

2626 Lakeview Newsletter



Volume 97

August, 2009

THE PRESIDENT'S CORNER

Summer has finally arrived in Chicago. But don't blink. It may change.



Even though the weather was cool on the day of our Annual Picnic, there was no stopping it from being its typical, well-attended success. Elsewhere **Penny Fisher** in this edition of the *Coyote*, you will see the letter that thanked the Lincoln Park Market for its help in making our picnic go so smoothly. And in our hearts, we certainly thank the 35 resident volunteers who pitched in to help engineer the event. **Go Team!**

To borrow from our picnic analogy, we have ***a lot on our plate***. Sustaining the high standards that make 2626 such a great place to live demands constant and dedicated effort. To illustrate, here are three of the projects that are presently high on our task list:

- **In one way or the other, we must all contend with the challenges that have emerged as the result of today's difficult economy.**

Your Board is gratified to have been able to respond to these challenges while meeting its fiduciary responsibilities, and to propose a budget for the next fiscal year that holds assessments to an increase of less than 1%.

- **The investigative stage of our major, necessary hallway renovation project is at the point of decisions; after which, we will begin to implement those decisions.**

Repairs and replacements are facts of life for a mature high rise building: nothing lasts forever. The carpeting in our residential hallways has held up very well for some twenty years, and is just now showing visible wear and tear. Unfortunately, the extra carpeting that was put away years ago for repairs and replacements, has been depleted.

For that reason alone, hallway renovation is an extremely timely move that will bolster every unit's market edge. Be assured that we will once again plan for sufficient extra carpeting, so that the new design will continue to look fresh for many years to come.

- **Our annual façade repairs are progressing well, and are about half completed.**

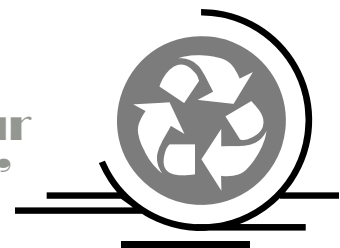
This year's repairs now include a new elastomeric membrane to enhance waterproofing.

This column plans to keep offering these insights into the things that are being done for the benefit of all of our Association's members.

Much of this issue of the *Coyote* is devoted to environmental topics which are of more and more interest to our community. So, read on!

Penny

This is our
"Green"
Issue!



Printed on recycled paper

MANAGER'S CORNER

WHAT DO YOU DO AFTER HOURS?

Many of us have busy schedules, and some of your questions arise after the Management Office is closed. Because of this, I want to let you know how to communicate issues with Management and other staff after the office is closed.



Kevin Marcus

If you have an emergency that requires the police, ambulance or fire personnel, your first call is 911. If an ambulance is called, if possible, please call the door station to inform the staff that an ambulance is expected so an elevator can be locked off for you before the medical personnel arrive.

If you have an in-unit emergency that does not require 911 services such as a water leak, please contact the door station at 773-281-6800 or 773-281-6055. The Door Staff will contact the Maintenance Staff and they will come to your unit to help with the situation.

If you have an issue with a neighbor such as noise or other issues, please contact the Door Staff at the numbers listed above, and the Security Staff will be notified to help with the situation. If you need to place a work order after hours, the Door Staff can accommodate your request. In most cases, the work will be performed the following day.

If you have any general questions or concerns, please feel free to send me an email at mgr2626@sudler.net and I will return the email as soon as possible, typically early the next business day. If you would like to be contacted by phone, please indicate this in your email and I'll follow up with a phone call. If you have any written correspondence after hours, please place it in the mailbox located right outside the office door.

In closing, the first point of communication after hours is the Door Staff. The staff is prepared to handle your request or forward the matter to me in emergency situations. It is a goal of staff to maintain open lines of communication and make communication with residents simple and effective.

