



EAST POINT
CONDOMINIUM ASSOCIATION

6101E N. Sheridan Road
Chicago, Illinois 60660

Phone: 773-973-0033
Fax: 773-973-0070




EAST POINT
CONDOMINIUM ASSOCIATION

6101E N. Sheridan Road
Chicago, Illinois 60660

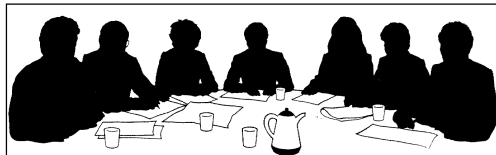
Phone: 773-973-0033
Fax: 773-973-0070

February 28, 2019

President's Comments – Thank You!

I just wanted to quickly thank our East Point neighbors who quietly, diligently and regularly serve with us on the Board of Directors, the Committees and, especially, the residents who provide ideas, commentary and solutions to many of the periodic and long-term issues facing our multi-unit building. Thank you very much!

Tom Fraser



Board Action

The East Point Board of Directors conducted a regular meeting on **Thursday, February 28th**. During this session, the directors approved (a) Section 22.1 Certification attesting to various documentary, capital expenditure, and financial disclosures, (b) a KGH invoice for the window-system inspection, (c) the Dunning Electric invoice for installation of four garage heaters, (d) the Dreisilker invoice for replacement of the domestic water pump's motor, (e) Impact's proposal for a printer-maintenance agreement, and (f) TFC's proposal for an equipment-

maintenance agreement, (g) a March 15 deadline for certain unit-owner information collection, and (h) rejected or failed to approve, (1) a unit owner's request to waive a late-assessment fee, (2) a unit owner's request to reverse a repair charge, and (3) a unit owner's request to replace that unit's window systems at association expense.

Secretary



Treasurer's Report

➤ **January Period.** As of **January 31, 2019**, our **Total Assets** were \$290,736. Our fully-insured **Reserve Fund** accounts totaled \$234,279, while our fully-insured **operating cash** was \$30,384.

For the period ending January 31, 2019, **operating income** was \$170,857 and **operating expenses** were \$125,935 before reserve funding, for **gross net loss of \$44,922** (a negative \$7,020 after reserve contribution).

Total operating revenue was above the monthly, budget amount by \$152, due to the Parking Revenue category.

Total operating expenses were \$3,577 below the monthly, budget amount, primarily due to Salaries and Fringe Benefits category.

➤ **2019 Y-T-D Period.** Our operating revenues were above budget for 2019 by \$152, on a base-budget amount Y-T-D of \$170,705 (a 0.0% variance). This was mainly due to the Parking Revenue category.

Our operating expenses were below budget for 2019 by \$3,577, on a base budget amount Y-T-D of \$128,287 (a 2.8% variance). This is mainly due to Salaries and Fringe Benefits category.

The Point is Looking For Advertisers

East Point Residents, The Point newsletter continues to accept advertisements. At a very minimal cost, you can get the word out on items you may want to sell, or services you provide or may be looking for.

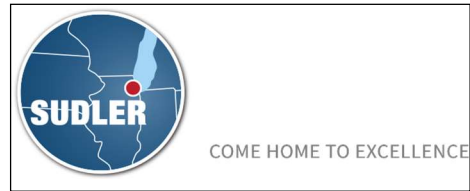
Ad rates start at only \$10 per issue. Contact Edina to order one up! See the **Advertiser Rate Sheet** at the top of the **Newsletter** section of the building's website (www.eastpointcondo.com) for ad pricing.

Marketing Committee

➤ **Reserve Investments.** The reserve fund was fully funded at the rate of **\$51,942**. The Reserve Fund balance was **\$234,279**, as of January 31, 2019. All reserve funds are insured.

➤ **Financial Statements.** CondoCPA's independent auditor's report of the 2017 East Point Condominium financial statement was approved in final form by the Board of Directors and is posted on the East Point website.

Treasurer



Manager's Report

➤ **Fitness Room Use.** Please do not store personal workout equipment in the Fitness Room. **Items left within the fitness room will be removed by the staff and will be discarded.**

➤ **Sudler Website.** Please explore the Sudler website <http://sudlerchicago.com>. Sudler offers a full range of industry-leading services. We continually upgrade our programs and develop new technology to ensure that Sudler always provides the most effective and efficient solutions available.

A few of the services include online access to your assessment account, online assessment payment options, automatic payments of assessments, paperless statements and submitting a service request.

