

PARK TOWER NEWS

December 2008

Autumn/ Winter Edition

Rash of Parking Garage Break-Ins...

Monthly Assessments

- 2009 Payment Schedules should be received by December 2008 !!!
- If you have not received your payment schedule please contact Management at 775-674-8000 Ext. 107.
- The Monthly Assessments for 2009 are .50 cents per square foot and are due at the first of each month.
- Please do your part and pay your Monthly Assessments on time.

Over the past few weeks the Park Tower has been hit by a rash of car thefts from the secured Parking Garages.

In order to prevent increased theft the Association would like to offer the following:

1. Lock all doors and close all windows when exiting your vehicle.
2. Do not leave any valuables in sight on the seat of your vehicle which may attract would be thieves.
3. If you are subject to theft in the Park Tower Parking Garage FILE A POLICE

REPORT with the Reno Police Department. Reno Police Non Emergency Number is 334-2677.



4. Notify Management that a theft has occurred. Management number is 674-8000 extension 107.
5. If you lose or have a garage clicker remote stolen from you or you misplaced it

for some time, notify Management, so the Garage Door Code Can be Changed

6. If you observe anyone or anything that seems suspicious in or about the Park Tower, contact your neighbors, maintenance and management.

THE RESIDENTS OF PARK TOWER ARE ITS BEST DEFENSE DETERMINING CRIME IN OR ABOUT THE BUILDING.

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Community Improvements

As of June 2008, our community has been managed by our new Provisional Community Manager, Don Lamers of Kenyon & Associates.

During this time the Board of Directors together with management and maintenance have accomplished many things around the community.

The 16th Floor Deck has been resealed after much tribulation and rework, plants and furniture have been added for resident enjoyment. Please do not discard trash, peanuts, cigarettes, or bottles on the deck or over the windows.

After much work and coordination with maintenance your West Ramp Project has been completed. In addition the Board of Directors is working on getting the building anchors up to OSHA code so that building stucco repair, painting, and most importantly window washing and caulking can be conducted in 2009.



Additionally, the week of December 15th through December 19th 2008, the East (BASEMENT) Ramp will be sealed and has been

reinforced.

As stated by Board President Paula McDonough during the Annual Meeting of the Park Tower Homeowners Association :

“The Park Tower building is a unique experience. It offers a prime location on the South Side of the Truckee River, but its like the Old Victorian Home you Fall in Love with and just have to live in. You realize it's going to cost some to live there, but WELL WORTH IT!”

Parking...

As every resident of the Park Tower is aware Parking is a highly sought after commodity.

The building was built with 88 units and only 52 parking spaces.

As of this writing one of those spaces no longer exists in order to build the reinforced West Ramp and one of the spaces currently serves as the "24 HOUR LOADING ZONE" located in the front of the Building.

Remember, when parking in the **LOADING ZONE** your **HAZARD LIGHTS MUST REMAIN ON AT ALL TIMES**, if not you are subject to immediate

TOWING.

So, currently there are only 50 Parking Spaces at the Park Tower.

The Parking Committee along with Management and the Board of Directors is currently brainstorming options to alleviate the situation. If you are interested in serving on the Parking Committee, please contact Don at don@kenyonandassociates.com

Also, the 4th Amendment to the CC&R's DID PASS and is waiting receipt from the Attorney in order to be filed with the Recorder's Office.



If you are an off site Owner of a unit at the Park Tower and you are not using your space, please contact Management at 674-8000 extension 107 and offer to sublet your space to an onsite OWNER who does not yet have a space.

If you have any suggestions for management or the Board on how to rectify the Parking Issue at the Park Tower, we encourage you to contact us at 674-8000 ext. 107

Fall & Winter Reminders

Make Sure To Report Window Leaks Promptly to Management

If you want to Reserve the Deck for a Gathering Please Post a Notice 48 Hours in Advance (all Residents may use the deck at all times, but if someone has reserved the deck, Please respect that time.)

24 Hour Service
Number is 674-8000

Elevators...

The Elevators at the Park Tower have been inspected for 2008/2009 and have PASSED. Maintenance has hung new "IN CASE OF FIRE USE STAIRS" signs at each floor.

On September 27, 2008 a letter was received from Commercial Elevator (the contractor that Park Tower HOA contracts with to service the elevators), that stated.

"The elevator equipment at Park Tower is in good working order. The one entrapment in the number one elevator was due to a component failing.

Components can fail without any warning. The entrapment in the number two elevator was related to the many power surges the downtown Reno area has been having. It was more than likely the cause for the component failure in the number one elevator as well."

If you find yourself stuck in an elevator at the Park Tower press the button that says "PUSH EMERGENCY PHONE".



This will trigger a call to the elevator service company, which will work to get you out of the elevator without issue.

If stuck in an elevator at Park Tower:

1. Don't Panic.
2. Don't Call 911.
3. Push the "PUSH EMERGENCY PHONE" Button located on the elevator button panel near the bottom.
4. Wait patiently for help to arrive.