DIVERSEY HARBOR REPORT

by Gene Fisher, Executive Director
The Diversey Harbor Lakeview Association

Diversey Harbor is a coalition of residential complexes which are home to some 11,000 Lincoln Parkers. 2626, now in its 10th consecutive year of Association leadership, guides Diversey Harbor's pursuit of its twofold mission: 1) Supplying a strong, unified community voice on issues that affect our well being, and 2) Providing a central source for the sharing of information that can benefit its member buildings and residents. Here's an update on one of our important activities.

The announcement that the 2520 Lakeview (Columbus Hospital) project will once again be downsized as construction of its foundation proceeds, marks a significant milestone in our campaign to encourage responsible redevelopment of the Columbus site.

Yes, it has really been eight years since Diversey Harbor first stepped up to lead our neighborhood's effort to control its traffic congestion. So, this is a good time to ask:

How far have we come in those eight years?

The answer: **Much farther than almost everyone had expected of us.**

Back in 2001, the Columbus site was originally proposed as 450-unit development. It has since been successively downsized to the present plans for a 229-unit Building. That's a **221-unit or 50% reduction** in the number of residential units to be built there.

What does that 221-unit reduction mean?

Research has determined that each unit generates a daily average of 4.1 car trips (for travel to work, shopping, visits to friends and from friends, medical care, taxi travel, and the services supplied by tradesmen and building staffs, among a host of purposes).




Thus, the success of Diversey Harbor's sustained eight-year effort means that, every day, some **900 fewer cars** will clog our already congested streets.

Very few neighborhood associations can point to an achievement of that magnitude. It has been a long, difficult ... but ultimately successful ... effort!

RECYCLING AT 2626 *by Rosalyn Pachter*

Not only is it important to recycle to save the planet, recycling will save fees to the Association, which are shared by everyone in the building as part of our monthly assessment. We pay to have the dumpsters removed from the building and we pay a city tax on each garbage dumpster, **but not for the recycle containers**. So, the more we recycle, the less garbage we have; the less garbage we have, the fewer garbage dumpsters we have; thus we pay less for removal and fewer dumpster tax fees!!!

Many of us are confused as to what goes where. I had several conversations with our Building Manager, Kevin Marcus, to clarify what is and isn't recyclable. You might consider cutting out the following chart and keeping it as a handy reference. In addition, the receptacles will be clearly labeled with information as to what should be placed in it.

BLUE RECEPTACLES (GARAGE MAIN FLOOR AND BASEMENT)	GREEN RECEPTACLES (OUTSIDE THE BACK DOOR/ LOADING DOCK)
Magazines	Plastic Water Bottles
Newspapers	Glass Bottles
Paper – White and Colored Bond, Computer paper, Letterhead, Stationary, Legal Pad Paper, Photocopy Paper, Typing Paper, Scratch Paper	ALL PLASTIC – EXCEPT #6 ** Look for the recycle triangle on the bottom of the item, if it is a #6, it must go down the chute
Calculator Tape	Detergent, Shampoo, Milk, Juice Bottles
Envelopes	Cans – Aluminum, Steel, Bi-Metal
Junk Mail	
Cardboard	

Other drop locations for recyclables:

- ✓ **Small BLUE** bins, garbage chute room, each floor:
- ✓ **Small BLUE** bin in Laundry Room is for **Newspapers ONLY** – other recyclables (Magazines, Laundry Soap, Bleach etc.) belong in Large Blue or Green receptacles as outlined above.
- ✓ Coming soon, containers to be located in the basement near the Blue receptacles and in the Laundry Room...
 - ⇒ Recycle Batteries
 - ⇒ Recycle All Light Bulbs

Non-Recyclable items include: Food or Beverage Waste, Candy Wrappers, Floor Sweepings, Non-Paper packing material, rubber bands, stickers/labels, tissue products (napkins), vacuum cleaner bags, and plastic packaging wrap.

Note: If you have non-recyclable garbage that does not fit in the chute, please call the doorman so maintenance can remove it. If you have LARGE amounts or pieces to dispose of, please consult the management office to determine whether building staff can assist you, or if you must make arrangements for disposal (eg. Carpeting, furniture, appliances, computers, etc.).