➤ **Items in Hallway.** Please be reminded to keep common area hallways free of any items that impede egress or ingress. This includes mats, shoes, carts, strollers, furniture, plants or any other items left on the floor.



➤ **Sudler@Home.** Sudler@Home is Sudler's online system that allows you full access to your account history, scheduled receipts/confirmations delivered to your

desktop or smartphone. And, if you prefer "paperless payments", our **SNAPP** program assures timely, automatic payments, month after month - with no extra charges.

Sign up today at www.sudlerchicago.com. Click on the link at the top of the Home Page that will take you to Sudler@Home.

➤ **Homeowner's Insurance.** It is the homeowner's responsibility every year to provide management with a current copy of your homeowner's insurance reflecting the liability limit of at least \$300,000.

Please note that adding the East Point Condominium Association as an "additional insured" on your policy will allow your insurance carrier to automatically send a copy to management every year at renewal time.



Federal Reserve Bank of Chicago

➤ **Luggage Carts.** When checking out a luggage cart from the front desk, it is **not to be taken in the passenger elevators.** The luggage cart is only authorized to be used in the service elevator.

We encourage residents to park their vehicles on the loading dock while packing up the luggage cart in order to access the service elevator easily. Once the cart is packed, a garage attendant can retrieve your vehicle from the loading dock and park it in the garage

➤ **Garbage Disposals.** Please keep in mind that there are number of items that can cause severe clogging of drain lines if put

down the garbage disposals. Items that should not be put down your garbage disposal include, but are not limited to, rice and pasta, meat/chicken bones, grease, and any kind of stringy or tough-peeled vegetables.

These are just a few of the common items put in garbage disposals which should be disposed of with your properly-bagged trash down the trash chute.

Before and after using your garbage disposal, you should:

- Run the water for approximately 60 seconds before turning on your garbage disposal.
- Turn on garbage disposal and use as needed while the water is still running.
- Keep the water running for another 60 seconds after you are finished using the garbage disposal.

This will assist in flushing the food waste products all the way down the drain line to help prevent backups which are commonly caused by disposed food waste sticking to the sides of the pipes and restricting flow.



Management

EDGEWATER LIBRARY EVENTS



Edgewater Library



Arm Chair Travel

When: Friday, March 1; 1:30 to 3:30 PM.

Where: Edgewater Library, 6000 N. Broadway St., Chicago.

What: Has travel to South America been on your bucket list but you've never gotten there? Explore the treasures of Peru and Ecuador through pictures of Machu Picchu and the Galapagos. Presented by retired group travel consultant and worldwide traveler, Michael Helmcke.

For information call 312.742.1945. **Free.**



Film Screening

When: Tuesday, March 5; 2:00 to 4:00 PM.

Where: Edgewater Library, 6000 N. Broadway St., Chicago.

What: Join us for a special film screening of Moby Dick. This year marks the 200th

birth of its creator, author Herman Melville. Captain Ahab (Gregory Peck) has a vendetta against Moby Dick, the great white whale responsible for taking his leg. He sets out on a treacherous sea voyage aboard *The Pequod*, along with a crew including Starbuck (Leo Genn), Father Mapple (Orson Welles) and Ishmael (Richard Basehart), to hunt down the elusive beast. With reckless abandon, Ahab leads the crew on his obsessive and suicidal quest, anxious for a final showdown with the legendary white whale. 1956, 116 minutes, not rated.

For information call 312.742.1945. **Free.**



Chess on the Edge

When: Tuesdays, March 5 and 19; 5:30 to 7:45 PM.

Where: Edgewater Library, 6000 N. Broadway St., Chicago.



What: Chess on the EDGE meets on the first and third Tuesday of each month for open play, game analysis, teaching and tactical problems. An experienced player facilitates each meeting. Participants must be at least 8 years old. All levels are welcome.

For information call 312.742.1945. **Free.**

CPL



FREE PARK HAPPENINGS



➤ Snowtrekking.

When: Saturday, March 2, 10:00 AM to 2:00 PM.

Where: Northerly Island, 1521 S. Linn White Dr., Chicago.

What: Get a new perspective of our city's natural area while circling the Island looking for winter birds, native animals, or enjoy the incredible view of Chicago's skyline.

Participants can also enjoy a good old-fashioned snowball fight, build a snowman or two and take a break from the cold weather by warming up inside the field house.

