

# 3600 CONDOMINIUM ASSOCIATION

JUNE 2017



## Air Compressors

Last week, Oak Brook Mechanical Systems completed replacing three compressors on the roofs of each tower. These compressors assist in keeping the common area residential hallways cool during the warm weather months. Additionally, three fan motor blades were replaced as well as the installation of new refrigerant to these units.

As you will recall, last summer the residential hallways were unbearable on hot summer days.

These repairs should result in air conditioning throughout all common area hallways in the building in the upcoming months.

## Disposing of Cat Litter

It has been recently observed by Management on multiple occasions that residents are not properly disposing of cat litter. This litter has been found in the stairwells and chute areas on various floors. This has been a continuous issue and can create a trip hazard for those using the stairs.

Please make sure that you are neatly disposing of cat litter and in a way that doesn't create a mess in the common areas of the building.

## Independence Day

In advance of the Fourth of July holiday, please note that the management office will be closed on Monday, July 3<sup>rd</sup> and Tuesday, July 4<sup>th</sup>.

## Patio Reminder

The patio is a common area used by all residents. It is important to remember that the Association's Rules and Regulations must be abided by, even while using public spaces. Noise levels that disturb other residents on the patio and in the North Tower violate the rules of the Association. Please be considerate of other residents by keeping music and voices at a reasonable volume while enjoying this common area.

## Capital Improvement Projects

The Lobby Roof Envelope Project continues to remain on schedule and is anticipated to be completed on or before July 31<sup>st</sup>.

Another capital project is set to begin within the next several weeks. Several North Tower cast-iron horizontal kitchen pipes are set for replacement. These pipes are original to the building.

This will be a major project that will primarily impact North Tower residents as well as any residents gaining access to the patio through the lobby.

Important information regarding this project will be disseminated in advance of the project's start.

Thanks to all residents for their understanding and patience as we move forward with these significant Association enhancements.