The Management Office has volunteered to maintain a list of “Where to Recycle Other Items” If you have good locations, please let Angie know. This list will be posted for all residents. For example, <http://www.glassslipperproject.org/> the Glass Slipper Project accepts formal dresses for High School Seniors who cannot otherwise afford a dress for the Prom! I'm sure there are lots of other places eager and willing to take and recycle things.

Any questions, suggestions, ideas, please contact the Management Office.

IN THE NEIGHBORHOOD

By *Harold A. Peponis*

Some years ago when we were “new” owners at 2626 we were visited by one of our youngest grandchildren and their parents. One lazy late summer afternoon our granddaughter was captivated by the labors of a rather large spider diligently weaving an intricate web on the outside of one of our windows. Meanwhile, diametrical to the bustling arachnid, a very small lady bug lazily held fast to the same pane.

It fell to me to try and explain how, hundreds of feet in the air, insects could abide and subsist in an apparently barren environment for bugs. Needless to say, my analysis explanation was less than satisfactory for my curious young visitor. A few days later, grandfather was vindicated when he was asked how a tiny spider had “gotten in” as it scurried along the window ledge in our unit. “Simple,” I responded. “It got in through that little hole in the screen and came in when the window was open.” After which I promptly smashed the creeping nuisance into oblivion thus protecting offspring and property from an invading menace. End of story.

End of story except that each and every one of us living in a community may from time to time face an invasion from unwanted animated, existing creatures that annoy us, create fear, and possibly cause damage and disease. If they are more or less tolerable we look upon them as insects. If they annoy or create anxiety we are beset by bugs and, worst of all, if they cause real concern or apprehension, they are vermin or pests.

And now comes the most unwelcome truth about high rise buildings and pests. All authorities virtually agree that pests are extremely adaptable and can be found at the highest points in soaring structures. It all has to do with how high-rise apartments are built. Boxed in pipe runs, concealed ducts for service conduits, false ceilings, rubbish chutes and built in cabinets all are ideal hidden passageways for undesirable visitors. If we add the human equation to this issue we can see how complex the problem becomes.

Proper housekeeping and sanitation is an absolute necessity when large apartment buildings house hundreds of individuals. The great influx of packages, boxes and foreign materials, each with

the potential of carrying insects or their larvae, needs to be monitored as a source of infestation. Additionally proper disposal of water, food and refuse is a major consideration in buildings such as ours.

Vermin need four conditions in order to thrive in a location: food, water, access and harborage (a place to hide). We can eliminate access and harborage by repairing all holes and cracks in walls, ceilings and floors, as well as ensuring that exterior doors do not have gaps at the bottom greater than 1/8th of an inch. We must eliminate sources of water by repairing all plumbing leaks in both bathrooms and kitchen. These items are joint concerns of owners and management.

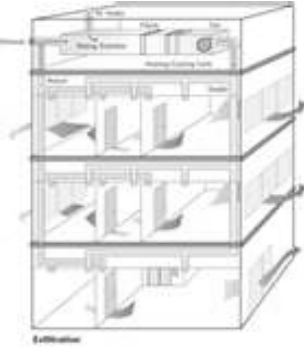
Owners and tenants have the responsibility of:

- **Reporting the first signs of pests or vermin to the management office.** Remember it is possible that the problem may originate from adjacent areas, not your own.
- Eliminating sources of water by:
 - Not leaving dirty dishes in the sink over night to soak.
 - Not leaving a pet water dish out over night.
 - Reporting all plumbing leaks to the management office.
- Eliminating sources of food by:
 - Not leaving leftover food on the stove or counters.
 - Not leaving a pet food dish with food out overnight.
 - Removing trash and or garbage from the unit daily.
 - Cleaning all food debris from floors, tables and countertops.
- Following all instructions from pest control operator attending to your unit

It is important to note that routine extermination service is provided by the management office at no cost to residents. Elimination and control of pests is a team effort. The team is comprised of management, residents and a pest control service. Each member has specific responsibilities towards the cleanliness and maintenance of units, our common areas, garage and facilities.

Keep 2626 Clean, make 2626 Green!