There must be at least three inches of snow. There will be snowshoeing and cross-country skiing available (weather permitting).

It is \$5 to check out snowshoe equipment for two hours of snowtrekking on a first-come, first-served basis with a valid I.D. If you have your own equipment, it is free to trek around Northerly Island!

For Information: For more information or to verify if weather conditions are good for

Snowtrekking, please call Northerly Island Park at 312.745.2910.



➤ Cabaret on the Lake.

When: Friday, March 8; 7:30 PM to 9:00 PM.

Where: Berger (Albert) Park, 6205-6247 N. Sheridan Rd., Chicago.

What: Cabaret on the Lake - 3 Cat Productions presents a rotating bill of performers sharing stories, songs, and so much more!



➤ CSO All-Access Chamber Music.

When: Tuesday, March 19: 7:00 to 8:30 PM.

Where: South Shore Cultural Center, 7059 S. South Shore Dr., Chicago.

What: Presented as part of the Chicago Symphony Orchestra's 2018-19 All-Access season, experience unparalleled artistry and exceptional, personally curated chamber music performed by members of the CSO. Tickets are FREE but required.

To reserve your tickets, please visit <https://cso.org/ticketsandevents/production-details-2018-19/cso-all-access-chamber/all-access-chamber-mar-19>.

The Wabash Avenue Music Collective will perform: Mozart Variations on "Ah vous dirai-je, Maman," Mozart Quartet in D for Flute and Strings, K. 285, Raimi Havenu Sholem Alchichem: Variations and Theme, Mendelssohn Piano Quartet No. 3 in B minor, Opus 3.

For information call 773.638.1766. **Free.**



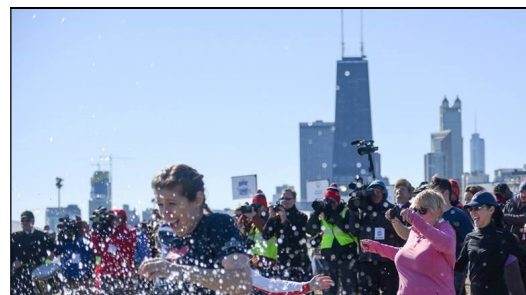
➤ **South Asian Classical Music.**

When: Sunday, March 24; 2:00 PM to 4:00 PM.

Where: Indian Boundary Park, 2500 W. Lunt Ave., Chicago.

What: The South Asian Classical Music Society of Chicago brings its advanced student concert to the Indian Boundary Cultural Center auditorium. Classical East Indian Music will be offered free to the community. **Free.**

CHICAGO FESTIVALS



CHICAGO POLAR PLUNGE

When: Sunday, March 3; Noon.

Where: North Avenue Beach, 1600 N. Lake Shore Dr., Chicago.

What: Whether you go knee high, waist high or take the full plunge, all are welcome to attend! There is no registration fee and all fundraisers receive a souvenir long-sleeved t-shirt, warm towel when exiting the water, free photo downloads, and post-event food.

We require all participants to raise a minimum of \$200. It's quick and easy to register and set up a fundraising page. You will receive a link which you can send around to family and friends so that they can make secure online, tax-deductible donations. Register at ChicagoPolarPlunge.Org.

Participants will enter the water in waves (10:30am, 11:00am, 11:30am). Costumes are encouraged - be creative!

All are invited to our post-event "Melt Down Party" (11am-2pm) Music, food, cash bar and more!

Prizes will also be awarded to:

- * Top 3 individual fundraisers
- * Best three individual costumes
- * Best team costume
- * Highest fundraising team

Information:

<https://www.facebook.com/events/2180837432180846/>



St. Patrick's Day Parade

When: Saturday, March 16; Noon Step Off.

Where: Columbus Drive from Balbo Street to Monroe Street, Chicago.

What: Celebration of the 64th Anniversary of the Plumbers Local 130 sponsored Chicago St. Patrick's Day Parade.

One of the largest St. Patrick's Day Parades in the country, the annual downtown St. Patrick's Day Parade celebrates the patron saint of Ireland and Irish heritage.

https://www.chicago.gov/city/en/depts/dca/supp_info/parade7.html

City of Chicago



Next Board Meeting

On **Thursday, March 28th, 2019 at 7:00 PM**, you are cordially invited to attend the next East Point Board of Directors meeting in the Sky Room.

Secretary



Next Publication Date

The next issue of **The Point** newsletter is scheduled for publication on **March 29th, 2019**. Your articles are due by **3/27/2019**.

