

Dateline: Dowling

Volume 1, Issue 1

November 1, 2006



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Ten Important Facts of Condominium Ownership

1. Expect assessments to increase annually; years of no assessment increases will lead to a large special assessment for deferred expenses.
2. Be willing to accept decisions made by others, namely the board of directors, in exchange for the convenience of having someone maintain your common property.
3. The association maintains everything outside your unit. Everything inside the drywall is your responsibility.
4. You are responsible for any damage that arises from your unit, regardless of whether you were negligent.
5. You are buying into a system where rules can be changed by an amendment or board regulation. These changes include leasing and pets.
6. If you live in a multifamily building, do not expect the level of silence of a single-family home. But consider that you have neighbors in proximity of whom you must think.
7. If you own a pet, control it. You don't have a back yard.
8. Assessments include a forced savings account called reserves.
9. The board must maintain a building for the benefit of present and future owners. The attitude that "I will not be here in five years, so why should I pay for it," does not apply.
10. Respect the property manager who must fill the role of engineer, social worker, police officer and financial manager, while attempting to please the board members and the unit owners.

Pearlstein, Mark. "Top 10 facts to know before you decide to own a condominium." *Chicago Tribune* August 6, 2006 Section 16, page 3.

Inside this issue:

<u>Ten Important Facts of Condominium Ownership</u>	1
<u>Radiator Tips</u>	2
<u>Illinois Carbon Monoxide Alarm Detec-</u>	3
<u>New Employees</u>	4
<u>Welcome New Clients</u>	4
<u>Multi-Family Heating Ordinance</u>	4

Winter is around the corner, for those with Steam heat, here are some important tips

Radiator Heat Fact Sheet

Maintenance

If you are not comfortable doing this yourself, have a heating technician do it the first time and teach you how it is done correctly.

- **Clean Air Vent:** On a cool radiator, close the shutoff valve at the bottom and unscrew the air vent. Boil the vent in a solution of vinegar and water for 25 minutes.
- **Pitch of the Unit:** Steam radiators should pitch about 1 inch every 10 feet toward the inlet pipe. Improper position can cause a banging noise as steam becomes trapped and water builds. Shim as needed.

Important Tips

- Steam valves **MUST BE** fully opened or fully closed...no "in between". This allows the system to work more efficiently throughout the entire building and decreases the occurrence of trapped air.
- Put aluminum foil on the wall, behind the radiator. This will reflect heat back into the room.
- Air needs to circulate underneath the radiator. Avoid pushing furniture up against it, or covering with draperies.
- Painting radiator. Make sure to use type made for "high heat" application. Note: metallic paint on a radiator can reduce the efficiency of the unit substantially.
- Dust and vacuum radiators thoroughly on a monthly basis.
- Ceiling fan blade should rotate counterclockwise in the winter to better circulate heat, while pushing the warm air down.
- Newer windows still may be drafty... put plastic coverings around windows to decrease draft and to keep the heat from going out the window!

Illinois Carbon Monoxide Alarm Detector Act

Effective January 1, 2007, every dwelling unit will be required to have at least one approved carbon monoxide alarm in an operating condition within 15 feet of every room used for sleeping purposes. Alarms can be battery powered, plug-in with battery back-up or wired into the AC power line with a secondary battery back-up. The alarm can be combined with smoke detecting devices if the combined unit complies with specific standards and the alarm differentiates the hazard.

The Law

The Illinois General Assembly has passed and the Governor has signed the Carbon Monoxide Alarm Detector Act (Public Act 094-0741). This new law, effective January 1, 2007, requires homeowners and landlords to install carbon monoxide detectors in all buildings containing bedrooms and sleeping facilities.

The primary features of the law are:

- Every "dwelling unit" must be equipped with at least one operable carbon monoxide alarm within 15 feet of every room used for sleeping purposes.
- The alarm may be combined with smoke detecting devices provided the unit complies with respective standards and the alarm differentiates the hazard.
- A "dwelling unit" means a room or suite of rooms used for human habitation, and includes single family residences, multiple family residences, and mixed use buildings.
- If a structure contains more than one "dwelling unit," an alarm must be installed within 15 feet of every sleeping room in each "dwelling unit."
- The owner must supply and install all required alarms. A landlord must ensure that the alarms are operable on the date of initiation of a lease. The tenant is responsible for testing and maintaining the alarm after the lease commences.
- A landlord is required to furnish one tenant per dwelling unit with written information regarding alarm testing and maintenance.
- Willful failure to install or maintain in operating condition any alarm is a Class B criminal misdemeanor.
- The Act does exempt certain residential units from the requirement. Those residential units in a building that (i) does not rely on combustion of fossil fuel for heat, ventilation or hot water; (ii) is not connected to a garage; and (iii) is not sufficiently close to any ventilated source of carbon monoxide to receive carbon monoxide from that source OR a residential unit that is not sufficiently close to any source of carbon monoxide so as to be at risk of receiving carbon monoxide from that source, as determined by the local building commissioner shall NOT require carbon monoxide detectors.

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WE'RE ON THE WEB
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We are pleased to announce the hiring of Linda Chiaramonte, as our Customer Service Representative. This is a newly created position to enhance client service and provide a point of contact for owners reporting problems or voicing their concerns. To correspond, please go to our website www.DowlingProperties.com and click on the Contact Us Link. This feature provides our clients the ability to communicate with us at their convenience, 24 hours a day, and 7 days a week.

Also welcome Margaret Miedlar who is a Management Assistant to Erin Duffie.

Congratulations to Erin on her recent marriage! We wish her and Mark all the best.

Welcome New Clients!

**The Belvidere
Tracy Court
Kildare Commons
Oak Park Terrace
Weston Place
Forest Place**

Multi-Family Municipal Heat Ordinance

Village of Oak Park, IL__708 358 5650

Village Ordinance governs heat policies; 70 degrees during day and 65 degrees at night.

Village of River Forest, IL__708 366 8500

Condominium Association Board governs heat policies.

Village of Forest Park, IL__708 366 2323

Village Ordinance governs heat policies, heat must be on by September 15.

Village of Melrose Park, IL__708 343 4000

Village Ordinance governs heat policies, heat must be on September 11 to May 1.

Village of Berwyn, IL__708 788 2660

Condominium Association Board governs heat policies.

Village of Schiller Park, IL__847 678 2550

Condominium Association Board governs heat policies.

Village of River Grove, IL__847 639 3170

Heat needs to be kept at 65 degrees during the day, 60 degrees at night, Needs to be on October 1.