HALLWAY RENOVATION PROJECT



The following goals of the project were set in April, 2008: to develop at least two design alternatives for the residential corridors to be presented to the Board of Directors; to select a designer with experience in comparable projects, with direct access to manufacturers of component products and with the availability and willingness to oversee implementation; to develop criteria for the design that includes the opinions of unit owners reflected in a survey.

The steps taken to achieve these goals included: site visits to ten similar buildings; identification of twelve potential designers; presentations made by three designers that were evaluated according to predetermined criteria; the final selection, Gary Bell of Loebel Schlossman & Hackl; twenty-two meetings, including five with the designer, to make basic design decisions and to consider design proposals and modifications. Three alternative designs were approved by the task force to be presented to the Board of Directors for their consideration and decision.

The components of the designs have been selected according to specific criteria: quality, ease of maintenance, durability and budget. The carpeting is a high quality, custom produced, woven product with a pattern and color combination that will stand up to the wear and tear common in public spaces. The light fixtures, also custom produced, will provide more light with more energy savings because new technology is more efficient than that of our current retro-fitted fixtures. The paint and feature walls will be maintainable. Both the vinyl and the architectural panel have been tested to insure resistance in normal public-space use. Additionally, the panels can be repainted.

Why custom products? This enables us to purchase the carpeting directly through an installer and the light fixtures from the manufac-

turer on a bid basis thereby avoiding the additional markup that would be included if we dealt with a retailer. In addition, custom production gives us the opportunity to make changes. For instance, the color of the carpeting has been adjusted for lighting conditions and the light fixtures have been adapted to our needs. Customization does not add to the cost and the price will be negotiated with no third party markup.

From the beginning of this project we have been committed to pursuing the highest quality products and to staying within budget. The "Green" concerns that have been expressed have been and will continue to be addressed. Whenever we can use environmentally friendly products, we will do so.

Copies of all signed comment sheets submitted during the display of alternative design plans will be given to the members of the Board for their consideration.

THANK YOU TO A GOOD NEIGHBOR FOR HELPING MAKE OUR 2626 PICNIC A SUCCESS!

2626
Lakeview
Condominium Association

Bruce Longanecker
Proprietor, Lincoln Park Market
2500 North Clark Street
Chicago, Illinois 60614

July 27, 2009

Dear Mr. Longanecker:

Last weekend, the members of the 2626 Lakeview Condominium Association and their guests celebrated yet another in our very successful series of Annual Picnics.

On behalf of our Association and the three hundred people who enjoyed the picnic so thoroughly, we want to thank you and your staff for all that you did to make it such a stellar event.

You folks have worked with us over the years to refine our menu, so that our picnics always have the best quality and the right quantities of all of the food we offer.

We want you to know how much we appreciate that we can always count on you to deliver exactly what we need, exactly when we need it, and always with a smile.

Thanks for being such a good neighbor.

Sincerely,

Penny Fisher, President
2626 Lakeview Condominium Association

2626 Lakeview Avenue / Chicago, Illinois 60614 / 773-281-6800 / Fax 773-281-1295 / www.2626lakeview.com

by Joan Fron

2626 ANNUAL PICNIC

On July 19th Lincoln Park was filled with almost 300 of our residents and their guests all laughing, playing, and totally enjoying a sumptuous repast. We downed 70 pounds of hot dogs, 60 pounds of hamburgers, 50 pounds of potato salad, 30 pounds of coleslaw, 8 packages of veggie burgers, 25 large bags of potato chips, 96 cans of pop, cases of water, trays of cookies and enough ice cream to fill an ice cream cart! The cloudy skies and cooler temperatures didn't seem to slow us down one bit and the souvenir pictures posted in the Lobby were quickly claimed by the picnickers as a reminder of this happy occasion.

