

# Sherman Garden Cooperative Apartments

A monthly publication for residents of Sherman Garden Apartments, 1856-66 Sherman Avenue, Evanston, IL

## AUGUST 2021 NEWSLETTER

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*Our Working Cats hard at work.* Photo by Tim Mahoney (1860)



### ASSOCIATION NEWS

By Allen Feuerstein (1856), SGAA President

Hello Neighbors,

The SGA association does not meet during the summer months, but the executive members met to have a friendly social get together and discuss future topics that would be beneficial for our community. We became aware that we need to be more familiar with the bylaws and our responsibilities. So we are working on reviewing our responsibilities, procedures, schedules, etc.

#### Facebook: SHERMAN GARDEN COMMUNITY

Our private Facebook group has 56 members. Owners are posting interesting things all the time. If you have not joined, please join and participate in our community. Search for Sherman Garden Community, and you will see a photo of our building, then ask to join. Phil Osborne and I are the administrators and we will then approve access.

If you want to join and cannot find the page, then email me and I can send you a personal invite to the group.

([allenfeuerstein@gmail.com](mailto:allenfeuerstein@gmail.com))

The rules are typical group rules like no politics, or negative or nasty comments.

#### WELCOME TO NEW MEMBERS OF OUR COMMUNITY:

On behalf of all Sherman Garden residents, I would like to welcome our newest owners. As with SG custom, the building coordinators will contact the new owners for "New Resident Orientation" and review the quirks and procedures of our building and answer any questions. This interview is a nice way for the building coordinators and new arrivals to get to know the benefits of living in Sherman Gardens.

Tim Mahoney has been working on updating the Orientation Checklist and emergency contact form.

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Kathleen is a PhD student at NU.

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#### SAD NEWS

Our neighbor in 1864, Merton Krause, recently passed away. Mert had lived at Sherman Gardens since 2005. A quiet but friendly neighbor, Mert continued to work as an independent scholar into his 90s. He told his next door neighbor, Sarah Vanderwicken, that he went to the office every day, and she could tell that it was 4:00 pm when she heard his key turn in his door as he returned. His discipline was productive: he published at least two scholarly papers in the last three years, having to do with psychological measurement and the

therapeutic process. As another 1864 friend, Anna Idol, says "May he rest in peace. He was such a fine neighbor." Donations may be sent in memory of Merton Krause to: President's Office, University of Chicago, 5801 South Ellis Ave., Suite 500, Chicago, IL 60637

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## FROM THE TRUSTEES

The mask signs are back in place. At City Council on Monday 8/9, it was announced that there have been three cases of the Delta variant here and that our city has averaged 8.57 new COVID cases over the last seven days. No matter what your beliefs are, please help keep everyone safe, especially the children and elders living here, by complying with the mask mandate.

We thought it might be helpful to review a few of the procedures for how SGA residents should handle garbage and recycling. First, there are the large blue dumpsters behind 1862 which is where all bags of refuse should go. We (and your neighbors whose windows face that direction) would appreciate it if you would find a dumpster that has room in it so that you can replace the lid flat without trash poking out. It is rare that all dumpsters are full, so just keep moving down the line until you find space. Dumpsters are emptied Monday and Thursday.

There are also rolling cans with green lids that are for yard waste ONLY. We do not recycle compostable material here. And no trash should be placed in these bins. Yard waste pickup is on Wednesday.

The recycling bins are gray wheeled cans and have either a blue or a black lid. Please know that not everything is recyclable and be aware of the rules for Evanston curbside pickup specifically. This is single-sort (metal and paper in one bin) but it is important that you not put any plastic bags in the bin. Recycling is picked up on Friday. See the SWANCC recycling FAQ page: <https://swancc.org/recycling-directory/recycling-faqs>

We are nearing the end of the long-awaited re-writing the Rules & Regulations process. You will be emailed a PDF copy (with a paper copy going to those without

