
TOWERS CONDOMINIUM ASSOCIATION

WEEKLY UPDATE

WEEK ENDING: APRIL 29TH, 2022

SUBMITTED BY: JASMINE CUEVAS, CAM, REALTOR

JASMINE.CUEVAS@ASSOCIA.US

Manager Note

I will be sending out the Homeowner's Newsletters every other Friday. Reason being sometimes I just don't have any new updates for you guys, so it can be repetitive. So, starting today the newsletter will be posted every other Friday.

The pool washrooms are currently unavailable for usage as there are supplies being housed in the area for the contractors, so we do apologize for any inconvenience this may cause.

I have received a few complaints pertaining to marijuana being smoked in the building. As I understand if you choose to smoke in your unit you can, however please be mindful to your neighbors as the smell lingers under doors, through vents, and end up in the hallways and in your neighbor units. Some individuals can not inhale that smoke or may have asthma. Please be mindful and considerate and ensure the smoke is being controlled. A dehumidifier can be a great investment to eliminate those issues.

Packages in the lobby are starting to pile up. If you have packages please come down and retrieve them as soon as you know they have been delivered. I understand there are some owners that are not on TownSq and are not able to receive those notifications, however; if you know you have something coming in please make sure that is being checked to retrieve. We are currently looking into a package system to be able to notify everyone when there is a delivery. To help us gain control of the packages coming in daily please remember the following rules that are listed in The Towers Rules & Regulations:

- Only small packages can be delivered, and the occupant takes full responsibility for the package.
- No valuables (furs & Jewels), No perishables or liquid in glass bottles can be stored at any time. If you are having perishables delivered come down and get those immediately.
- The elevator must be reserved through the management office for deliveries of large items such as appliances, computers, furniture's, carpet, etc
- Due to space limitations, all packages should be picked up on a timely basis. Packages will be held in the receiving room for no longer than one week. Packages left more than three days may be subject to storage fines. \$5 per day minimum fine.

Please let me know if you have any questions.



Major Projects

Façade Work

The work is going faster than we have expected. The contractors are currently working on drop 14 & 15 and they foresee it to be completed by next week Friday. So, we are moving along. Of course, as stated before, this is based on the weather. We do have a couple of rainy days next week that might slow it down so again updates will be posted when we receive. I appreciate everyone's cooperation with this matter.

Pool Replacement

I have been receiving multiple questions regarding any updates pertaining the pool repairs. We have not come to a definite decision as to what will happen with the pool however bids are being received for review. A survey will be posted for all owners to take to wither state "Yes, they are for having the pool replaced" or "They do not agree with the pool replacement and prefer to have the funds be used for something else". Please make sure you partake as all answers matter. Also, there is a section for comments., If you have any questions please place them in the comments box and or email them over to me so we can get those addressed.

North/South Laundry Facilities

We will be having the technology updated within the laundry facilities. Within the next couple weeks, you will be able to use your debit card/credit card to load your laundry card. There will be also an app you can download on your smart phone to load your laundry account and even start the washers with the QR code. The installation and upgrade for the system will take no more than a week. Once we get more information regarding scheduling we will have notices posted.

Taxes

2021 Tax Appeal

WE just received communication back pertaining to the 2021 Ta Appeal that was done. Due to the complaint filed the 2021 tax assessments has been reduced. Because it has been reduced, you all will receive a tax savings on the bills that will be issued in the Fall of 2022, 2023, and 2024. As you the know, the tax assessments were scheduled to increase from the previous year, and although they were able to get them reduced it has not been totally eliminated. The tax savings has been projected as set forth below:

	<u>Assessor Level</u>
Proposed Assessment	\$4,866,136
Final Assessment - Assessor	<u>\$4,622,835</u>
Assessment Reduction	\$243,301
Equalization Factor	3.2234
Tax Rate	<u>6.91%</u>
Projected Tax Savings – 2021	\$54,192
Projected Tax Savings – 2022	\$54,192
Projected Tax Savings – 2023	\$54,192
Total Tax Savings	<u>\$162,576</u>

Property Tax Seminar

I have attached a two-page report for your review that was put together by the Board's Vice President, Kathy Posner. Thank you for this Kathy!

Kathy is kindly offering to hold a seminar to explain to homeowners what exemptions you might be missing and how you are able to get hose filed for certificates of error for past missed exemptions. This is something she usually charges for but is offering to host one free for the community. So, if you are interested, please reach out and let me know as I will be putting together a list of those interested to then forward over to Kathy Posner.

In Unit Washer/Dryers

The Board has voted to prohibit any new washer/dryer installations and it will be strictly enforced and no requests for exceptions will be granted.

For the owners that have a washer/dryer you must complete and submit a washer/dryer registration form by a May 6th, 2022 to retain that washer/dryer, and those who fails to register a washer/dryer will have to remove it.