Publisher

WE RECYCLE!

What can I Recycle in the recycling containers?

YES!

- ✓ Bond paper (white/colored)
- ✓ Computer paper
- ✓ Calculator tape
- ✓ Envelopes
- ✓ Junk mail
- ✓ Legal pad paper
- ✓ Letterhead
- ✓ Magazines/ Catalogs
- ✓ Cereal Boxes
- ✓ Newspaper
- ✓ Cardboard
- ✓ Flatten all cardboard and cereal boxes



YES!

- ✓ Aluminum cans
- ✓ Steel cans
- ✓ Plastic soup containers
- ✓ Bi-metal cans
- ✓ Plastic water/soda/juice bottles
- ✓ Liquid detergent bottles
- ✓ Microwave trays
- ✓ Milk jugs
- ✓ Plastics #1 – #5 and #7
- ✓ Glass
- ✓ Rinse your bottles and containers.
You can leave on the labels and keep the caps on
- ✓ Place recyclables loosely in container
or use a clear or paper bag



NO!

- × Food or beverage waste
- × Candy and snack wrappers
- × Non-paper packing material
- × Plastic strapping
- × Rubber bands
- × Stickers or labels
- × Plastic, latex or rubber gloves
- × K-cups
- × Plastic #6
- × Styrofoam
- × Plastic Grocery bags
- × Paper coffee cups and lids
- × Tissue products and napkins
- × Shrink wrap and food packaging



“When in doubt, leave it out”



Do's and Don'ts of Recycling

Do recycle paper, junk mail, magazines, paper bags, newspaper, catalogs, cereal boxes, paper back books and cardboard.

Do recycle glass jars and bottles free of food residue.

Do recycle clean aluminum and bi-metal cans.

Do recycle plastics # 1-5 and #7. These include soda and juice bottles, milk jugs, shampoo bottles, laundry jugs etc.

Do a quick rinse on your bottles and containers. You can leave on the labels and keep the caps on.

Do flatten all cardboard and cereal boxes. Remove packaging first.

Do place recyclables loosely in container or use a clear or paper bag.

Do place all recyclables in the designated recycling container in your building.

Don't put Paper coffee cups or its plastic lids in the recycling container. They cannot be recycled.

Don't put contaminated paper in your recycling. Soiled items such as pizza boxes, napkins and tissues are not recyclable.

Don't put plastics bags in recycling. Plastics bags must be returned to your local grocer.

Don't place broken window or glass, pottery or china in recycling.

Don't put Styrofoam or plastic # 6 take out containers or packaging materials in recycling.

Don't put recycling in black bags.

Don't put Electronic Waste, Batteries or CFL bulbs in recycling. At work contact your IT dept. or at home bring to a local recycling event or check your cities website for local resources.

Additional Resources for Recycling

Household Chemicals

Chicago's Household Chemicals & Computer Recycling Facility

1150 N North Branch Street

Tuesdays: 7:00 am to 12:00 pm

Thursdays: 2:00 pm to 7:00 pm

1st Saturday of month: 8:00 am to 3:00 pm

NO LATEX PAINT. Also accepts computer materials and propane tanks.

cityofchicago.org

Electronic Waste and Local County events and drop off sites:

City of Chicago

A-Z Recycling List

http://www.cityofchicago.org/city/en/depts/streets/supp_info/recycling1/recyclingaz/lettera1.html

Paint:

Dry out paint (latex only) by letting it air dry or add kitty litter to help it dry faster. You can also bring it to Ace Hardware for a small fee.

Light Bulbs:

Home Depot and Ikea - Drop them off in the recycle container by customer service. They also recycle Christmas lights.

Batteries:

Bring them to your work place battery recycling program, your local IKEA or Target or Batteries Plus store.

Unused Medicine

-Do **not** flush medicines in sinks and toilets.

-DEA hosts National Prescription Drug take back events, call your local police station or check the county web site. If this is not available, it is recommended to keep in the original plastic container and throw away in trash after you have scratched off personal information. If loose, please seal in plastic bag. If in liquid form, add coffee grounds or kitty litter to bottle.

-To find the closest one to where you live or work in the city of Chicago please go to http://www.cityofchicago.org/city/en/depts/cdph/supp_info/pharmaceuticals_dropofflocations.html

Plastic bags:

Please return to any grocery store, department store or any super store.

