



EAST POINT
CONDOMINIUM ASSOCIATION

6101E N. Sheridan Road
Chicago, Illinois 60660

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




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July 31, 2017

President's Comments

I just want to wish everyone in the East Point Community a healthy, happy and safe summer.

Tom Fraser



Board Action

The East Point Board of Directors conducted a regular meeting on **Thursday, July 27th**. During this session, the directors approved (a) the Section 22.1 Certification attesting to various documentary, capital expenditure, and financial disclosures, (b) waiver for the right of first refusal on the sale of unit 23-A, (c) the invoice of Inside Out for lower-level epoxy flooring, (d) the invoice of JFI for residential hallway painting, and (e) with one exception, the invoices of KGH and RBS related to exterior-façade engineering and repair.

Secretary



Treasurer's Report

➤ **June Period.** As of **June 30, 2017**, our **Total Assets** were \$504,231. Our fully-insured **Reserve Fund** accounts totaled \$351,140, while our fully-insured **operating cash** was \$65,957.

For the period ending June 30, 2017, **operating income** was \$158,665 and **operating expenses** were \$111,442 before reserve funding for **gross net income of \$47,223** (a negative \$4,719 after reserve contribution).

Total operating revenue was below the monthly budget amount by \$4,023, due to all categories, except Parking Revenue.

Total operating expenses were \$470 above the monthly budgeted amount. This was primarily due all categories, except the General & Administrative and the Contract Service categories.

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

➤ **2017 Y-T-D Period.** Our operating revenues were under budget for 2017 by \$13,196, on a base-budget amount Y-T-D of \$965,078 (a 1.4% variance). This was mainly due to all categories.

Our operating expenses were over budget for 2017 by \$62,754, on a base budget amount Y-T-D of \$646,043 (a 9.7% variance). This is mainly due to the General & Admin (mostly a one-time bad-debt write-off), Repairs, and Insurance categories.

➤ **Reserve Investments.** The reserve fund in May was fully funded at the rate of **\$51,942**. The Reserve Fund balance was **\$351,140**, as of June 30, 2017. All reserve funds are insured.

➤ **Financial Statements.** Condo CPA's independent auditor's report of the 2016 East Point Condominium financial statement was approved by the board and has been uploaded for review by owners onto the website and is available for review in the management office.

Treasurer



Manager's Report

➤ **East Point Website.** Please sign up for the association's website by visiting www.eastpointcondo.com and clicking on "login" and then choosing "request login."

The website provides access to several Association documents such as the Rules and Regulations, Budget, Meeting Minutes, Newsletter, and more.

The website is also used as a method of communication and Management occasionally sends out notification to unit owners via the website regarding upcoming projects and other building announcements.

➤ **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.

➤ **Water Infiltration.** If you experience water infiltration during rainstorms in your unit, please make sure to contact the management office to report it. You will be sent a "Problem Report" form to fill out so the information can be documented and submitted to the Architectural & Engineering Committee for review.

➤ **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.



Federal Reserve Bank of Chicago

➤ **Trash Chute.** Cat litter and materials used in cages must be triple-bagged before disposal down the garbage chute. **Please make sure that all items are properly bagged and DO NOT THROW DOWN ANY LOOSE ITEMS.**

Also, please do not dispose of items in the back hallway. If you have boxes that do not fit in the garbage room please call the front desk and staff will pick them up. Large furniture items must be scheduled for pickup by an outside company as we do not have that type of pickup service.

➤ **Grocery Carts.** As a reminder, all carts should be returned to the garage area when you have finished using them. Please do not store grocery carts in your unit, the hallways or elevators. Leaving carts in the hallway, can be very disruptive to your neighbors as they are entering and exiting the elevators and the common area hallway.



➤ **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.

➤ **Dog Run.** Please refrain from having your pet relieve itself on the grass area near the street and encourage them to use our dog run. The dog run is located next to the entrance of the garage.

➤ **Air Conditioner Filters.** Your air conditioner units require regular maintenance for them to function effectively and efficiently throughout their years of service.

The most important maintenance task that will ensure the efficiency of your air conditioner is to routinely replace or clean their filters. Clogged, dirty filters block normal airflow and reduce a system's efficiency significantly. Please remember to clean your filters regularly.

Garage Parking. Please keep in mind when returning to the building in your car, if you need to go out again later in the day, the garage staff can only keep your car on the upper level if you will be going back out in less than an hour. If it will be any longer than one hour, please let the staff know so we can keep your vehicle downstairs until you are ready to leave again.

The garage staff works hard to ensure that the out-going cars are ready in the morning for unit owners as they are leaving the building. If you have a set schedule for leaving the building, please inform the staff if, on a particular day, you will not need your car.

As you know, the garage can be very full in the morning and it would greatly help the staff if they knew that your car does not need to be lined up. Also, if you usually do not go out and will be going out, please inform the staff or sign up on the list in the garage.

The staff is in the process of replacing the 2017-18 vehicle registration stickers. We apologize in advance as your rear-view mirror may be moved in the process.

