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# *2500 Lakeview Association*

## **Newsletter**

August 2005

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### ***To The Residents of 2500 Lakeview Association***

Commencing with this edition, we will publish a quarterly newsletter to keep residents abreast of what is happening in the building. You are invited to join in the process by forwarding to the management office items you would like published, such as announcements (births, celebrations, condolences, etc.), or your ideas on what information and articles you would like to see. Your favorite recipes and/or items for sale are also welcome.

### ***Project Updates***

Two years ago Wolin-Levin, Inc. assumed the management of 2500 Lakeview Association with the goal of making a significant difference. Wolin-Levin, Inc. has slowly and quietly made that difference.

At this juncture we would like to reflect on some of those changes which have taken place along with some of our preliminary plans for the future.

Since becoming full-time as the on-site manager, Eileen Tardy has made significant progress:

- Long time maintenance issues which had previously been placed on the back burner were finally resolved. Some of these were repair of the 35<sup>th</sup> floor pipes, domestic water pump repairs, and replacement of building shut-off valves. She has worked with the staff to improve the cleanliness of the building, instituted regular preventative maintenance schedules, reduced over-time pay by 90% saving the association thousands of dollars, and hired new staff members. Eileen has reduced supply costs by prudent purchases of supplies, a more structured accounting of owner repairs, investigating the costs of servicemen called in to perform unit owner repairs to insure owners get good service and better prices, was instrumental in taking care of a unit water flood in a timely manner (securing the insurance claim reimbursement within a two month period), completed a building key and fob change, and has updated and reorganized the Association's files.
- The new engineer, Danny Garcia, has made a noticeable impact on the daily maintenance of the building. Danny has learned the building quickly and is efficiently taking care of the day-to-day problems and guiding his staff. He has tackled many long-time maintenance items such as fixing the fountain near the pool which had poor pressure for over 20 years, adding lighting to the pump and boiler rooms, new corner guards to the 2<sup>nd</sup> floor, recommended and installed a new door closer on the door from the 2<sup>nd</sup> floor to the pool/garage (this door now closes properly after many years of not latching) and many other items which, while not always apparent to the eye, are monitored and taken care of before they become a bigger issue, saving the association money and time down the line.

Wolin-Levin Inc as your agent has done a number of things to reduce the expenses so that more funds can be spent for needed projects. They have:

- Renegotiated the scavenger contract which saved the Association in excess of \$8,000 per year.
- Provided for direct purchase of gas which has saved over \$7,000 vs. Peoples Gas last year.
- Reduced the cost of a bulk package workmen's compensation policy by \$3,000.

Wolin-Levin Inc. has recently put together a package insurance policy through its affiliate which has reduced costs drastically for such buildings as 209 E Lake Shore Dr. and 999 N Lake Shore Dr. These Associations have experienced savings up to 20%. This could mean a savings of \$10,000 to \$12,500 at the next insurance renewal for 2500 Lakeview Association.

As of January 1, 2006 Wolin-Levin Inc. will complete their new web based accounting system, which will allow Unit Owners to view their accounts over the internet and submit work order requests. It will allow the Board access to the financial daily operations of the building and allow them to monitor the progress of work orders.

Management appreciates your patience during the turnover and as always is open to your suggestions in making your building the best it can be. We look forward to serving you in the future.

### ***The Annual Homeowners Meeting***

The Annual Homeowners meeting will take place on Tuesday, September 20, 2005, at 7:00 p.m. A regular Board Meeting will take place preceding the Annual Meeting at 6:30 p.m. Ballots will be mailed out by August 20, 2005. Please remember to cast your vote. By voting, you are taking part in the upkeep of your building. A ballot box will be placed at the doorman station around the 20<sup>th</sup> and will remain there until 5:00 p.m. on September 20, 2005.

### ***The Window Survey***

Thank you to all who have responded to the window survey. While many of you have submitted forms in the past, the engineers felt it was necessary to start from scratch with new records to get a true picture of the current status of leakage. In late September, a team of contractors will begin installing a window mockup in two units in the building. They selected the two units that best represent the leakage experienced at 2500. The mockup will include extensive concrete and sealant repairs and a newly designed window. Once the mockup is in, it will be tested and monitored over a period of time. If successful, it may be used as the prototype for future window projects. If you have not yet contacted the office to forward information on leaks in your unit, please do so as soon as possible, even if you do not have any leaks. If you need a form, they can be obtained in the management office or on the internet at [www.2500lakeview.com](http://www.2500lakeview.com) under the heading "forms".

### ***The Life Safety Evaluation***

Over the past year, the board has been working closely with an engineering company to make sure the building is in compliance with current City Ordinances in regard to fire safety and evacuation. An evacuation procedures book has been compiled and is at the doorman station and the building office. Required building signage has been placed on each floor in the building. A "Life Safety Evaluation" report has been compiled as required by the City. This report determines what, if any, additional support systems the building requires for compliance to City high-rise fire code. Rather than put off the Life Safety Evaluation until it was due, the Board proceeded early which allowed for early corrections and better planning for the 2006 budget.

### ***The 2006 Budget***

The 2006 budget preparation is underway. Due to investigation into building issues by the Board, such as the condition of the building plumbing, contracts, insurance, cable, etc. and anticipation of the repairs needed as a result of these investigations, a very informed budget process will be possible.

When drafting the 2006 budget, the board will be considering many capital items. These could include recommended 2006 repairs to the garage/pool/sundeck area walls and balconies, the critical façade inspection as required by the City, funding for a new water heater, and additional security devices.

### ***Announcements***

Danny Garcia, our Building Engineer, and his wife Cynthia are expecting their first child in January of 2006, Congratulations Danny and Cynthia.

There is a new arrival in 1305, Cuyler Shea Baxter, born July 15, 2005. Congratulations Donna and Scott.