Donation Resources:

-Have household items or construction material, cabinets or fixtures in reusable condition? Consider donating them to the Habitat for Humanity restore. Look at https://www.windycityhabitat.org/donate-items_shipping.

-Have a large number of items, spring cleaning or are moving out? Consider donating to the Salvation Army. To schedule a pick up contact: <http://centralusa.salvationarmy.org/metro/donate>

-Looking to drop off a bag or 2 of items. Look at St. Vincent DePaul locations at <http://www.svdpchicago.org/index.php/donate/drop-box-locations>

Misc. items:

-Check <http://www.earth911.com/> for specific sites locally for an array of items.

-Check <http://www.terracycle.com/en-US/> . They accept many items including hard to recycle items such as pens and personal care items.

-Check <https://www.greendisk.com/> on how to recycle VHS/DVD/CD items

-Check <http://www.midwestmattressrecovery.com/> for a list of **mattress** recycling in the Midwest.

-A **Styrofoam** drop off center is available for residents only at 7575 Kostner Avenue, will accept a wide variety of recyclable foam, including foam cups, foam food containers, egg cartons, meat trays, ice chests and packaging frequently used to protect fragile materials like TVs during shipping.

Contact Information

East Point: Management - (773.973.7033); (Fax 773.973.0070);
Doorperson - (773.973.0033); **Garage** - (773.973.7661)

Alderman: Harry Osterman -
48th Ward (773.784.5277) (Fax 773.784.6630)
5533 N. Broadway St., Chicago, IL 60640

Streets and Sanitation: Conrad Suerth -
48th Ward Superintendent (312.744.2130) (Fax 312.744.1449)
5853 N. Broadway St., Chicago IL 60660

CPD 24th Dist. Cmdr: Roberto Nieves (312.744.5907) (Fax 312.744.6928)
6464 N. Clark St., Chicago, IL 60624

Edgewater Branch Library: (312.742.1945)
(Fax: None) - 6000 N. Broadway St., Chicago, IL 60660

County/State/Federal Officials

U.S. Senator: Dick Durbin
Illinois (312.353.4952) (Fax 312.353.0150)
230 S. Dearborn St., Ste. 3892, Chicago, IL 60604

U.S. Senator: Tammy Duckworth
Illinois (312.886.3506) (Fax 312.886.2117)
230 S. Dearborn St., Ste. 3900, Chicago, IL 60604

U.S. Congresswoman: Jan Schakowsky -
9th District (773.506.7100) (Fax 773.506.9202)
5533 N. Broadway St., Chicago, IL 60640

Illinois Senator: Heather Steans -
7th District (773.769.1717) (Fax 773.769.6901)
5533 N. Broadway St., Chicago, IL 60640

Illinois Representative: Kelly Cassidy -
14th District (773.784.2002) (Fax 773.784.2060)
5535 N. Broadway St., Chicago, IL 60640

Cook County Commissioner: Bridget Gainer
10th District (312.603.4210) (Fax 312.603.3695)
118 N. Clark St., Chicago, IL 60601

East Point Board of Directors

Tom Fraser, President (16A)
Jerry Goodman, Vice President (15D)
Phil Bernstein, Treasurer (4C)
Mike Mattson, Secretary (31C)
Dan Cartalucca (40B)
Beth Hahn (9C)
Dave Roderick (25C)
Kevin Rooney (28B)
Dave Sereika (14C)

East Point Committee Chairpersons

Building Operations & Maintenance (Jerry Goodman)
Architectural and Engineering (Dan Cartalucca)
Budget and Finance (Phil Bernstein)
Communications (Tom Fraser)
Sustainability (Kevin Rooney)
Garage (Mike Mattson)
Marketing (Dave Sereika)
Landscaping (John Haiduck)
Cable Committee (Beth Hahn)
Nominations and Election (Marge Hanson)

Publisher & Editor: Tom Fraser, Chairman CMC. (fraser2746@sbcglobal.net)

Associate Editor: (Vacant)

Advertising: While the Board retains its absolute discretion to accept, edit or reject any advertising entry, the publication of any such entry shall not be deemed an endorsement or promotion of, affiliation with, or approval for, the content or subject matter of the entry (including entries received with errors).

Contributors: Any owner or staff member. Writers' comments do not imply endorsement by the Association, which retains all editorial rights.

Content: Articles, comments, suggestions and questions effecting East Point, its owners and staff. Writers may request *Not for Attribution*. Anonymous or defamatory materials, and personal attacks, will not be considered for publication.