Management

EDGEWATER LIBRARY EVENTS



Edgewater Library



Knitting Class

When: **Thursdays, August 3, 10, 17, 24 and 31; 6:30 PM to 7:45 PM.**

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

What: Learn to knit, increase your knitting skills, or just come to chat with other knitters. This class is free but knitters must supply their own materials. Contact the library for a list of recommended materials.

For information call 312.742.1945. **Free.**

Chess on the EDGE

When: **Tuesday, August 1 and 15, 5:30 PM 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 is present to facilitate each meeting.

Participants must be at least eight years old. All levels are welcome.

For information call 312.742.1945. **Free.**



Matinee Movie

When: Monday, August 21, and Saturday, August 26; 2:00 PM to 4:30 PM.

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

What: When astronauts blast off from the planet Mars, they leave behind one crew member, presumed dead after a fierce storm. With only a meager amount of supplies, the stranded visitor must utilize his wits and spirit to find a way to survive on the hostile planet. Meanwhile, back on Earth, members of NASA and a team of international scientists work tirelessly to bring him home, while his crew mates hatch their own plan for a daring rescue mission. *Rated PG-13, 2015, 151 minutes.*

For information call 312.742.1945. **Free.**

CPL



FREE PARK HAPPENINGS



➤ Lincoln Conservatory Flowers.

When: Everyday Through Sept. 4, 9:00 AM to 5:00 PM.

Where: Lincoln Park Conservatory, 2391 N. Stockton Dr., Chicago.

What: The Lincoln Park Conservatory's Show House turns into a lush oasis featuring creative Tiki sculptures. Tropical palms, Anthirium, Plumeria, and other flowering plants fill the room with dreams of Polynesia.

For information call 312.742.7736. **Free:**



➤ Theater on The Lake.

When: Wednesday, August 2 to Sunday, August 6; 7:30 PM to 10:30 PM.

Where: Berger Park, 6205 N. Sheridan Rd., Chicago.

What: Romeo and Juliet's timeless story of star-crossed love returns to Chicago with a

new perspective and approach. Romeo and Juliet, universal lovers, symbols of passion and madness. Their love can flourish in any time or place and plunge into tragedy with the same fire.

Aguijón Theater invites you to see Romeo and Juliet through new eyes, to listen to their voices with fresh ears, to join with them in the mystery of mask and stage in this exciting production adapted by Gerardo Cárdenas and directed by Sándor Menéndez, featuring a diverse cast of Latino actors.

For information call 773.761.0376. For ticket and reservation information call 312.742.7994. **Fee: \$10.00.**



➤ **Dance at Indian Boundary.**

When: Saturday, August 4, 2:00 PM to 4:00 PM.

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

What: As part of a mini-dance festival, Melody Vasquez and friends present a performance of classical Spanish dance followed by Arts Partner, Kalapriya Dance Academy presenting classical East Indian dance in a free concert to the public.

Please supply your own seating.

For information call 773.764.0338. **Free.**



➤ **Cabaret on the Lake.**

When: Friday, August 11, 7:30 PM to 9:00 PM.

Where: Berger Park, 6205 N. Sheridan Rd., Chicago.

What: Cabaret on the Lake is a free, monthly variety show giving singers, storytellers, comedians, performance artists, musicians, dancers, poets, and solo artists of every type a place to develop their work.

For information call 773.761.0376.



➤ **Chicago Philharmonic.**

When: Sunday, August 13, 3:30 PM to 7:00 PM.

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

What: Calling all community musicians! Bring your instruments and play alongside the Chicago Philharmonic musicians.

Student and community musicians of all ages are invited to join Chicago Philharmonic in rehearsing and performing an orchestra concert side by side with Chi Phil musicians (3:30-5:30 pm) followed by a performance open to the public (6:00-7:00 pm). Participation for community musicians is granted on a first-come, first-served basis, with registrations open through chicagophilharmonic.org.



➤ **Chicago Soul in Action.**

When: Friday, August 18, 7:00 PM to 8:30 PM.

Where: Loyola Park, 1230 W. Greenleaf Ave., Chicago.

What: Lucy Smith pays tribute to Chicago's legends. Chicago Soul in Action showcases the words and music of Chicago legends: Curtis Mayfield, Gwendolyn Brooks, the Staple Singers, Carolyn Rodgers and others.

Their works have long reflected and shaped the heart and soul of our city. Lucy Smith and her band along with NPR's Cheryl Corley pay tribute.

Chicago Park District.

CHICAGO FESTIVALS



UNIFEST



When: Thursdays through August 17, 4:30 to 8:30 PM.

Where: The Jetty on The Riverwalk, between Wells and Franklin, Chicago.

What: Presented by Chicago Sister Cities International, Unifest celebrates the cultures of Chicago's 28 foreign sister cities with food, drink and music.

Chicago Sister Cities International provides every Chicagoan the opportunity to celebrate citizen diplomacy by facilitating exchanges in culture, education, and business; building bridges that bring the world to Chicago and Chicago to the world. Unifest is one example of this work.