All of this would not have been accomplished without the dedication and generosity of our numerous volunteers. A heartfelt "thank you" to all of the following:

- **Picnic coordinator:** Joan Fron
- **Overseer:** Fred Zucker
- **Volunteer Coordinator:** Darlene Leoni
- **Photographer:** Steve Roess
- **Cookies:** Donna Broder
- **Grill Set-up and Clean up:** Frank Sarich
- **Greeters:** Joan Caminer, Candace Thompson, Barbara and Bill Werner, Penny and Gene Fisher, Morris Caminer, Phyllis Judelson, Chris Sarich



A POPULAR EVENT

photos by Steve Roess

- **Buffet Tables:** Sandra Ihm, Eileen Kleeberg, C.K. Wedgeworth, Jill Erny, Liz Gatz, Bobbi Chintapalli, Margaret Silverwood, Herta Weil, Terry Hamburg, Mary Schulatz
- **Grillers:** Mike Biggus, Neil Thompson, Frank Hurley, Bob Wedgeworth, Mike Stenson, Jason Ruprecht, Chris Stone, Frank Sarich, Charles Hardwick, George Alt
- **Ice Cream Cart:** Marshall Dobrin, Michele Smith, Martha Ellsworth, Ken Pittleman, Marietta and Sam Garber, Delores Hoffman, Barbara Sandler, Ruth Zenker

A special thank you to Steven Levy, President of Sudler Management Company, for providing the volunteers with those snazzy red and white tee shirts!



ENERGY, RESOURCES AND ENVIRONMENTAL TASK FORCE



Following is a summary of a Coyote Chronicle discussion with members of the newly formed 2626 Energy, Resources and Environmental Task

Force. The Task Force is chaired by Board member Tom Campbell. Other members include Steve Roess and Neil Thompson (both Board members) Ken Belcher and David Roxe. Building manager Keven Marcus and Building Engineer Jim Murkowski serve as advisors and consultants to the group.

As previously stated in the Coyote, the mission of the ERE Task Force is

“to provide the 2626 Lakeview Condominium Association with an ongoing awareness of best industry practices with regard to

1. Energy efficiency and economy
2. Efficient and economical natural resource utilization
3. Highest appropriate level of environmental standards in managing and maintaining our physical plant while improving the comfort of Association residents and the value of their properties.”
- 4.

The Coyote was interested in how they plan to go about their job.

A recent maintenance issue serves as a model of how the ERE Task Force will approach their mission. A routine building inspection turned up an unexpected boiler problem. The ERE Task Force set about examining alternative ways of implementing a fix. A range of vendors and their alternative solutions were examined carefully. A guiding principle was how to maximize the Association’s return on the investment. The various solutions proposed had different price tags attached to them. Some fixes were more expensive than others. Some offered more or less energy cost-efficiency savings. The key

question was - would the long-term higher cost solutions offer enough energy efficiency savings to offset the initially higher investment costs? In this case the answer was a clear “No”. The simplest, least expensive solution, more than adequate to the purpose, was proposed to the Board and approved unanimously.

As we know, the cost of living will continue to rise over time. It affects us all. That key cost-benefit question - “Which alternative will provide the Association with optimum payback (Cost plus energy efficiency improvements) over time?” - drives the task force examinations of all the equipment maintenance and/or replacement actions foreseen by the Reserve Study and otherwise encountered. It is entirely possible that what would seem like very expensive technology advances at the outset would provide us with a significantly greater return on investment in the long run through increased energy efficiencies. This includes boilers, chillers, heating, water and air conditioning equipment, window replacement, etc. A primary ERE Task Force objective is to provide for the most improved comfort and property value at optimal cost to the Association.

Beyond that, the ERE Task Force will continuously examine such issues as low energy lighting alternatives, more effective recycling, the environmental effect of all cleaning chemicals used in building maintenance, air filtration, etc. They are also looking into the question of whether or not a “green roof” on our garage would be a worthwhile action to pursue. In the process they will also examine the feasibility of employing garage roof-mounted solar and/or wind power devices as energy savers.

The building has a history of working on energy efficiency and environmental issues. Several chemical cleaning agents have already been replaced because of their environmental impact and more are being examined as of this writing. For example, we use an eco-friendly water treatment system, one which utilizes the latest in biodegradable biocides and other products for the treatment of waste water and solid wastes.

