

# 3600 CONDOMINIUM ASSOCIATION

JANUARY 2018



## Upcoming Events

• **Thursday, January 18, 7:00 p.m.** - In advance of the January 25, 2018 Annual Meeting there will be a Candidate's Forum at 7:00 p.m. This forum will provide an opportunity for all owners to meet the candidates running for the Board of Directors as well as ask these candidates any questions you may have prior to the January 25<sup>th</sup> Annual Meeting/Election.

• **Wednesday, January 24, 7:00 p.m.** - The 3600 Short Story Club will meet in Wall Hall to read and discuss "This is What It Means to Say Phoenix, Arizona," by Sherman Alexie. Copies of the short story can be picked up at the front desk.

• **Thursday, January 25, 7:00 p.m.** - The 3600 Annual Meeting of Unit Owners will be taking place in the North Tower

lobby. All residents are welcome to attend this meeting.

## Proposed Amendments

The Board of Directors is still accepting signature pages for the proposed Declaration and Bylaws changes. If you have yet to return your signed forms, please do so. You can mail or turn them into the management office. If you lost your form, you can ask for a new one from the management office.

## Storage Locker Audit

The House and Grounds committee is nearing completion of the audit of all the storage lockers at 3600. Letters have been sent to some of our residents identifying the correct storage locker assignment for their unit, as applicable. Once everyone is occupying their

correctly assigned storage locker, you will receive notification that the audit is completed and all the pink tags currently on the lockers will be removed.

## Capital Improvement Project

This year the Association will be replacing the make-up air handlers and chillers on each tower roof. The Board of Directors has awarded the contract for this project to Oak Brook Mechanical Services, with engineering oversight provided by Elara Engineering. The cost for these replacements is slightly over \$2,000,000.

On-site work will begin on March 6<sup>th</sup>, although Oak Brook Mechanical has already begun removing refrigerant from each tower's condensing unit. Substantial completion of this project is anticipated by April 27<sup>th</sup>.

The new replacement equipment will be placed on the tower roofs via helicopter lifts, tentatively scheduled for Saturday, March 19<sup>th</sup>, however we are still awaiting official approval of this date from the City of Chicago.

As a result of this project, the make-up air handlers will be shut down for approximately four (4) weeks. The shutdown of these air handlers is anticipated to begin on March 1<sup>st</sup>.

The Management Office will be providing all residents with updated details regarding this project as more precise schedule information is received.

Once this project is complete residents can look forward to better regulated and more efficient common area heating and cooling in addition to reducing the Association's utility costs.