For detailed information, go online to:

<http://www.unifest.one/>

Edge Fest



When: **Saturday, August 5: Noon – 10:00 PM; and, Sunday, August 6: Noon – 9:00 PM.**

Where: Broadway St. & W. Thorndale Ave., Chicago.

What: Chicago's historic Edgewater neighborhood will become a celebration of all things North Side as flavorful cuisine, award-winning entertainment, and family fun take center stage during Edge Fest.

Now in its fifth year, this annual event focus on all things Edgewater, with local musicians and vendors showcasing all that the exciting neighborhood has to offer. With an outdoor café setting, Edge Fest will be a one-of-a-kind experience unlike any other on the city's North Side.

This event also features a Pet Parade at 11:00 AM on Saturday, August 5.

GINZA HOLIDAY



When: **Tuesday, August 11, 12 and 13.**

Where: 435 W. Menomonee St., Chicago.

What: Ginza Holiday Festival is a summer event featuring Japanese food, culture and entertainment. The members of the Midwest Buddhist Temple, located in Chicago's Old Town neighborhood, started the festival over 60 years ago as a way to share their cultural heritage.

Ginza visitors will enjoy delicious food including our famous Chicken Teriyaki and experience performances of cultural arts such as Japanese Folk dance as well as Taiko drumming. A truly special feature of Ginza is the Waza, an organization of Japanese artisans who have mastered traditional crafts handed down through generations dating back to Japan's Edo period.

For more information call 312.943.7801 or email info@ginzaholiday.com. \$5.00 donation is appreciated.

For Full Schedule of events and times go to: <http://ginzaholiday.com/stage-program>

Bub Billiken Parade



When: **Saturday, August 12, 10:00 AM.**

Where: King Drive at Oakwood Blvd., Chicago.

What: The Chicago Defender Charities 88th Bud Billiken Parade with Grand Marshal Chance the Rapper.

This parade showcases talented youth and heralds in the new school year. This year's theme: Honoring Our Hometown Heroes.

This year's route starts at King Drive moving south from Oakwood Blvd and goes to 51st Street, proceeds along 51st to Elsworth Drive in Washington Park, then goes down Elsworth Drive to Garfield Blvd (55th Street). There are free giveaways, treats and great food along the route.

For information call 773.536.3710 or go to:

www.budbillikenparade.org

Festa Italiana



When: Friday, August 18: 5:00-11:00 PM; Saturday, August 19; Noon-11:00 PM; and, Sunday, August 20, Noon-10:00 PM.

Where: Ashland Ave. and W. Taylor St., Chicago.

What: Festa Italiana will fill your senses with la dolce vita Italy and meatballs. The 12th annual Festa Italiana stretches along Taylor Street between Ashland Avenue and Racine Street.

Longtime family-owned restaurants and neighborhood newcomers will serve up

some of the best food in the city. Italian and Italian-American singers will perform American and Italian classics. An Italian dance ensemble will perform and teach the tarantella, a well-loved Italian folk dance performed at Italian weddings.

Fest-goers will have the opportunity to play Italian card games, compete in contests to see who can consume the most meatballs and cannoli (of course, not at the same time!), and buy Italian-themed art, and other merchandises.

For more important information, go to:

<https://www.starevents.com/event/festa-italiana/>.

Tacos y Tamales Festival



When: Friday – Sunday, August 18-20, Noon to 10:00 PM each day.

Where: 16th Street and Peoria, with entrance just west of Halsted, Chicago.

What: The 2nd Annual Tacos y Tamales Festival is a street affair based off a traditional Mexican open-air market or bazaar known as the Tianguis, which is normally held on certain market days in Mexico and Central America.

Festival goers will be immersed into the sights and smells of the Tianguis with local vendors selling their food, artwork, wares and an array of other items. The performance stage will feature live music throughout the weekend with traditional

acts during the day, mince dance performances, and some higher energy Latin rock music into the night.

For more information go online to:

<http://chicagotacofest.com/#about>

Air and Water Show



When: Saturday and Sunday, August 19 and 20, 10:00 AM to 3:00 PM.

Where: North Avenue Beach, Chicago.

What: The 59th Annual Chicago Air and Water Show soars into town.

Headliners include the U.S. Navy Blue Angels and the U.S. Army Parachute Team, Golden Knights.

This is the largest FREE show of its kind in the United States.

City of Chicago



Next Board Meeting

On **Thursday, August 24th, 2017 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 **August 31st, 2017**. Your articles are due by **8/29/2017**.

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);
Doorman - (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

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Larry Hiler, Vice President (36C)
Phil Bernstein, Treasurer (4C)
Mike Mattson, Secretary (31C)
Dan Cartalucca (40B)
Jerry Goodman (15D)
Bill Hancox (38A)
Christian Malcolm (36A)
Kevin Rooney (28B)

East Point Committee Chairpersons

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Architectural and Engineering (Bill Hancox)
Budget and Finance (Phil Bernstein)
Communications (Tom Fraser)
Sustainability (Kevin Rooney)
Garage (Mike Mattson)
Marketing (Dan Cartalucca)
Landscaping (John Haiduck)
Cable Committee (Tom Fraser)
ASCO Delegate (vacant)
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).

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