These treatments dramatically reduce the amounts of chemicals released into the environment while maintaining a safe, bacteria free environment for employees and residents. We have a twenty year history of lighting energy improvements (low energy fluorescent bulbs, off-peak load lighting reductions, shutting down certain other building equipment during peak load periods, etc.

In these and other related matters, the ERE Task Force will be guided by the United States Green Building Council's (USGBC) comprehensive Leadership of Energy and Environmental Design (LEED) Program, which sets standards for rating buildings on their environmental compatibility. At present the ERE Task Force is aiming to achieve the first rating level offered by LEED and USGBC. (Sudler Property Management, our building management company, is a member of the USGBC.)

The ERE Task Force will also initiate an energy and environmental improvement education program for residents. An energy conservation segment will be part of the building's introduction programs for new residents. Articles will continue to appear in the Coyote. Conservation tips and ideas will be posted on bulletin boards. The building's website will display information about resource and energy utilization and conservation.

Residents with suggestions or questions about energy, resource and environmental matters as they apply to the building can address



BE HEALTHY!

by Leslie Allen

If there was one body part that most women would like to improve, it is the tummy. Like them, I'd love for my tummy to be flat. I don't like seeing my stomach hang over my jeans, so I do a million sit-ups. Proud of the fact that I'm working my abdominals, making them flatter with every crunch I do, I can't figure out why my belly is still soft and the pooch still there.

I don't care that in a landmark study by researchers at the University of Massachusetts it was shown that sit-up exercises do not decrease the diameter of the abdominal adipose cells, abdominal subcutaneous fat or abdominal circumference....in other words get rid of your fat tummy.

In almost every exercise magazine I read it promises a flat stomach in six weeks if I do crunches and lots of them....so I do. I don't have time to reduce my total body fat even though it's been shown in studies time and again that you cannot selectively lose abdominal fat. If you want to be successful you have to alter your entire body fat. That takes too much work, I'll never be able to stick to that. Something always gets in the way.

I'll just keep on crunching until I get my own six pack though I sometimes wonder as I'm training my abdominal muscles if they'll get too big. Maybe not, since these are very thin muscles compared to other muscles. Could this be why my muscles aren't rippled, or could it be that cheeseburger and fries I had for lunch?

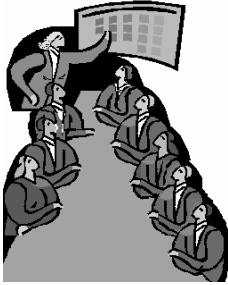
I think now that summer is almost over, my fall resolution should be to find time to exercise and eat right....before the holidays pounds pack on.

Leslie Allen
Lesallrose@yahoo.com

KEEP MOVIN'!!!



BOARD RESOLUTIONS



MAY 2009:

RESOLVED: That the Board approve the invoice from Dunning Electric in the amount of \$23,454.00 for the one & two way communication portion of the life safety system. This will be expensed to Reserves.

RESOLVED: That the Board contract with Edward's Engineering in the amount of \$57,009.00 for boiler repair. This will be expensed to #7120, heating Repair and Maintenance.

RESOLVED: That the Board approve the payment to Berglund Construction in the amount of \$18,953.40. This will be expensed to reserves.

JUNE 2009:

RESOLVED: That the Board contract with reliable Building Systems for the annual leak chase program in the amount of \$256,360.00

RESOLVED: That the Board accept the 2-009-2010 draft Budget dated May 29, 2009 including a 0.77% increase to owner assessments, for distribution to all unit owners.

RESOLVED: That the Board approve the Common Element Exclusive License Agreement for units 3102 and 3103.



