

RANDOLPH PLACE NEWS

PROJECTS LARGE AND SMALL NEAR COMPLETION

New Security Cameras and Recording System. The new security system is installed, which includes new or repositioned cameras providing our security staff with views of all entrances and exits and all elevator lobby areas. Also included is a new DVR system for easier storage and accessibility of the recorded images.

Asbestos Abatement. This project is also completed. All asbestos tiles have been removed from all garage levels and all staircases.

Hot Water Repairs. This work is nearing completion and will resolve a knotty problem we have had since original turnover of delivering consistent hot water to all sections of the building. A larger, more forceful circulating

pump has been installed, the main-line piping has been re-piped to better balance the water distribution, and most importantly, about 75 balancing valves have been installed, one for each hot water return line. These valves will allow us to adjust the water flow so that all areas receive the same flow. The balancing contractor will begin the balancing this week, which may take a few weeks to complete.

Building/Vaulted Sidewalk Joint Repairs. The structural portion of this work is completed. The contractor is currently correcting the appearance of the surface repairs along Randolph in accordance with the Board's demands. Some joint caulking work remains to be done along Canal and Lake, which will be

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The Board's Corner

We appreciate everyone's understanding these past several months as we have tackled the various construction projects described elsewhere in this newsletter. The background on the decisions to act on the major projects was described at length in the last newsletter – they result from a lengthy

process over several years to correct original building deficiencies.

Special thanks goes out to our management and engineering staff for keeping these complex tasks on track with minimal disturbance to the rest of us, and to the board members

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2004 Board of Directors

President:
Thomas Weaver
Treasurer:
Gene Krinn
Secretary:
Cameron Christo
At-Large:
Gail Fitzpatrick
Peter Hyland

Annual Election Proxies Needed

**The Annual
Meeting is:
Monday
November 15,
2004.**

Remember, even if you cannot make the Meeting, it is important that you submit a proxy, with or without any votes indicated, so that we can meet the 20% quorum requirement present in person or by proxy in order to hold the meeting.

PROJECTS LARGE AND SMALL NEAR COMPLETION

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completed shortly. A final sealant will be put on the new concrete next Spring.

Masonry Repairs. This work is nearing completion, and will repair the brickwork up and down the southwest corner of the building. The work was suspended for a time while the Board worked with the contractor to ensure that the final brickwork conformed with the appearance of the rest of the building.

Roof Removal and Replacement. This work is well along

and remains on schedule and on budget. The tear-off is complete and a majority of the final roof layers have been installed. We expect completion on schedule in December.

Management Office. The new, expanded office will be installed at the south-end of the 5th floor as soon as the permit is issued, which is expected later this month. Our staff anxiously awaits the chance to stretch their legs.

Fall Building Cleanup. The staff has been hard at work putting the property in good order for the winter/holiday

season. All hallway carpeting is in the final process of being cleaned and all hallway touchup work is finished. The lobby is receiving a fresh coat of paint, and the granite entry step into the lobby is being replaced with an improved design to preclude the splintering that had occurred at the leading edge of the step.

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

The Board's Corner

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responsible for the oversight and negotiation of each task for their continued hard work. We are pleased to report that all the projects have stayed within budget and are on schedule for completion this construction season.

Next up for decision and action, as previously noted, are improvements to the building entrance and streetscape - which work should begin in the spring of 2005. The Board continues to work diligently to balance the needs to maintain our common property and to improve unit property values while minimizing unnecessary costs and expenses.

We also want to thank the management staff, the finance

committee and several board members for their joint efforts in keeping our finances in order and producing a budget for 2005 with no increases in assessments. This was achieved as a result of increased productivity, general cost savings, better vendor negotiations and improved management practices - enough to offset unavoidable increases in several other line item expenses. The budget has been distributed to all unit owners and will be voted on at the meeting on November 15th.

Finally, a warm welcome to our newest Board member, Peter Hyland, who joined the board this summer to fill a vacancy position. Peter brings broad experience in financial matters and extensive experience in

board governance matters, including service on a well-known bank's Board of Directors, and as President of the Board at his country club near his former residence.

Please remember to attend the Annual Meeting, or submit a proxy form.

Happy holiday season to all!



Pets: We have experienced some problems with dog owners using the balconies of their units as a 'dog run'. Please do not let your pet out on the balcony unattended. We have also continued to experience pet damage to the hall carpets. Please allow your pet sufficient time to be able to get outside. We suggest small puppies be carried to the appropriate location to avoid the inevitable. Also, please do not allow your pet to use the Planters, Light Posts, Sidewalk or Building along Canal Street to relieve itself - take him or her across Canal Street or south across Lake Street. We all appreciate your cooperation.

Revised Pet Rules: The Pet Committee has completed its work and recommended new pet rules to the Board. The proposed rules provide for dog registration and more clarity regarding pet owner responsibility. The Board has compared the recommendations to other sets of rules at other properties and is working on the final draft, which will be issued shortly to all unit owners for review and comment.



General Reminders:

HVAC: The heating season is upon us. Our preferred HVAC contractor, Mega-Therm, should have sent everyone a reminder that they offer a semi-annual cleaning and checkup service for all unit owners. We recommend all unit owners install a new filter at the beginning of each heating and cooling season, and otherwise as needed. Also, in setting up for wintertime operation, remember to turn on the water flow to the humidifier and set the humidifier to winter operation.

In-Unit Construction: If you are going to be doing any remodeling within your unit, please pick up the "Construction Packet" from the office and submit the proper forms to us prior to any work being done. It is your responsibility for your contractor to follow the Construction Rules.

Carts: Please return the carts to the 2nd floor shortly after use. This will assure that other owners will have a cart to use if needed.

Committees: The Board is looking for participants for the Social and Finance Committees. If you are interested, please contact the Management Office.

Parking: Recently we have had several complaints regarding residents parking in spaces that were not assigned to them. This is not permitted under the Rules. The offenders are subject to immediate towing and substantial fines.

City Street Work. The work by the City of Chicago on Canal Street is nearing completion. The work on Lake Street continues while the City completes the task of lowering the street to provide standard clearance for Canal Street traffic beneath the el tracks.

Mark Your Calendar

Social Committee

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

From the Social Committee: Thanks to everyone who came to the Happy Hour last August 27th! We had a great time and it was so nice to meet our neighbors! The idea of doing a Progressive Dinner or Progressive Happy Hour came up, and we need to find out how many people would be interested in attending OR hosting. If we have a couple of hosts from each floor we could drop by different units at designated times throughout the evening ... or we could have each floor do their own thing and we could drop by different floors at designated times. Please let me know if you are interested in attending OR hosting. E-mail or call Lisa: lisadmccomb@yahoo.com / 312-879-0789.

We look forward to meeting more neighbors and continuing to build a sense of community here at Randolph Place!

Lisa McComb

Mark the following dates on your calendar:

Monday, November 15th. **Board of Directors' Meeting
Budget Adoption
Annual Election Meeting following the
Board Meeting.**

Sunday, November 21st. **Randolph Place 1st Annual Garage Sale
9:00 am to 4 pm**

OTHER AREAS OF INTEREST

Support Skinner Magnet School - Preschool through 5th. Need donations of Toys, Art Supplies, School Supplies, Sports Equipment, wrapping for these items. Contact - Paddy Meehan 312-876-3853.

Genesis House - A place of Hope and Healing for Women in Prostitution need donations of Winter Clothes, Winter Boots and any other clothing you can spare. A Box is in the package room to collect the items you want to donate.

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.

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