Additional rules will be adopted that would require that each owner of a unit with a washer must agree to the following:

- To install a plastic pan with a water detection alarm under the washer by a date certain. All registered washer installations would have to be inspected for compliance. This will reduce the potential for floods caused by washing machine malfunctions.
- To use only high-efficiency detergent, to reduce sudsing problems for other residents.
- That all replacements for existing washers must be high efficiency washing machines, again to reduce sudsing and water usage problems.

HVAC Cleaning

It is the start of Spring and it is time to get your HVAC units cleaned.

If you have not done so already, please let me know if you would like to be added to the list of units so we can schedule First Star out to have that completed for you.

In Unit Air Ducts

If you are having issues with your air ducts in your unit and would like to get them cleaned by maintenance or to have it inspected, please let me know as well as I am putting a list together. If you can let me know the best days that work for you as well that would be great. Having this done as a whole can potentially allow better air quality within each unit.

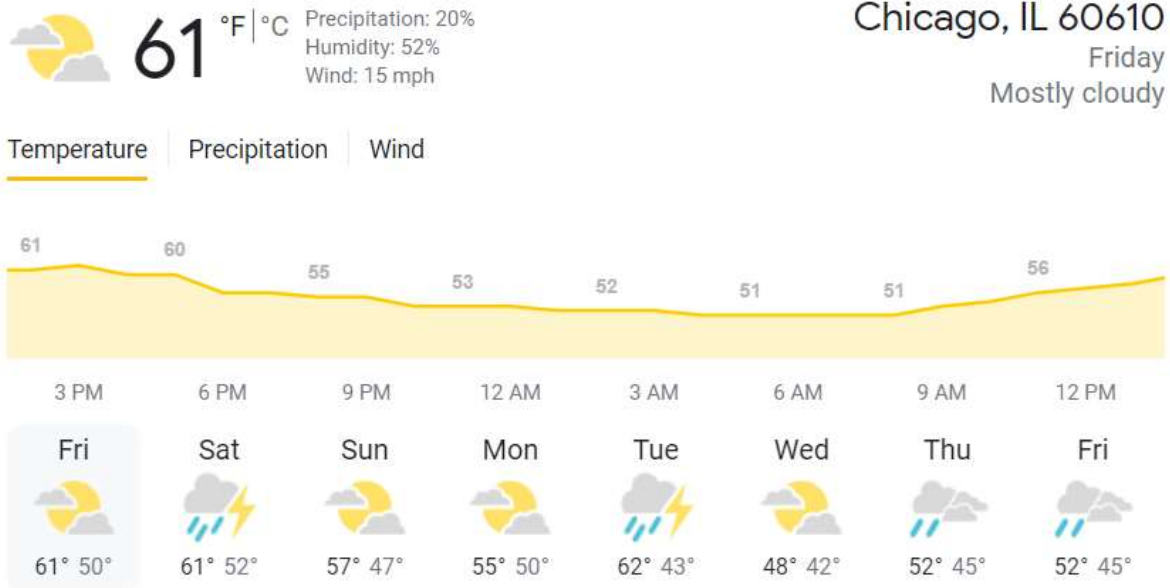
Remodeling

Whenever work is being done to your unit a remodeling packet must be completed and submitted with proper documentation in a minimum of 1-2 weeks before the work is conducted. To allow us time to go through the documents and grant approval. Any documents received below that time frame will not be approved for the specified time and date selected.

Elevator Reservations

The elevators must be reserved a week in advance – if not your request may not be approved. This is for any moves, construction, and or deliveries.

Weather



Rental Units

For those owners who currently have rental units – please keep in mind when you are drafting a new lease or a renewal all information and proper document must be submitted to TAP to ensure all records are updated accordingly. If this is not done you and incur fines. If you need assistance or would like more information on this, please feel free to reach out.

Building Reminders

- When utilizing the fitness center:
 - Use the equipment only for its intended purpose
 - Please wipe off equipment after each use
 - Appropriate fitness attire must be worn (tops, bottoms, gym shoes)
 - Do not exercise while being impaired by alcohol or drugs
 - No eating or glass containers in fitness area
 - Keep windows closed
- When utilizing the laundry room:
 - No sitting on Machines or tables
 - Please do not overload the machines
 - Please remove clothes promptly
 - Management is not responsible for any loss or damage items
- If you know you have packages downstairs, please get those picked up so the staff has space for new items that come in daily.

Next Board Meeting

Next Board Meeting is scheduled for **May 24th, 2022** at **6:30 pm**.

Zoom Information below

<https://us06web.zoom.us/j/88281908437>

Meeting ID: 882 8190 8437
+1 312 626 6799 US (Chicago)