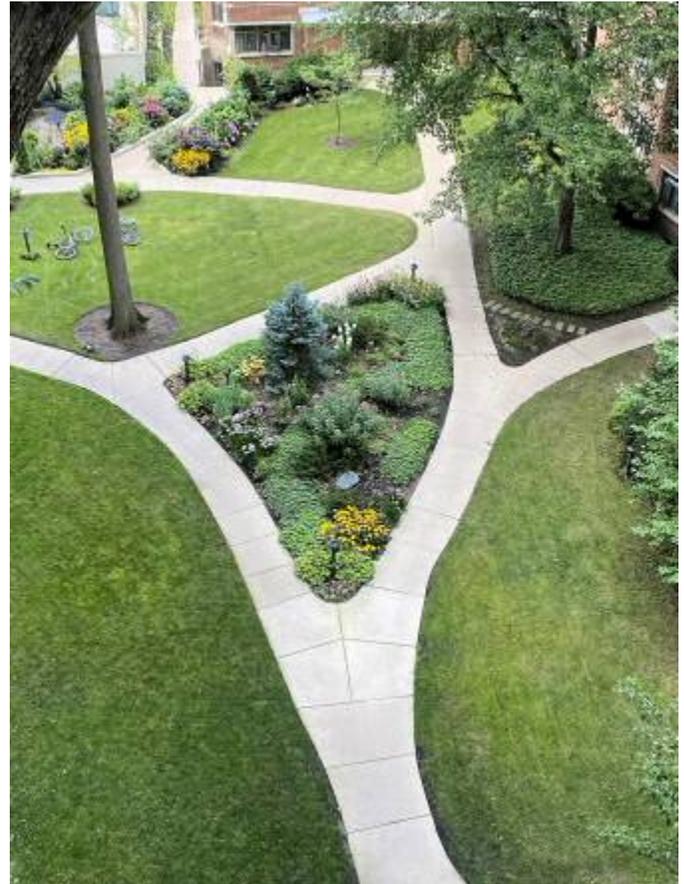
emails). It will also be posted on the SGA Website: <https://shermangardenevanston.com>

## UNITS FOR SALE

1860 - 6/7SC - \$110,000  
3BR/2B - Townhouse  
Listing Agent: Dana Gerstenschlager  
@Properties  
Telephone No: 773/432-0200  
MLS No: 11147033

1864 - Unit 2SW - \$79,000  
2BR/1B  
Listing Agent: Barbara Kramer  
Coldwell Banker  
Telephone No: 847/866-8200  
MLS No: 11136192

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*Birds-eye view! This great shot was taken by Louise Keely from her 7th floor unit in 1866. Thanks Louise!*

## Thoughts from an article: WHY STEADY, LOW CONDO FEES SHOULD RAISE A FLAG

By Diane Petersmarck (1860)

<https://www.npr.org/2021/07/19/1016940192/why-steady-low-condo-fees-should-raise-a-flag-and-other-tips-for-owners-and-buye>

Some residents have a hard time handling our monthly assessments. They may think they're too high and that we should lower them. Please realize that these fees are VERY carefully considered and purposeful so that something like what happened to the condo building in FL does not happen here.

Ever since 2012, the SGAT has hired [Reserve Advisors](#) to prepare what they call a Reserve Study. After an exhaustive engineering look at all our building structures and systems, the report gives us estimates of the useful life and estimated replacement costs of everything from the roof to the basement walls. They also advise us on how much to put into our reserve fund every month so that these anticipated projects can be fully funded.

From the article: *"Although many condo owners focus mainly on their monthly homeowners' fees, they should also be looking at this reserve fund, said Robert Nordlund, founder and CEO of Association Reserves. The group helps condos and other types of properties figure out long-term budgets for major repair and replacement projects.*

*"The monthly homeowner association dues ... we call that the 'fool's gold,' because that's a number that people like to be low. The job of the board of directors is to provide for the needs of the association, and those needs accumulate over time," Nordlund told NPR's Morning Edition. "Deterioration is real, and so the number to look for is the association's 'percent funded.' That's the indicator of the combined physical and financial health of the building."*

Here at SGAT, we are proud that we haven't had a special assessment since 1954 (shortly after the Trust was formed in 1947) because our assessments are adequately high to fund our necessary repairs and properly scheduled maintenance.

## HAZARDOUS HOUSEHOLD WASTE



<https://earth911.com/business-policy/do-you-have-household-hazardous-waste/>

During a recent clean up in the 1866 basement, several items that would be deemed hazardous waste using the criteria in this article. By storing such items in our basements, you are endangering your belongings and other resident's belongings as well. This article should help you identify what is and isn't hazardous and give you some clues on how to dispose of them.

Many types of HHW aren't recyclable; for those products, the focus is on keeping hazardous materials out of the landfills and water supply. Let's take a closer look at why proper storage and disposal of these common household products is so important.

Unfortunately, household hazardous waste is rarely labeled explicitly. Some words to look for on the container include:

Why should I care? First, it's the law. The 1976 [Resource Conservation and Recovery Act](#) (RCRA) put rules in place for the storage, handling, and disposal of HHW. If you dispose of it improperly (for example, pour it down the drain), you are likely breaking the law.

Second, HHW often contains toxic chemicals like cadmium, lead, and mercury. There's a reason you can no longer find paint containing lead or alkaline batteries containing mercury. They present a health hazard to people, animals, and the environment

Signals	Characteristics
Caution	Corrosive
Danger	Flammable
Poison	Reactive
Warning	Toxic

If you see any of these words on the label, you're dealing with a hazardous material. These products should not be stored anywhere on SGAT property!

Because household hazardous waste comes in two forms, liquid and solid, they have different disposal options.

