief valve. Have a professional inspect your HVAC unit bi-annually. Once in the spring to change the filters and clean the condenser and another time in the fall to clean the furnace, set it up for the heating season and again change the filters. This will improve the efficiency of the furnace system and your unit will remain more comfortable as a result.

### CARTS CARTS CARTS

We would like to remind all residents that the carts placed on the 2<sup>nd</sup> Floor are for the convenience of all residents. **WE NEED EVERYONE TO HELP BY RETURNING the CART to the 2<sup>nd</sup> Floor** shortly after you have finished using the CART. Too often the carts are not returned and our other residents have to look for carts to use.

**Please return the cart after your use.**