SAVE THE DATES

Pizza Party – Oct. 5, 2009
 Holiday Party – Dec. 6, 2009

NEW RESIDENTS

Biedron, Jessie
 Chiang, Peter
 Glasson, Justin
 Hodonicky, Laci
 Larke, Andrew/Cristina Luna
 Larner, Daniel & Amanda
 Lasky, Dustin
 Mokodean, M./C. Crossley
 Patel, Pritesh
 Pellegrini, Lisa
 Richardson, Julie
 Untenberger, Mara

PROPERTY VALUES

Floor	Tier	Sold	Rental
Low	02		\$1700
Low	06		\$ 940
Low	09		\$1500
Low	10		\$1000
Low	11		\$1300
Low	12		\$1250
Mid	02		\$2600
Mid	06		\$ 900
High	10		\$ 950
High	12		\$1775
High	11		\$1250

BUYING, SELLING, AND PERSONAL

FOR RENT

Spacious sunlit studio - 27th Floor

Newly remodeled

Large walk-in Elpha closet

**Beautiful granite breakfast bar
with pendant lights**

**Heat/AC/Water/Cable
included in monthly rent**

**Available September 1st
\$995 per month**

**Call Laurie at 773-665-1431
jlaur78@yahoo.com**

FOR SALE BY OWNER

High floor "01" Tier

2 Bedroom/2 Bathroom

**Please contact
Craig Landy at
773-388-0454**

Enjoy a Wonderful Mexican Spa

Sister/ Sister Mother/Daughter Best Friends
Or Come Alone!

We are going on Sept. 30, 2009
4 and 7 night packages

Great Prices for our small Group
Includes Hotel, 3 meals a day, and
many spa services.

Call Ingrid at 472-2626
for more information on this trip
or any other vacation

ONE BEDROOM UNIT FOR RENT

High Floor Remodeled "05"

Lake and Park View

Open Kitchen with Breakfast Bar

Neutral Décor

Available October 1st or sooner

**Contact:
darlene.leoni@bairdwarner.com
312-981-2314**

Leslie R. Allen

- Fitness coach**
- Certified Personal Trainer (ACE)**
- Certified Lifestyle and Weight**
- Management Consultant (ACE)**
- Certified mat Pilates Instructor
(Power Pilates)**

lesallerose@yahoo.com



2626 LABOR CHARGES

Labor charges are \$10.00 for the first half-hour of a requested service call. Any additional time will be charged at \$25.00 per hour, billed in half-hour increments.

The following repair services are provided without cost to residents

- leaking faucets - original fixtures only
- convector unit filter replacement - annually
- routine exterminating service
- flush valve repair - original fixtures only
- testing of smoke detectors - annually

As in the past, residents will be billed for all material used.

There is a \$10.00 lock-out fee when staff is requested to provide access to a unit.

Escort fee \$30.00 – see Management office for detailed explanation.

NEWSLETTER STAFF

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Steve Roess, Board Liaison

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**SUGGESTIONS
WELCOME!**

Website www.2626lakeview.com

The Coyote Chronicle is printed bimonthly.

2626 BOARD OF DIRECTORS

Penny Fisher, <i>President</i>	Tom Campbell
Andrew Ellbogen, <i>Vice President</i>	Harold Peponis
Joan Fron, <i>Secretary</i>	Steve Roess
Frank Hurley, <i>Treasurer</i>	Neil Thompson
	Robert Wedgeworth

COMMISSION CHAIRS

<i>Activities</i>	
Joan Fron	
<i>Election</i>	<i>Landscaping</i>
Darlene Leoni	Linda Roxe
<i>Finance</i>	<i>Reserves</i>
Susan Norris	Linda Roxe
Vern Schultz	
<i>Newsletter</i>	
Faye Peponis	



IMPORTANT 2626 NUMBERS:

Office	281-6800
Office FAX	281-1295
Doorman	281-6055
Work Orders	281-6055
Valet Shop	871-4715
Garage.....	549-9734
Police/Fire.....	911
Police Non-emergency	311
St. Joseph Hospital Emergency...	388-7300
Alderman's Office	327-9111

MANAGEMENT OFFICE HOURS

Monday, Tuesday, Wednesday
9:00AM - 5:00PM

Thursday 8:00AM - 6:00PM

Friday 9:00AM - 5:00PM