Laundry Room...

The Laundry Room at Park Tower is serviced by WEB. If you have any issues with the operation of the Washers or Dryers at the Park Tower please contact WEB at 1-800-225-9323 or contact management and they will contact WEB for you. The information you will need is the number of the washer or

dryer unit and a description of what is wrong with the machine.

Also, please be courteous when using washer and dryers. These are community appliances.

1. After your wash is done IMMEDIATELY remove it from the WASHER.

2. When your wash is done drying IMMEDIATELY remove it from the DRYER.
3. DO NOT START ANY LAUNDRY AFTER 10:00 PM.

WE THANK YOU FOR YOUR CONSIDERATION.

Trash / Recycling...

Residents are responsible for placing all trash inside the dumpsters, and not on the ground beside the dumpster.

Furniture items must be taken by their owner to the dump; such items left out on the curb will not be picked up, causing our maintenance person to lose valuable time by having to stop what he's doing and dispose of the trash into the dumpster.

Please do not dump your trash in other trash receptacles other than the two dumpsters located in the garage area.

There have been several occasions of residents dumping their trash in the laundry room, and



other places. This causes the housekeeping staff to stop what they are doing to pick up after the residents. If this happens, the individual Resident will be charged for the time and labor costs incurred.

Recycling:

Recycling of bottles, plastic, and newspapers is highly encouraged and may be placed in the containers at the west side of

the gate in the lower west Parking Garage.



Recycling helps us all, but if trash or other items are mixed in with the recyclables, Waste Management will not pick up our recyclables.

Please Separate Your Recyclables and NO TRASH In the RECYCLE BINS PLEASE!

Your Board of Directors,

Paula, Dale, Linda,

Caleb, and Steve wish to

extend their thanks to

everyone who came to a

board meeting in 2008

and wish everyone a

HAPPY NEW YEAR!

Christmas Decorations and Political Signs...

The Holiday Season is upon us and your Board of Directors and Community encourage unit residents to tastefully decorate for the Holidays.

Holiday decorations make the community a more pleasant and enjoyable place to live. So please do celebrate this joyous season and decorate your units tastefully.

While we encourage the community to decorate for the Holidays, the Board of Directors

would also like to remind individuals that do choose to decorate that these decorations should be removed no later than the second week in January 2009.

Happy Holidays and Feliz Navidad from your Park Tower Board of Directors:

Paula, Dale, Linda, Caleb and Steve!

Political Season is over, please remove any and all political signage from the Park Tower .

We appreciate your compliance with regards to political signage.

THANK YOU FOR YOUR CONTINUED COMPLIANCE!

Insurance...

Every Owner and Resident in our Community should have Insurance to cover the interior of the units.

Association insurance covers the exterior structure to the drywall. It does not cover appliances, floor coverings, cabinetry, personal property, or window coverings.

Contact your insurance Agent and discuss with them purchasing a Condominium /

Townhouse Insurance Policy to protect your home.

If your unit is a Rental Unit, advise your tenants to purchase Renter's Insurance.

It is a requirement of All Owners to have personal Homeowners policy to cover the interior of your unit in case of flood / fire or other damage. In addition, your policy needs to have a liability component in case you become responsible

for damage to other units or the Common Area.

Increased Ordinance Coverage, Loss Assessment Coverage, Personal Liability, Fire, and Flood Insurances are good basic coverages to discuss with your agent.

You always want to protect yourself from potentially large out of pocket costs by having current insurance.

GET INSURANCE COVERAGE !!!



2009 Meeting Schedule...

Park Tower Board of Directors Meetings are Scheduled the Third Tuesday of each Month at 6:00 PM and are held in the Lobby Office of the Park Tower Building at 280 Island Avenue. All Residents and Owners are welcome to attend.



Board of Directors...

Your 2009 Board of Directors are as follows:

President: **Paula McDonough**

Email: paula@parktowerhoa.com

Vice President: **Dale Hammermeister**

Email: dale@parktowerhoa.com

Treasurer: **Linda Wolf**

Email: linda@parktowerhoa.com

Secretary: **Steven McNeel**

Email: steve@parktowerhoa.com

Director: **Caleb Cage**

Email: caleb@parktowerhoa.com

Make it a goal to attend at least one Association Meeting in 2009!

January 20, 2009

February 17, 2009

March 17, 2009

April 21, 2009

May 19, 2009

June 16, 2009

July 21, 2009

August 18, 2009

September 15, 2009

October 20, 2009

November 17, 2009

Park Towers Homeowners Association

Professionally Managed by
Kenyon & Associates, Inc.
645 Sierra Rose Drive, #105A
Reno, NV 89511

Phone: 775-674-8000 ext. 107
Fax: 775-674-8010
E-mail:
don@kenyonandassociates.com

HAVE A SAFE WINTER!!!



PARK TOWERS HOMEOWNERS ASSOCIATION

c/o Kenyon & Associates, Inc.

645 Sierra Rose Drive #105A

Reno, NV 89511