Most solid HHW, including batteries and fluorescent bulbs, has been classified as universal waste. This means relaxed collection and storage requirements that allow retailers to collect these items for safe disposal. For example, Home Depot and Lowe's accept used compact fluorescent lamps (CFLs), Best Buy and Staples collect electronics, and most electronic retailers accept rechargeable batteries and cell phones.

Liquid HHW is one of the most frequently banned materials from landfills in America, so you should find a safe disposal option. Unfortunately, only local municipalities will offer free collection. If your community doesn't offer HHW collection some businesses, such as [Clean Harbors](#) and [Waste Management](#), accept it for a fee.

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*This photo, showcasing our marvelous gardens, and our Stinky cat, was taken by a visitor to Nancy Funk. Thank you for sharing it, Kathy Genske!*

## EVANSTON WATER TREATMENT

Despite a recent article in Crain's Chicago Business about microplastics in Chicago area drinking water, Evanston's water treatment process removes particles larger than 100 microns, or 0.1 millimeters, through conventional rapid sand filtration. The treatment process also removes cryptosporidium oocytes which

are 4 to 6 microns in size and therefore would be effective at removing microplastics. And then there is worry about PFAS, perfluoroalkyl and polyfluoroalkyl substances. The federal Environmental Protection Agency has recommended that a health advisory be issued if water tests at 70 parts per trillion of PFAS. Evanston's most recent tests show levels around 2 parts per trillion.

Many of us still prefer to drink filtered water, but it is comforting to know that Evanston's water treatment system exceeds requirements in these two areas.

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## VALIDATE YOUR DRIVER'S LICENSE' SCAMS

From the Squad Room Question: "I recently received a text message from the Illinois Department of Motor Vehicles asking me to validate my driver's license by clicking on a link. I was suspicious, so I didn't click on the link. Is this legit?"

No, it isn't. It's a version of a phishing scam that started hitting mobile phones and inboxes from coast to coast this spring. And even though Illinoisans may refer to facilities as "the DMV", we have a Department of Driver Services and a Department of Vehicle Services, but we don't have a Department of Motor Vehicles. There's your first clue.

In this most recent scam, consumers are directed to visit a website requiring them to validate details for a 'driver's license waiver' (this doesn't exist in Illinois) and enabling them to avoid the famously long lines at driver's license facilities that resulted from the pandemic. A recent article quoted Steve J. Bernas, president and CEO of the Better Business Bureau of Chicago and Northern Illinois, as saying, "Nobody's gonna text, email or call you out of the blue and ask you for personal and confidential information such as your social security number or driver's license number."

An earlier version of this phishing expedition elicited a warning in Illinois about text messages from the "Department of Employment Security" urging recipients to click on a link to update their driver's licenses or state IDs to comply with upcoming federal REAL ID requirements.

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**SOME PICTURES FROM THE 4th**



Right side front to back: Clare Kelly 1st Ward Council Member, Keith Johnson (1856) Allal Ahmamad (1860). Left side: Jane Rickard (1864), Pat Rolfs (1866), Tim Mahoney, Diane Petersmarck and Kathy Fisher (all from 1860)



Congeniality was the word of the day as residents enjoyed the freedom of the outdoors again. Here captured are Susan Wolan and Blair Laden (both 1864).

All three photos above taken by Allen Feuerstein



Kurt Noble (1856) looking on as Mary Jo Huck (also 1856) tosses a beanbag.

**Sherman Garden Trustees**

Diane Petersmarck	Term ends May 2022
Keith Johnson	Term ends May 2022
Charles Fisher	Term ends May 2022
John Coughlin	Term ends May 2023
Tim Mahoney	Term ends May 2024

**Sherman Garden Association**

President, Allen Feuerstein, 1860  
 Vice-President, Mary Jo Huck, 1856  
 Secretary, Morris Phibbs, 1862  
 Treasurer, Linda Young, 1864  
 Building Coordinators: 1856 – Sherre Brutzkus, Lisa Noble  
 1860 – Allen Feuerstein, Tim Mahoney  
 1862 – Jack Stern  
 1864 – Sarah Vanderwicken, Rosa Alanis  
 1866 – Pat Rolfs, Walter Henebry

Sherman Garden Apartments is managed by

**Heil, Heil, Smart & Golee**  
 5215 Old Orchard Road, Suite 300  
 Skokie, IL 60077 847.866.7400  
[hsd@hsg.net](mailto:hsd@hsg.net)  
 Property Manager: Gregg Rithmiller

**Building Engineers**

Rafael Del Rio, Oscar Huazano  
 Boiler Room Phone: 847.864.6887

**SGA Newsletter** is edited by Cindee Bath. It is written by Roving Reporters Diane Keely, Walter Henebry, Mary Jo Huck, Phil Osborne, and Jack Stern along with various other residents. Produced by Diane Petersmarck.

**Submissions are welcome.**